

City-wide Site Plan Control By-law

Date:	May 1, 2012
To:	Planning and Growth Management Committee
From:	Chief Planner and Executive Director, City Planning
Wards:	All
Reference Number:	Pg12025

SUMMARY

This report recommends that Council enact a City-wide Site Plan Control By-law that establishes the entire City as an area of site plan control and provides for exemptions for some classes of development. The new By-law will replace the existing site plan by-laws of the six former municipalities. Site plan approval is an effective implementation tool of the City's development objectives to shape an attractive, functional, safe, universally accessible and environmentally sound City. A single Site Plan Control By-law ensures the consistent City-wide application of the City's development objectives for those matters that may be regulated by site plan.

The City-wide Site Plan Control By-law will make the applicability of site plan as self evident as possible and require site plan approval in those instances where there is value added to achieving City development objectives relative to the time, staff resources and the applicant's resources required to process and approve site plan control applications. A City-wide Site Plan Control By-law provides an opportunity for efficiencies as identified in the 2011 Core Service Review by exempting smaller developments from the site plan approval process.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning Division recommends that:

1. City Council enact the Site Plan Control By-law substantially in accordance with the draft included as Attachment 1 and thereby amend Chapter 415 - Development of Land by adding Article V, "Site Plan Control".
2. City Council enact a by-law repealing the previous site plan control by-laws, substantially in accordance with the draft By-law included as Attachment 2.
3. City Council authorise staff to make stylistic and technical changes to the draft Site Plan Control By-law and the By-law to repeal the previous site plan control by-laws as may be required.

Financial Impact

This report has no direct financial impact in its implementation.

DECISION HISTORY

At its special meeting on September 26 and 27, 2011, City Council amended and adopted Item EX10.1, which contained the recommendations in the City Manager's report titled *Core Service Review-Final Report to Executive Committee*, dated September 9, 2011, as amended and adopted by the Executive Committee at its meeting on September 19 and 20, 2011. (See: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.EX10.1>) Recommendation 11, as adopted, requested the City Manager to review the opportunities identified by KPMG LLP related to service efficiencies as set out in Appendix E of his report to determine whether and in what manner implementation is appropriate through the 2012, 2013 and 2014 Operating Budget, subject to Toronto Municipal Code Chapter 71, Financial Control, City and agency collective agreements and human resource policies.

Item 17 in Appendix E states that City Planning consider the opportunity to harmonize the Site Plan By-laws. In their presentation to the Planning and Growth Management Committee meeting on July 27, 2011, KPMG LLP advised that the value-added by City Planning does not appear to be commensurate with the amount of effort required to process certain site plan control approval applications. (See: <http://www.toronto.ca/legdocs/mmis/2011/pg/bgrd/backgroundfile-39678.pdf>)

The proposed draft City-wide Site Plan Control By-law (Attachment 1) recommended for enactment in this report was prepared primarily based on consultation in late 2011 and early this year with Legal Services and Toronto Building, the two other divisions most responsible for the administration and implementation of site plan control. The City-wide Site Plan Control By-law (SPC By-law) will replace the existing site plan by-laws of the six former municipalities.

COMMENTS

Authority to Enact Site Plan Control

The authority to establish an area of Site Plan Control is set out in both the City of Toronto Act, 2006 and the Planning Act. If an Official Plan policy is in place, the City may enact a by-law to designate a site plan control area. The City's Official Plan recognises the entire City as a potential site plan control area. In turn, it rests on a site plan control by-law to detail if a development is or is not subject to site plan control. Aside from designating a site plan control area, a site plan by-law may detail the applicability of site plan control primarily by identifying classes of development that may be exempt from having plans and drawings approved prior to attaining a building permit. A by-law designating an area of site plan control, or exempting particular classes of development from the approval of plans and drawings cannot be appealed to the Ontario Municipal Board.

Within a site plan control area, plans and drawings associated with a 'development' must be approved prior to the issuance of a building permit. 'Development' in the City of Toronto Act, 2006 is defined as follows:

“development” means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability thereof, or the laying out and establishment of a commercial parking lot or of sites for the location of three or more trailers or of sites for the location of three or more mobile homes as defined in subsection 46 (1) of the *Planning Act* or of sites for the construction, erection or location of three or more land lease community homes as defined in subsection 46 (1) of the *Planning Act*. 2006,

The review and approval of plans and drawings through this process is an effective implementation tool of the City's development objectives for matters such as vehicle and pedestrian access, parking and loading facilities, lighting and landscaping, and exterior design of buildings, including their sustainable design and sustainable design elements. Conditions related to these items may be required for the approval of the plans and drawings. Only the owner of the land may appeal the conditions of site plan approval, or the terms of a site plan agreement to the Ontario Municipal Board. Height or density cannot be limited through site plan approval.

A two step screening process is used to determine if a development proposal may be subject to or exempt from the site plan approval process. The screening process is used city-wide, regardless of the applicable site plan control by-law. Toronto Building staff review the plans submitted with a building permit application to determine if the proposal constitutes development as defined in the City of Toronto Act, 2006. If the proposal does not meet the definition of development, it may proceed to building permit application review and approval. If the proposal constitutes development in accordance with the definition in the City of Toronto Act, 2006, then the second part of the review ensues. The plans are reviewed against the site plan by-law to determine if there exists a class of development that may exempt the proposal from site plan approval. If exempt, the proposed development may proceed through the building permit application process.

If not exempt, the proposed development will be subject to the site plan approval process, which involves the submission of an application to City Planning including a separate set of plans and drawings for approval prior to the issuance of a building permit. For sites subject to a previously approved site plan, the proposed development would be reviewed together with approved plans.

Summary of the Existing Site Plan Control By-laws

The chief difference between the existing site plan control by-laws is that some are more specific than others in describing classes of development that may be exempt from site plan approval. Of the existing by-laws, the former City of Toronto site plan by-law has the most detailed rules for determining if site plan approval will be required for a development. For instance, the former City of Toronto site plan by-law exempts additions with a gross floor area less than 600 square metres to most existing buildings and it exempts some new buildings based on size (e.g. less than 300 square metres and on a lot with a frontage less than 12.5 metres) or location (e.g. on a main street). The former City of York site plan by-law exempts most new buildings with a gross floor area less than 50 square metres. Other site plan by-laws are less prescriptive in their use of thresholds to determine if a development is or is not subject to site plan. In those instances, the application of exemptions to site plan approval is based on interpretation of the by-law intent as applied on a case by case basis.

All existing site plan control by-laws exempt some classes of development from site plan control although they are not completely consistent in their approach. Typically, some new buildings and some additions or alterations to existing buildings are exempt from site plan control. The most common category of exemption in the existing by-laws is that of low-rise residential buildings: detached houses, semi-detached houses, duplexes, and triplexes. The exception to this is if the lot is adjacent to a ravine, in which case site plan approval may be required if the proposal constitutes development. In addition, the former City of North York By-law does not exempt a new detached house, semi-detached house, or duplex where the lot was created by consent to sever the property.

Highlights of the Proposed Draft City-wide Site Plan Control By-law

The draft City-wide SPC By-law designates all land within the City as a site plan control area. The main purpose of the SPC By-law is to identify which classes of development will be exempted from the site plan approval process. Current exemptions found in the existing by-laws were compared in order to establish a consistent approach in the new City-wide By-law. Inconsistencies were evaluated for their value-added benefit in accordance with the service efficiency directive mentioned earlier in this report. The exemptions based on threshold amounts were evaluated to determine the appropriate threshold level to be incorporated in the draft SPC By-law.

The exemptions in the draft City-wide SPC By-law are organized by classes of development. These classes of development include new buildings, additions to existing buildings and interior alterations for use conversions. These classes are reflective of the definition of development found in the City of Toronto Act, 2006.

New Buildings

A similarity between the draft SPC By-law and the existing by-laws can be found in the treatment of low rise residential buildings. The draft SPC By-law exempts a detached house, semi-detached house, and duplex without condition, while a triplex and fourplex is exempt if it is less than 4 storeys and includes less than 5 parking spaces. A new row house or townhouse project is also exempt from site plan control if the project includes no more than 4 units and fronts on a public road. The basis of this exemption is brought forward from the former City of Toronto site plan by-law. Similarly, additions to such buildings and associated ancillary buildings continue to be exempt from site plan approval.

The North York site plan control by-law is dissimilar in that the exemption for detached, semi-detached or duplex houses does not apply where lots have been created by consent through an application to the Committee of Adjustment. This practice has not been carried forward in the draft SPC By-law. There was no evidence that the lots created by consent in the North York area were any different than lots created by consent elsewhere in the City. Applying this practice to the rest of the City would increase the number of site plan approval applications appreciably for little value-added benefit.

Much of what site plan approval could offer in the review of houses on lots created by consent is already a requirement of zoning. Setbacks regulate the location of the building. Height restrictions, coverage and floor area requirements regulate the size and bulk of the building. There are also landscaping and parking requirements. Other matters considered in the site plan process, such as, loading, lighting and waste storage areas are not issues at this scale of development. Servicing and road widening, also considered in the site plan process, can be made a condition of consent approval through the Committee of Adjustment.

The proposed SPC By-law provides that a new industrial building with a gross floor area less than 1,000 square metres is exempt from site plan approval. The former City of Toronto site plan by-law exempts from site plan approval a new industrial building that is less than 300 square metres, while the East York site plan by-law exempts a new industrial building that is less than 900 square metres. The exemption proposed in the draft SPC By-law does not apply to an asphalt plant, cement plant, concrete batching plant, recovery/recycling facility, salvage yard, or waste transfer station because although such uses may not include much building area they are associated with noise, dust, traffic and visual impacts.

The proposed SPC By-law provides that an ancillary building associated with a non-residential building or an apartment building is also exempt if the gross floor area of the ancillary building is less than 50 square metres. The 50 square metre exemption threshold is from the existing former City of York site plan by-law. This section of the draft SPC By-law notes that if the property is designated under the Ontario Heritage Act then it is exempt from this requirement because any building permit associated with a designated property is reviewed by Heritage Services staff.

A building used for a temporary sales pavilion, model home or construction office use associated with a permanent building to be built on the same property is exempt from site plan approval.

Where such buildings are located off-site from the permanent building they are associated with, then they are exempt if less than 500 square metres in area. Three of the existing site plan by-laws have an exemption for a temporary sales pavilion. This exemption reflects staff's experience with such buildings and discussion with the development industry. A tent or air supported structure erected for less than 26 weeks would also be exempt from site plan. This is intended to allow for seasonal activities.

Additions to Buildings

Additions to low rise residential buildings and to ancillary buildings associated with low rise residential buildings are proposed to be exempt from site plan approval, or if the property is designated under Part IV or Part V of the Ontario Heritage Act. Additions less than 600 square metres to an existing non-residential building are exempt from site plan control provided certain qualifications are satisfied and the addition does not involve a drive-through facility, entertainment place of assembly, medical office, place of assembly, or place of worship. The 600 square metre exemption threshold for an addition to an existing building is from the former City of Toronto site plan by-law.

The draft SPC By-law addresses additions to existing industrial buildings specifically. Additions that are less than 20% of the existing gross floor area of an industrial building, or 600 square metres, whichever is greater, are exempt from site plan control, provided the addition does not involve an asphalt plant, cement plant, concrete batching plant, recovery/recycling facility, salvage yard, or waste transfer station. The exemption is from the former City of Toronto site plan by-law.

Interior Alterations for Use Conversions

An interior alteration for use conversion for less than 1,000 square metres of an existing building is exempt from site plan control. The 1,000 square metre threshold is from the former City of Toronto site plan by-law. As is the case with the addition to an existing building exemption described above, the interior alteration exemption does not apply to an entertainment place of assembly, medical office, place of assembly, or place of worship. Such uses may attract a significant amount of additional people and site plan is a reasonable tool to regulate, for example, changes to pedestrian access, parking supply and vehicle circulation. The interior alteration of a detached house or a semi-detached house is not exempt from site plan approval if the alteration will add two or more dwelling units to the house or if the alteration results in the non-residential use of the entire house. In such cases site plan approval would address any increases in parking spaces and resulting expansion of parking areas to ensure impacts on adjacent properties are minimized as a result of the alterations.

Interior alterations for use conversions in industrial buildings are exempt from site plan approval provided the conversion is from an existing industrial use to another industrial use and are not to an asphalt plant, cement plant, concrete batching plant, recovery/recycling facility, salvage yard, or waste transfer station.

Ravine Lots

Almost all the existing site plan control by-laws require the approval of plans for any type of development including detached houses, semi-detached houses and duplexes on lots that abut or include any ravine area. Through the new City-wide SPC By-law, detached houses, semi-detached houses and duplexes would be exempt from site plan approval. This approach reflects the changes which have occurred over time in the regulatory regime governing ravine areas. In 2004, a regulation was enacted under the Conservation Authorities Act allowing the TRCA to require a development permit prior to any development occurring within 15 metres of the top of any ravine. The regulation states that development is prohibited unless a development permit is obtained from the TRCA. In addition, the area regulated by the TRCA was greatly expanded to include all the ravine areas of interest to the City. Furthermore, the City enacted a Ravine and Natural Features Protection By-law which requires a permit to be obtained for the injury or destruction of any vegetation or tree or altering of grade within 10 metres of the ravine edge. With these new regulations in place, site plan approval offers little meaningful advantage to securing any further ravine protection.

Transition

The new SPC By-law will take effect the day it is enacted by Council. Site plan control applications submitted under the old site plan control by-laws of the former municipalities, which would not be required under the new SPC By-law may be withdrawn by the applicants, but the City will not refund the site plan control application fees. Staff are not recommending any refund of application fees stemming from applicants wishing to withdraw their applications as a result of this By-law since costs associated with processing will generally have already been incurred.

Monitoring of the New Site Plan Control By-law

Staff will monitor the effectiveness on the new SPC By-law by tracking matters such as number of site plan approval applications, types of development proposed by the applications, and the City resources required to process and approve the applications. Staff will report to Council as needed after the new SPC By-law takes effect with recommended amendments to the SPC By-law.

Toronto Building and Legal Services have reviewed this report.

CONTACT

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SIGNATURE

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Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

Attachment 1: Draft Site Plan Control By-law

Attachment 2: By-law to Repeal the Previous Site Plan Control By-laws

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Attachment 1 – Draft Site Plan Control By-law

Authority: Community Council/Committee Item No. , as adopted by City of Toronto Council

Enacted by Council:

CITY OF TORONTO

Bill No.

BY-LAW No.

To amend the City of Toronto Municipal Code Chapter 415
by adding Article V, Site Plan Control

WHEREAS subsection 114(2) of the *City of Toronto Act, 2006*, S.O. 2006, CHAPTER 11, Schedule A, provides that where in an official plan an area is shown or described as a proposed site plan control area, the City may, by by-law designate the whole or any part of such an area as a site plan control area; and

WHEREAS the City of Toronto's Official Plan describes the entire City of Toronto as a potential area for site plan control; and

WHEREAS subsection 114(3) of the *City of Toronto Act, 2006* provides that a by-law passed under subsection 114(2) may designate a site plan control area; and

WHEREAS subsection 114(17) of the *City of Toronto Act, 2006* provides that where the City has designated a site plan control area, the City may, by by-law define any class or classes of development that may be undertaken without the approval of plans and drawings otherwise required.

The Council of the City of Toronto HEREBY ENACTS as follows:

Definitions

Terms used in this by-law have the same meaning as corresponding terms used in the applicable zoning by-law in effect for the property.

Area of Site Plan Control

All land within the City of Toronto boundaries is designated a site plan control area.

Development Subject to Site Plan Control

The approval of plans and drawings in accordance with section 114(5) of the City of Toronto Act, 2006 and section 41(4) of the Planning Act for development in accordance with section 114(1) of the City of Toronto Act, 2006 and section 41(1.1) of the Planning Act is required unless otherwise exempt from approval as set out in this by-law.

Exemptions

New Buildings

A new building is exempt from the requirement of the approval of plans and drawings if the new building is:

1. a detached house, semi-detached house, or duplex;
2. a triplex, or fourplex, if:
 - a) the building is less than 4 storeys; and
 - b) the property includes less than 5 parking spaces;
3. a row house or townhouse project, if:
 - a) the project includes no more than 4 dwelling units; and
 - b) each dwelling unit fronts on a public road;
4. an industrial, manufacturing or warehouse building, containing only industrial, manufacturing or warehouse uses, if:
 - a) the building is less than 1,000 square metres in gross floor area; or
 - b) the building is not an asphalt plant, cement plant, concrete batching plant, recovery/recycling facility, salvage yard, or waste transfer station;
5. an ancillary building associated with a detached house, semi-detached house, duplex, triplex, fourplex, or row house or townhouse;
6. an ancillary building associated with a commercial, industrial or manufacturing, institutional, mixed-use, office, or other non-residential building, or a residential building not cited in exemption 5 above, if the ancillary building:
 - a) is less than 50 square metres in gross floor area; or
 - b) is on a property designated under Part IV or Part V of the Ontario Heritage Act;
7. a building used as a temporary sales pavilion, model home, or construction office associated with a building that will be constructed on the same property;
8. a building used as a temporary sales pavilion, model home, or construction office associated with a building that will not be constructed on the same property, if the building used as a temporary sales pavilion, model home, or construction office is less than 500 square metres in gross floor area; or
9. a tent, marquee, or air supported structure erected for a period not to exceed 26 weeks.

Additions to Existing Buildings

An addition attached to an existing building is exempt from the requirement of the approval of plans and drawings if the existing building is:

1. a detached house, semi-detached house, duplex, triplex, fourplex, or row house or townhouse; or the building is designated under Part IV or Part V of the Ontario Heritage Act;
2. an ancillary building associated with a detached house, semi-detached house, duplex, triplex, fourplex, or row house or townhouse; or the building is designated under Part IV or Part V of the Ontario Heritage Act;
3. a commercial, institutional, mixed-use, office, or other non-residential building, except for an industrial, manufacturing or warehouse building, provided the addition:
 - a) is less than 600 square metres in gross floor area;
 - b) is not located in the front yard, or in the side yard on a corner lot;
 - c) does not include a drive through facility, entertainment place of assembly, medical office, place of assembly, or place of worship;
 - d) is to a building designated under Part IV or Part V of the Ontario Heritage Act; or
 - e) is not on a property which is the subject matter of a previous site plan control agreement.

with one such exemption allowed every 24 months starting from the date of the issuance of the building permit for the addition; or
4. an industrial, manufacturing or warehouse building, containing only industrial, manufacturing or warehouse uses provided the addition:
 - a) is less than 20% of the gross floor area of the existing building, or 600 square metres, whichever is greater;
 - b) is not associated with an asphalt plant, cement plant, concrete batching plant, recovery/recycling facility, salvage yard, or waste transfer station;
 - c) is to a building designated under Part IV or Part V of the Ontario Heritage Act;

with one such exemption allowed every 24 months starting from the date of the issuance of the building permit for the addition.

Interior Alterations for Use Conversions

An interior alteration for use conversion is exempt from the requirement of the approval of plans and drawings if the interior alteration:

1. is less than 1,000 square metres of the existing building;
with one such exemption allowed every 24 months starting from the date of the issuance of the building permit for the interior alteration;
2. is not associated with an entertainment place of assembly, medical office, place of assembly, or place of worship;
3. does not increase the number of dwelling units in a detached house or a semi-detached house by 2 or more dwelling units;
4. does not include a use conversion of a detached house or a semi-detached house to a non-residential use, that will be the only use in the building, except for a temporary sales pavilion, model home, or construction office use; or
5. is to an existing industrial, manufacturing or warehouse building, containing only industrial, manufacturing or warehouse uses for a use conversion from an existing industrial, manufacturing or warehouse use to any other industrial, manufacturing or warehouse use, if the interior alteration:

- a) is not associated with an asphalt plant, cement plant, concrete batching plant, recovery/recycling facility, salvage yard, or waste transfer station; or
- b) is to a building designated under Part IV or Part V of the Ontario Heritage Act.

Replacement, Reconstruction, or Compliance

Replacement or reconstruction of a building or structure, or part of a building or structure, destroyed or damaged by fire, explosion, flood or other similar cause, or replacement, reconstruction, or compliance due to an order of the City of Toronto is exempt from the requirement of the approval of plans and drawings if the gross floor area and height of the building or structure are not increased, no lot line setback is changed, the use of the land is not changed, or the building is on a property designated under Part IV or Part V of the Ontario Heritage Act.

ENACTED AND PASSED this .

Mayor

City Clerk

Attachment 2 – Draft By-law to Repeal the Previous Site Plan Control By-laws

Authority: Community Council/Committee Item No. , as adopted by City of Toronto
Council on

Enacted by Council:

CITY OF TORONTO

Bill No.

BY-LAW No.

To repeal site plan control by-laws of the former municipalities known in the year 1997 as East York, Etobicoke, North York, Scarborough, Toronto and York

WHEREAS the Council of the City of Toronto has enacted a Site Plan Control By-law designating all lands within the City's boundaries as an area of site plan control and defining certain classes of development that may be undertaken without the approval of plans and drawings otherwise required.

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The by-laws listed in Schedule 1 to this by-law and all schedules and amendments made thereto, are hereby repealed.
2. Despite the repeal of the listed by-laws in Schedule 1 to this by-law, the repeal does not affect:
 - i) the previous operation of the by-law;
 - ii) any obligation or liability accrued, accruing or incurred under the by-law;
 - iii) any offence committed against the by-law; or
 - iv) any penalty, forfeiture or punishment incurred in connection with an offence against the by-law.

ENACTED AND PASSED this .

Mayor

City Clerk

Schedule 1 – (Draft)

Former Borough of East York

By-law No. 90-95

Former City of Etobicoke

By-laws No. 1980-5, 1980-18, 1980-19, 1980-20, 1983-11, 1983-12, 1983-76, 1984-132, 1984-263, 1984-264, 1984-265, 1997-109, 490-1998, 518-2000 and 1132-2011

Section 4 of By-law No. 1986-67

Section 7 of By-law No. 1991-27

Part of Section 6 titled "Article XI Site Plan Control Areas" of By-law No. 1996-209

Etobicoke Zoning Code Chapters 304-37, 326, 334, 344 and 354

Former City of North York

By-laws No. 29588, 29681, 30115, 30362, 29283, 29395, 29401, 29489, 29502, 29587, 29615, 29575, 29697, 29906 and 30081

Former City of Scarborough

By-laws No. 18765, 18849, 19414, 19415, 19584, 19585, 19606, 19616, 19623, 19663, 19690, 19703, 19736, 19778, 19779, 19792, 19811, 19819, 19821, 19867, 19875, 19880, 19882, 19904, 19923, 19977, 19984, 19999, 20035, 20046, 20068, 20076, 20099, 20115, 20116, 20122, 20155, 20157, 20204, 20205, 20224, 20225, 20233, 20235, 20297, 20299, 20340, 20414, 20415, 20416, 20424, 20425, 20426, 20427, 20428, 20429, 20430, 20431, 20432, 20433, 20509, 20510, 20530, 20531, 20543, 20544, 20617, 20618, 20643, 20649, 20652, 20661, 20671, 20673, 20685, 20703, 20740, 20754, 20765, 20767, 20768, 20769, 20805, 20817, 20818, 20819, 20856, 20857, 20875, 20877, 20879, 20890, 20899, 20921, 20922, 20944, 20976, 21036, 21038, 21051, 21078, 21079, 21080, 21099, 21100, 21109, 21110, 21111, 21124, 21130, 21145, 21157, 21167, 21168, 21169, 21170, 21171, 21203, 21204, 21309, 21319, 21320, 21321, 21322, 21402, 21409, 21436, 21437, 21438, 21470, 21487, 21518, 21519, 21527, 21528, 21535, 21555, 21579, 21580, 21595, 21609, 21638, 21648, 21668, 21669, 21670, 21671, 21692, 21727, 21734, 21757, 21769, 21813, 21826, 21934, 22034, 22058, 22059, 22060, 22076, 22077, 22078, 22134, 22155, 22170, 22229, 22245, 22261, 22274, 22362, 22467, 22468, 22468, 22469, 22517, 22563, 22564, 22565, 22596, 22601, 22620, 22640, 22684, 22729, 22754, 22758, 22762, 22797, 22827, 22828, 22829, 22840, 22869, 22871, 22923, 22943, 22961, 22964, 22987, 23001, 23005, 23006, 23035, 23112, 23115, 23128, 23130, 23276, 23287, 23304, 23322, 23325, 23395, 23396, 23397, 23432, 23488, 23500, 23501, 23533, 23546, 23613, 23618, 23688, 23731, 23805, 23839, 23850, 23851, 23870, 23871, 23893, 23894, 23926, 23980, 24093, 24149, 24241, 24280, 24281, 24358, 24371, 24416, 24529, 24540, 24574, 24595, 24596, 24606, 24617, 24629, 24651, 24661, 24729, 24795, 24817, 24830, 24868, 24904, 24922, 25059, 25059, 25059, 25141, 25157, 25167, 25251, 25280, 25293, 25295, 1998-0101, 1998-0394, 1998-0425, 1998-0512, 1998-0518, 1998-0522, 1998-0523, 1998-0952, 1999-0153, 1999-0571, 1999-0571, 2000-0036, 2000-0586, 2001-0443, 2001-445, 2001-0643, 2001-0769, 2001-1037, 2002-0757, 2002-0768, 2002-0769, 2002-0995, 2003-0057, 2003-0624, 2003-0694, 2003-0697, 2003-0931, 2003-0935, 2004-0150, 2004-0450, 2004-0980, 2004-0982, 2005-0058, 2005-0164, 2005-0221, 2005-0253, 2005-0632, 2005-0657, 2005-0748, 2005-0793, 2005-

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Former City of Toronto

By-laws No. 1994-0518, 1994-0785, 1997-0450, 1996-0374, 1999-220 and 170-2002
Municipal Code Chapter 165, Article III

Former City of York

By-laws No. 792-86, 1674-89, 3479-97, 171-2002 and 684-2004
Municipal Code Chapter 458