

Authority: Ontario Land Tribunal Decision and Order issued on January 20, 2022 and its Final Order issued on September 20, 2022 in File PL130592

## CITY OF TORONTO

### BY-LAW 527-2022(OLT)

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2021 as 158 Park Lawn Road.**

Whereas the Ontario Land Tribunal, in its Decision issued on January 20, 2022 and its Order issued on January 20, 2022 and its Final Order issued on September 20, 2022, in hearing an appeal under Section 34(11) of the Planning Act, R.S.O. 1990, c. P.13, as amended, ordered the amendment of Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2021 as 158 Park Lawn Road;

The Ontario Land Tribunal, by Order, amends By-law 569-2013 as follows:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to E 1.0 (x 61) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.20.10 Exception Number 61 so that it reads:

(61) Exception E 61

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

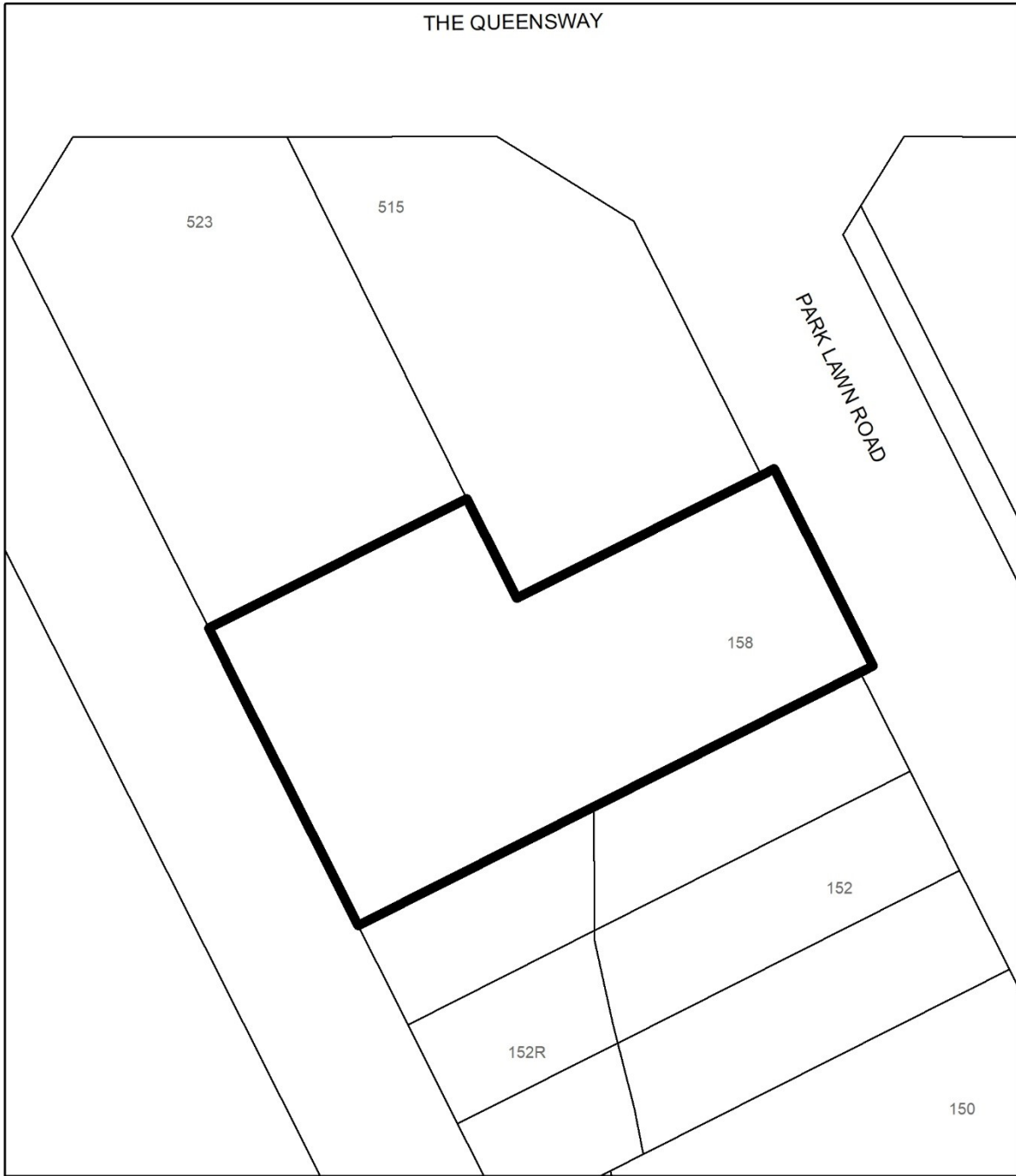
Site Specific Provisions:

- (A) Despite regulation 60.20.20.100(4), a **retail store** is permitted as a standalone use with a total **interior floor area** of up to 158.0 square metres and associated **open storage**;
- (B) Despite regulation 60.20.20.100(10) **open storage**:
  - (i) may be 0.0 metres from the rear and side **lot lines**; and
  - (ii) must be no more than 70% of the **lot area**;

- (C) Despite Clause 60.20.20.10 a **dwelling unit** is permitted above a **retail store** with a permitted maximum **interior floor area** of 158.0 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

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 **TORONTO**  
Diagram 1

158 Park Lawn Road



 **TORONTO**  
Diagram 2

**158 Park Lawn Road**