

SAHRA Information – Jan 4, 2016

Important update to the Right-of-Entry Bylaw

In March, 2014, SAHRA published information on changes to the Right-of-Entry Permit bylaw. Since then, the write-up on the City website specifies that the right-of-entry permit is only allowed **when the repair is necessary for health and safety reasons**.

This is a very significant change! Given the very small side yard setbacks that are being approved these days, this could become a significant issue for homeowners and contractors.

Go to the SAHRA website to review the updates (<http://sahratoronto.com/planning/>) or review the attached.

FoNTRA 2015 Year End Report

SAHRA is an active supporting member of FoNTRA (Federation of North Toronto Residents' Association) which represents 28 member organizations representing approximately 170,000 Toronto residents within their boundaries.

“Throughout the year member reps. have been meeting to share experience and knowledge, and to work on improving how planning works for us.

Our neighbourhoods continue to be under pressure for intensification, often inappropriate and/or excessive. But SERRA is now working with the City on a new approach to planning in Davisville Village in response to an influx of tall, garage dominated houses, which may prove to be a model for other member organizations. The new Keewatin West group joined us after successfully defeating a stacked townhouse proposal. Work continues on the many issues facing the Yonge and Eglinton area. Issues with how City Planning measures lot sizes have been resolved.

FoNTRA's engagement with the City and Province has resulted in improvements to how planning is done. We have written letters, made deputations, met with City Planning, and participated in a Provincial Working Committee to develop regulations for what is a minor variance, building an alliance with some other umbrella resident associations across the Province.

- City Council approval of clearer Official Plan policies for neighbourhoods will help achieve better Committee of Adjustment and OMB decisions.
- City Council support for further engagement with planning staff to better resolve how Midrise guidelines apply.
- Provincial approval of Bill 52 Protection of Public Participation Act, which provides protection from being sued for residents who oppose development projects.
- Provincial approval of amendments to the Planning Act that permit municipalities to define relevant criteria for what is a minor variance, and provide additional policy statements as to the importance of built form character in a community.

FoNTRA members are currently advising the City on the possible use of mediation in conjunction to the Committee of Adjustment and the introduction of a Local Appeal Body to replace the Ontario Municipal Board for Toronto appeals of Committee of Adjustment decisions regarding minor variances and consents).”