
NOTICE OF PASSING OF ZONING BY-LAWS 1143-2025, 1144-2025, 1145-2025 AND 1146-2025 (Under the Planning Act)

TAKE NOTICE that the City of Toronto passed Zoning By-laws 1143-2025, 1144-2025, 1145-2025, and 1146-2025 on October 9, 2025, with respect to the lands known as the Southeast corner of Midland Avenue and McNicoll Avenue, the Southwest and Southeast corner of McCowan Road and Finch Avenue, 5789 to 5951 Steeles Avenue East, and 1088 Progress Avenue.

An explanation of the purpose and effect of the Zoning By-law, and a map showing the location of the lands to which the amendment applies, are attached. The amendment was processed under file number: 25 151218 ESC 23 OZ.

A statutory public meeting was held on September 18, 2025 and the Scarborough Community Council and Toronto City Council considered no oral and one written submission in making the decision. Please see item 2025.SC25.3 at <https://secure.toronto.ca/council/agenda-item.do?item=2025.SC25.3>.

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 Zoning By-law may be made by filing a notice of appeal with the City Clerk, **Attention: Raneisha Hemmings**, Registrar Secretariat, 100 Queen Street West, 2nd Floor West, Toronto, ON, M5H 2N2, no later than 4:30 p.m. on **November 12, 2025**. If delivering in-person, drop off at the Registry Services Counter, Toronto City Hall. The filing of a notice of appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day.

A Notice of Appeal must:

- (1) set out the reasons for the appeal; and
- (2) be accompanied by the fee prescribed under the Ontario Land Tribunal 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 www.olt.gov.on.ca.

Who Can File An Appeal:

Only an applicant, a specified person or public body as defined in the *Planning Act* that made oral submissions at a public meeting or written submissions to the Council before the by-law was

passed, the registered owner of any land to which the by-law would apply that made oral submissions at a public meeting or written submissions to the Council before the by-law was passed, and the Minister may appeal the by-law to the Ontario Land Tribunal.

No person or public body shall be added as a party to the hearing of the appeal unless, 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 and background information about the application may be obtained by contacting **Joey Au Yeung** at 416-392-3010 or by email at Joey.AuYeung@toronto.ca.

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

Dated at the City of Toronto on October 22, 2025.

John D. Elvidge
City Clerk

Owner: 2591672 ONTARIO LTD
Authority: Item 2025.SC25.3, Scarborough Community Council

PURPOSE AND EFFECT OF ZONING BY-LAWS 1143-2025, 1144-2025, 1145-2025, AND 1146-2025

The purpose and effect of Zoning By-laws 1143-2025, 1144-2025, 1145-2025, and 1146-2025 is to amend the in-force zoning by-laws within Ward 23. The purpose of the zoning amendment is to reallocate Section 37 funds.

Further information may be obtained by contacting **Joey Au Yeung** at 416-392-3010 or by email at Joey.AuYeung@toronto.ca.

