

Authority: Planning and Growth Management Committee Item 14.1,  
adopted as amended, by City of Toronto Council on June 6, 7 and 8, 2012  
Enacted by Council: June 8, 2012

**CITY OF TORONTO**

**BY-LAW No. 774-2012**

**To amend City of Toronto Municipal Code Chapter 415, Development of Land, 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:

1. Chapter 415, Development of Land, is hereby amended by adding the following:

**ARTICLE V  
Site Plan Control**

**§ 415-42. Definitions.**

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

**§ 415-43. Area of site plan control.**

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

**§ 415-44. 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.

**§ 415-45. Exemptions.**

A. 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 dwelling, semi-detached dwelling, 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 dwelling, semi-detached dwelling, 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 is less than 50 square metres in gross floor area;
- (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.

**B. 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 dwelling, semi-detached dwelling, duplex, triplex, fourplex, or row house or townhouse;
- (2) an ancillary building associated with a detached dwelling, semi-detached dwelling, duplex, triplex, fourplex, or row house or townhouse;
- (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;

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

- (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;

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

- (5) on a property designated under Part IV or Part V of the Ontario Heritage Act.

**C. 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 dwelling or a semi-detached dwelling by more than 2 dwelling units on a commercially zoned property;
- (4) does not include a use conversion of a detached dwelling or a semi-detached dwelling 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 is not associated with an asphalt plant, cement plant, concrete batching plant, recovery/recycling facility, salvage yard, or waste transfer station.

D. 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 8th day of June, A.D. 2012.

FRANCES NUNZIATA,  
Speaker

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)