



**STEP 2) Contact the appropriate officials in TORONTO about tiny house zoning and by-law inquiries:**

- **Phone:** General Customer Service: 416-397-5330 (Monday to Friday, 8:30 a.m. - 4:30 p.m.)
- **Email:** Contact the district planning consultant for specific zoning inquiries based on your region:
  - **Toronto & East York District:** Steve.Prince@toronto.ca (416-395-6384)
  - **North York District:** Olivia.Aretusi@toronto.ca (416-338-1559)
  - **Etobicoke York District:** Stav.Zaltzman@toronto.ca (416-394-5690)
  - **Scarborough District:** Ying.Zi.Zheng@toronto.ca (416-396-5033)

**In-Person:** Zoning by-law information is available by appointment at four district offices [City of Toronto](#)

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**STEP 3) Use this detailed template to help you address the specific requirements for tiny homes in Toronto. Make sure to customize your inquiries based on the local zoning by-laws to increase your chances of a positive response.**

**Subject:** Request for Tiny House Zoning and Bylaw Information for [Property Address]

Dear Toronto City Planning Department,

I am writing to inquire about the specific regulations governing the construction of a tiny home on my property located at [Property Address]. I understand that Toronto allows for secondary dwelling units (including garden and laneway suites) under specific circumstances, and I would appreciate clarification on the following:

1. **Zoning and Setbacks:** Could you confirm whether my property meets the requirements for a garden suite? I understand that a garden suite should not exceed 40% of the rear yard area, and setbacks from the lot line should be a minimum of 1.2 meters.
2. **Fire Department Access:** Can you confirm the access requirements for emergency services? I understand that a clear path of at least 1 meter wide and 45 meters from the street to the dwelling is necessary.
3. **Tree Protection:** The city prioritizes tree preservation. Would any modifications or tree removals on my lot require an additional permit?
4. **Utility Connections:** What are the procedures for connecting the unit to municipal water and sewage? Are there specific guidelines for utility hookups?

Thank you for your assistance in understanding how I can proceed.

Sincerely,  
[Your Name]  
[Contact Information]