
NOTICE OF PASSING OF ZONING BY-LAW 1380-2025 (Under the Planning Act)

TAKE NOTICE that the City of Toronto passed Zoning By-law 1380-2025 on November 12, 2025, with respect to technical amendments to Zoning By-law 569-2013, as amended, and to By-law 335-2024.

An explanation of the purpose and effect of the 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.

A statutory public meeting was held on October 30, 2025, and the Planning and Housing Committee and Toronto City Council considered no oral submissions and three written submissions in making the decision. Please see item PH25.1. <https://secure.toronto.ca/council/agenda-item.do?item=2025.PH25.1>.

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 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 **December 17, 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 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 Zoning By-law and background information may be obtained by contacting the following staff of the Zoning and Committee of Adjustment Section of the City Planning Division.

Caroline Samuel, Manager
416-392-8781
Caroline.Samuel@toronto.ca

Hania Butter, Assistant Planner
416-392-0189
Hania.Butter@toronto.ca

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

Dated at the City of Toronto on November 27, 2025.

John D. Elvidge
City Clerk

Owner: City of Toronto
Authority: Item PH25.1, Planning and Housing Committee

PURPOSE AND EFFECT OF ZONING BY-LAW 1101-2024

The purpose and effect of Zoning By-law 1380-2025 is to enact technical amendments to the City of Toronto Zoning By-law 569-2013, which regulates the use of land, the size and location of buildings and structures, and parking and loading in the City of Toronto.

The technical amendments include corrections of typographical errors and mapping corrections.

Technical Amendments to the Maps of Zoning By-law 569-2013:

2-20 Grogan Mews and 10-28 Lightbourn Avenue: adds the lands to the zoning by-law map with the zone label RD (d0.6)(x788); the policy overlay map with no value, the height overlay map with a height value 13 metres, and the lot coverage overlay map with no value.

Technical Amendments to the following Regulations of Zoning By-law 569-2013:

900.11.10(894) (C)
900.3.10(1306) (E) and (F)
900.11.10(895) (E) and (F)
900.11.10(906) (C)
900.11.10(623)
900.11.10(624)
800.50 (175)

Technical Amendments to By-law 335-2024:

Section 4(M)

Further information may be obtained by contacting the following staff of the Zoning and Committee of Adjustment Section of the City Planning Division.

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