

City Clerk's Office
Planning and Housing Committee
10th Floor, West Tower
100 Queen Street West
Toronto, Ontario M5H 2N2

Tel: 416-397-4579
Fax: 416-392-2980
E-mail: phc@toronto.ca
Web: www.toronto.ca

NOTICE OF ADOPTION OF OFFICIAL PLAN AMENDMENT 612 AND NOTICE OF PASSING OF ZONING BY-LAW 820-2022 (Under the Planning Act)

TAKE NOTICE that the City of Toronto adopted Official Plan Amendment 612 by By-law 819-2022 on July 22, 2022. Zoning By-law 820-2022 was also passed on this date.

An explanation of the purpose and effect of the Official Plan Amendment and Zoning By-law is attached. Given that the amendments listed in this Notice apply to all the lands within the geographic boundaries of the City of Toronto, a key map has not been provided with this Notice. The amendments were processed under file number: 20 175353 STE 10 TM.

A statutory public meeting was held on July 5, 2022 and the Planning and Housing Committee and Toronto City Council considered four oral and 11 written submissions in making the decision.

Please see item PH35.1 at

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.PH35.1>.

IF YOU WISH TO APPEAL TO THE ONTARIO LAND TRIBUNAL:

Take notice that an appeal to the Ontario Land Tribunal in respect to all or part of this Official Plan Amendment and/or Zoning By-law may be made by filing a notice of appeal with the City Clerk, **Attention: Nancy Martins**, Administrator, Planning and Housing Committee, 100 Queen Street West, 10th Floor, West Tower, Toronto, ON, M5H 2N2, no later than **August 22, 2022**. If delivering in-person, drop off at Registry Services Counter, Toronto City Hall.

A Notice of Appeal must:

- (1) set out the specific part of the proposed Official Plan Amendment to which the appeal applies;
- (2) set out the reasons for the appeal of the proposed Official Plan Amendment and/or Zoning By-law; and
- (3) be accompanied by the fee charged by the Ontario Land Tribunal, currently in the amount of \$1,100.00 for each application appealed, payable by certified cheque or money order to the Minister of Finance, Province of Ontario

If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at <https://olt.gov.on.ca/>.

The proposed Official Plan Amendment is exempt from approval by the Minister of Municipal Affairs and Housing. The decision of Toronto City Council to adopt the proposed Official Plan

Amendment is final if a notice of appeal is not received before or on the last day for filing a notice of appeal.

Who Can File An Appeal:

Only individuals, corporations or public bodies may appeal the decision of Toronto City Council or appeal the by-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the Official Plan Amendment was adopted or before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

Getting Additional Information:

A copy of the by-law, Official Plan Amendment and background information about the application may be obtained by contacting **Michael Noble**, Project Manager, at 416-397-4816, or by e-mail at Michael.Noble@toronto.ca. Further information is also available at: <https://www.toronto.ca/localretail>

Compliance with Provincial laws respecting Notice may result in you receiving duplicate notices.

Dated at the City of Toronto on August 2, 2022.

John D. Elvidge
City Clerk

Owner: City Initiated
Authority: Item PH35.1, Planning and Housing Committee

PURPOSE AND EFFECT OF OFFICIAL PLAN AMENDMENT 612 AND ZONING BY-LAW 820-2022

The purpose and effect of Official Plan Amendment 612 is to facilitate the establishment and retention of small-scale retail, service and office uses within the *Neighbourhoods* designation of the Official Plan. This Official Plan Amendment removes the current requirement for new small-scale retail, service and office uses within *Neighbourhoods* to only be located on major streets, and only through a site-specific zoning by-law amendment. The Official Plan Amendment also streamlines policy language regarding compatibility. A separate Zoning By-law Amendment to implement the policy changes will be advanced in 2023 following additional consultations.

The purpose and effect of Zoning By-law 820-2022 is to expand permissions for certain Home Occupation uses within all of the Residential Zone Category. This Zoning By-law Amendment amends Section 150.5 of Zoning By-law 569-2013 to extend permissions for six types of personal services shops where clients and

customers may come to a home (barber, hairdresser, beautician, dressmaker, seamstress and tailor) and for an office for a regulated health related professional. These uses are presently permitted only in the R – Residential Zone, and will now be extended to all zones under the Residential Zone Category including the R – Residential Zone, RD – Residential Detached, RS – Residential Semi-Detached, RT – Residential Townhouse, and RM– Residential Multiple Zone. The Zoning By-law Amendment conforms to the in-effect Official Plan policies.

These amendments form part of the City of Toronto's Expanding Housing Opportunities in *Neighbourhoods* (EHON) work program, which may include additional amendments to the Official Plan and Zoning By-law in future.

Further information may be obtained by contacting **Michael Noble**, Project Manager, at 416-397-4816, or by e-mail at Michael.Noble@toronto.ca. **Further information is also available at:**
<https://www.toronto.ca/localretail>.