

**IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990, CHAPTER O.18 AND  
CITY OF TORONTO, PROVINCE OF ONTARIO**

**TEIAIAGON-BABY POINT HERITAGE CONSERVATION DISTRICT  
NOTICE OF ADOPTION OF BY-LAW 1367-2024**

TAKE NOTICE that on December 18, 2024, Toronto City Council enacted By-law 1367-2024, which designates the Teiaiagon-Baby Point Heritage Conservation District (area shown on attached map) under Part V of the Ontario Heritage Act, R.S.O. 1990, c.O.18, as amended. The By-law also adopts the Teiaiagon-Baby Point Heritage Conservation District Plan, dated November 2024 as the district plan for the Teiaiagon-Baby Point Heritage Conservation District.

**IF YOU WISH TO APPEAL TO THE ONTARIO LAND TRIBUNAL:**

Any person who objects to the By-law may appeal to the Ontario Land Tribunal by filing a notice of appeal with the Registrar Secretariat, City Clerk's Office, Toronto City Hall, 2nd Floor West, 100 Queen Street West, Toronto, Ontario, M5H 2N2.; Email: [RegistrarCCO@toronto.ca](mailto:RegistrarCCO@toronto.ca) no later than February 10, 2025.

A Notice of Appeal must:

1. set out the reasons for the objection to the by-law; and
2. set out the reasons in support of the objection to the by-law; and
3. be accompanied by the fee prescribed under the Ontario Land Tribunal Act, 2021, in the amount of \$1100.00 for each appeal 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 Ontario Land Tribunal website at <https://olt.gov.on.ca>.

The By-law will come into force on February 11, 2025, if no notice of appeal is received on or before February 10, 2025.

**Who Can File An Appeal:**

Only individuals, corporations or public bodies may appeal the decision of Toronto City Council 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 may be added as a party to the hearing of the appeal or appeal the heritage conservation district or district plan unless, before the district was

designated and the district plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the Council.

### **Getting additional information**

Additional information is included in the Explanatory Note on the following page. A copy of the by-law and background information about the application is available for public inspection by contacting Heritage Planning staff at [heritageplanning@toronto.ca](mailto:heritageplanning@toronto.ca).

Further information in respect of the by-law is available from the City of Toronto at: <https://secure.toronto.ca/council/agenda-item.do?item=2024.TE18.9>

Dated at the City of Toronto on January 9, 2025.

For John D. Elvidge  
City Clerk

## **Explanatory note**

### **District Designation By-Law**

On December 18, 2024, Toronto City Council adopted By-law 1367-2024 which designated the area shown on the map attached to this note as the Teiaiagon-Baby Point Heritage Conservation District (the District) under Part V of the Ontario Heritage Act (the Act). The By-law also adopts the Heritage Conservation District Plan, dated November 2024.

### **Alterations to Property**

The purpose of By-law 1367-2024 is to maintain the heritage character of the Teiaiagon-Baby Point Heritage Conservation District. This is accomplished by requiring certain alterations to property within the District to conform to District Objectives, Policies and Guidelines which are included in the District Plan., No heritage permit is required for interior work and as noted in the list of heritage permits deemed to be issued included in the HCD Plan. If the proposal conforms to the District Objectives, Policies and Guidelines it can be approved by staff. Applications that do not conform to the District Objectives, Policies and Guidelines will be referred to City Council for consideration.

### **Demolition and Infill Development**

Under By-law 1367-2024, owners of property are required to apply for a heritage permit before demolishing any building in the District. Demolition applications are referred to City Council for consideration. If City Council refuses the permit, the applicant may appeal to the Ontario Land Tribunal. New (infill) construction must contribute to the heritage character of the District, as per the District Plan.

### **Internet resources**

A copy of the District Plan, which includes the District Objectives, Policies and Guidelines.

Links: <https://www.toronto.ca/city-government/planning-development/heritage-preservation/heritage-conservation-districts-planning-studies/>

Additional Information

### **Background Information**

Notice of Adoption of By-law 1367-2024 - Teiaiagon-Baby Point Heritage Conservation District <https://www.toronto.ca/legdocs/bylaws/2024/law1367.pdf>

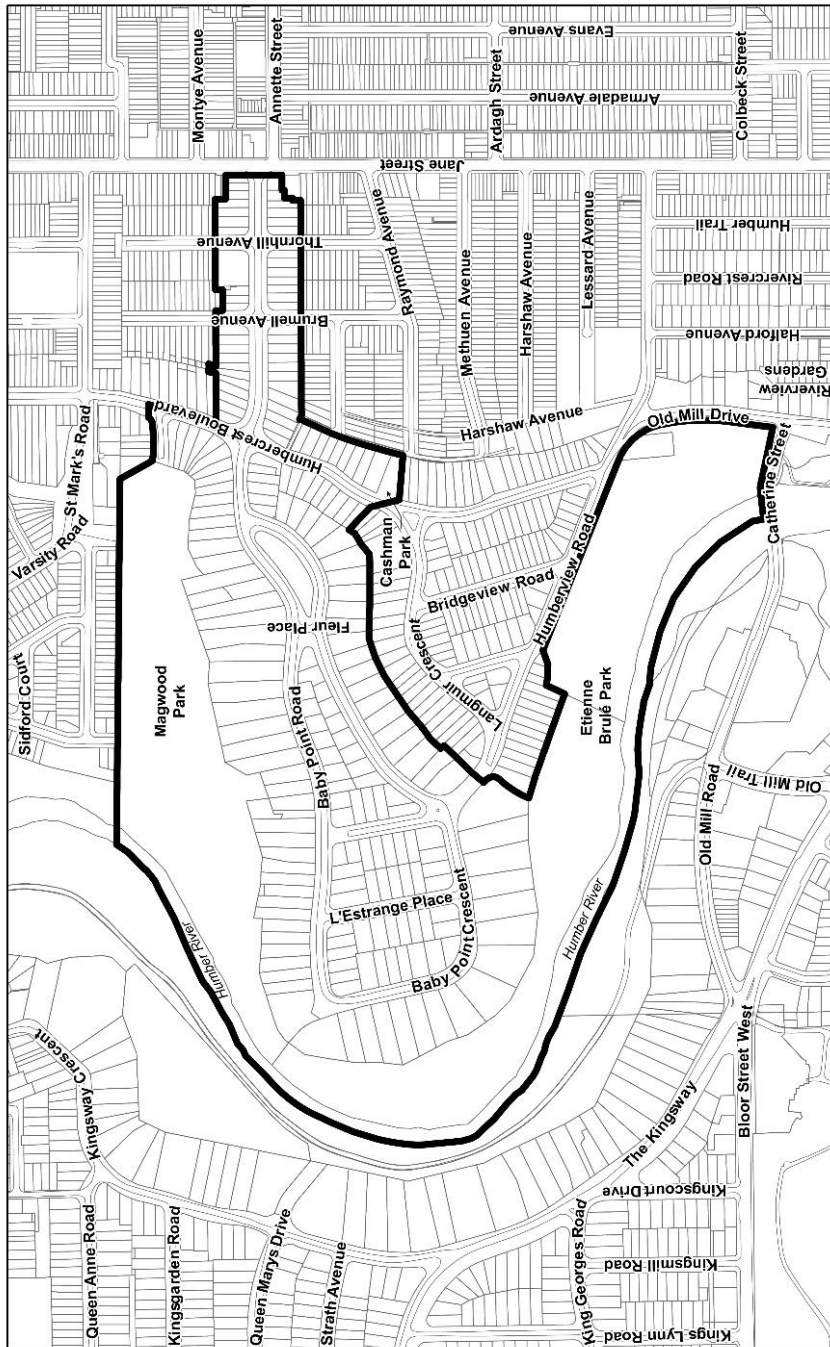
## References

Designation of the Teiaigon-Baby Point Street Heritage Conservation District Plan under Part V of the Ontario Heritage Act

<https://secure.toronto.ca/council/agenda-item.do?item=2024.TE18.9>


District Plan, which includes the District Objectives, Policies and Guidelines

<https://www.toronto.ca/city-government/planning-development/heritage-preservation/heritage-conservation-districts-planning-studies/>



**Teiaigon – Baby Point Heritage Conservation District  
HCD Boundary**



 HCD Boundary



Not to Scale  
7/7/2021