



Development Services Commission
PUBLIC MEETING INFORMATION REPORT

DATE:	Tuesday, September 9, 2025
APPLICATION TYPE:	Official Plan and Zoning By-law Amendment (the “Applications”)
PROPONENT:	The City of Markham (the “City”)
LOCATION (WARD):	See Figure 1 (All Wards)
FILE NUMBER:	PR 24 196906
PREPARED BY:	Lily-Ann D’Souza, RPP, MCIP, Senior Planner, Ext. 2180 Geoff Day, RPP, MCIP, Senior Planner, Ext. 3071
REVIEWED BY:	Duran Wedderburn, RPP, MCIP, Manager, Policy Brad Roberts, Manager, Zoning and Special Projects Stephen Lue, RPP, MCIP, Senior Manager, Development
PROPOSAL:	City initiated official plan and zoning by-law amendments to permit up to three additional residential units (up to four residential units total) where zoning permits single detached, semi-detached or row house dwelling units (with some exceptions) (the “Request”)

PURPOSE

This preliminary information pertains to the City initiated Request to permit up to three additional residential units (up to four residential units total) on properties where zoning permits single detached, semi-detached or row house (referred to as “townhouse” in the City’s Official Plan and Zoning By-laws) dwelling units (“Subject Lands”), with some exceptions.

NEXT STEPS

- Hold the statutory Public Meeting, in accordance with the *Planning Act*, on September 9, 2025
- Consider input received at the statutory Public Meeting and from commenting agencies to inform revisions to the draft Official Plan and Zoning By-law Amendments, where appropriate
- Bring the Recommendation Report to the Development Services Committee (“DSC”) for Council’s consideration on October 14, 2025
- In the event of approval, adoption of the Official Plan Amendment and enactment of the Zoning By-law Amendment on October 28, 2025

LOCATION

The Subject Lands comprise the entirety of the City of Markham where zoning permits single detached, semi-detached or row house dwelling units, except for lands within the Greenbelt Natural Heritage System and Oak Ridges Moraine Natural Linkage Area, and hazardous lands, as shown in Figure 1.



BACKGROUND

Two Additional Residential Units presently permitted in the Planning Act

In November 2022, the Government of Ontario enacted Bill 23, [More Homes Built Faster Act](#), which introduced changes to the Planning Act to facilitate housing development across the province. Notably, the Planning Act was amended to permit up to two additional residential units (“ARUs”) (up to three residential units total) as-of-right on residential properties with single detached, semi-detached, or townhouse dwellings, without the need for a site-specific Zoning By-law Amendment.

Housing Accelerator Fund Program Information

In Spring 2023, the Canada Mortgage and Housing Corporation (“CMHC”) launched the Housing Accelerator Fund (“HAF”) program. The main objective of the program is to provide funding to support local initiatives that remove barriers to building more homes faster and boost housing supply. The following is a list of the key milestones in Markham’s HAF program:

- **June 14, 2023:** Council passed a [resolution](#) directing staff to submit an application to the HAF program with a proposed Action Plan to deliver seven initiatives over three years.
- **October 11, 2023:** The Federal Minister of Housing, Infrastructure and Communities (“Federal Minister”) issued a letter acknowledging the strong steps to address the housing crisis proposed in the City’s HAF application and also requested enhancements to the application that included, but were not limited to, permitting up to four residential units on properties where zoning permits single detached, semi-detached or row house dwelling units.
- **December 13, 2023:** Council passed a [resolution](#) in response to the Federal Minister’s request that included, among other things, directing staff to prepare a proposed amendment to the City’s Official Plan and Zoning By-law to permit up to four residential units on properties where zoning permits single detached, semi-detached or row house dwelling units for consideration by Council as part of the City’s HAF Action Plan application.
- **January 25, 2024:** The CMHC approved the City’s HAF application and executed a contribution agreement for \$58.8 million in funding to support the delivery of 1,640 housing units, including approximately 193 affordable housing units, over the course of the program, to be measured by Building Permits issued.
- **June 18, 2024:** DSC received a staff report titled “[CMHC Housing Accelerator Fund Work Plan](#)” that provided an overview of the work plan to implement the City’s approved HAF Action Plan. The work plan identified the key components and milestones for each initiative in the HAF Action Plan. Initiative 2: Additional Residential Units and Incentive Program included, among other things, the scheduling of a statutory Public Meeting to consider the proposed amendment to the City’s Official Plan and Zoning By-laws to permit up to four residential units on properties where zoning permits



single detached, semi-detached or row house dwelling units prior to bringing the proposed amendment to Council for approval.

- **June 10, 2025:** DSC received the “[CMHC Housing Accelerator Fund Update](#)” report prepared by staff. The report included an overview of the City’s progress of the seven initiatives in the HAF Action Plan. The update also noted that the statutory Public Meeting to consider the proposed amendment to the City’s Official Plan and Zoning By-law, under Initiative 2: Additional Residential Units and Incentive Program, is targeted for September 2025, followed by a recommendation report to DSC in October 2025.

Proposed Amendment to the Official Plan and Zoning By-Laws

The proposed amendment to the City’s Official Plan and Zoning By-laws will implement HAF Action Plan Initiative 2: Additional Residential Units and Incentive Program, and conform to provincial plans and policies.

Proposed Official Plan Amendment (“OPA”)

The proposed OPA will establish the policy framework in the Markham Official Plan, 2014 to enable permissions for additional residential units on lands where single detached, semi-detached and row houses are permitted through zoning, with exceptions to ensure conformity with provincial legislation and policy direction. The proposed OPA, attached as Appendix 1, would:

- a) introduce a new policy at the end of Section 4.1.2.6 in the Markham Official Plan, 2014 that provides for the establishment of additional residential units where single detached, semi-detached and row house building types are permitted through implementing zoning by-laws, except on:
 - i) Greenbelt Natural Heritage System lands;
 - ii) Oak Ridges Moraine Natural Linkage Area lands; and
 - iii) *hazardous* lands (including Special Policy Areas); and
- b) add a new definition in Chapter 11 for “additional residential unit”.

Proposed Zoning By-law Amendment (“ZBA”)

The proposed ZBA is required to implement the proposed OPA and would specify the number of additional residential units permitted in certain geographical areas of the City, in conformity with provincial legislation and policy direction. The proposed ZBA, attached as Appendix 2, would:

- a) introduce regulations that permit the following number of additional residential units as-of-right, as shown in Figure 2:
 - i) up to three ARUs (four residential units total) on lands within the City's urban area and hamlet communities;
 - ii) up to two ARUs (three residential units total) on lands in Prime Agricultural Area lands outside the urban area and Greenbelt;



- iii) up to one ARU (two residential units total) on lands within Greenbelt Protected Countryside lands outside the Natural Heritage System and Oak Ridges Moraine Countryside lands; and
- iv) no ARUs on lands within the Greenbelt Natural Heritage System, Oak Ridges Moraine Natural Linkage Area, and *hazardous* lands (including Special Policy Areas).

Staff note that the draft ZBA would not change any permitted uses, setbacks, lot coverage restrictions, or other relevant development standards.

ACCOMPANYING FIGURES AND APPENDICES:

Figure 1: Subject Lands and Location Map

Figure 2: Map of Additional Residential Unit Permissions

Appendix 1: Draft Proposed Official Plan Amendment

Appendix 2: Draft Proposed Zoning By-law and Schedule 'A'

Figure 1: Subject Lands and Location Map

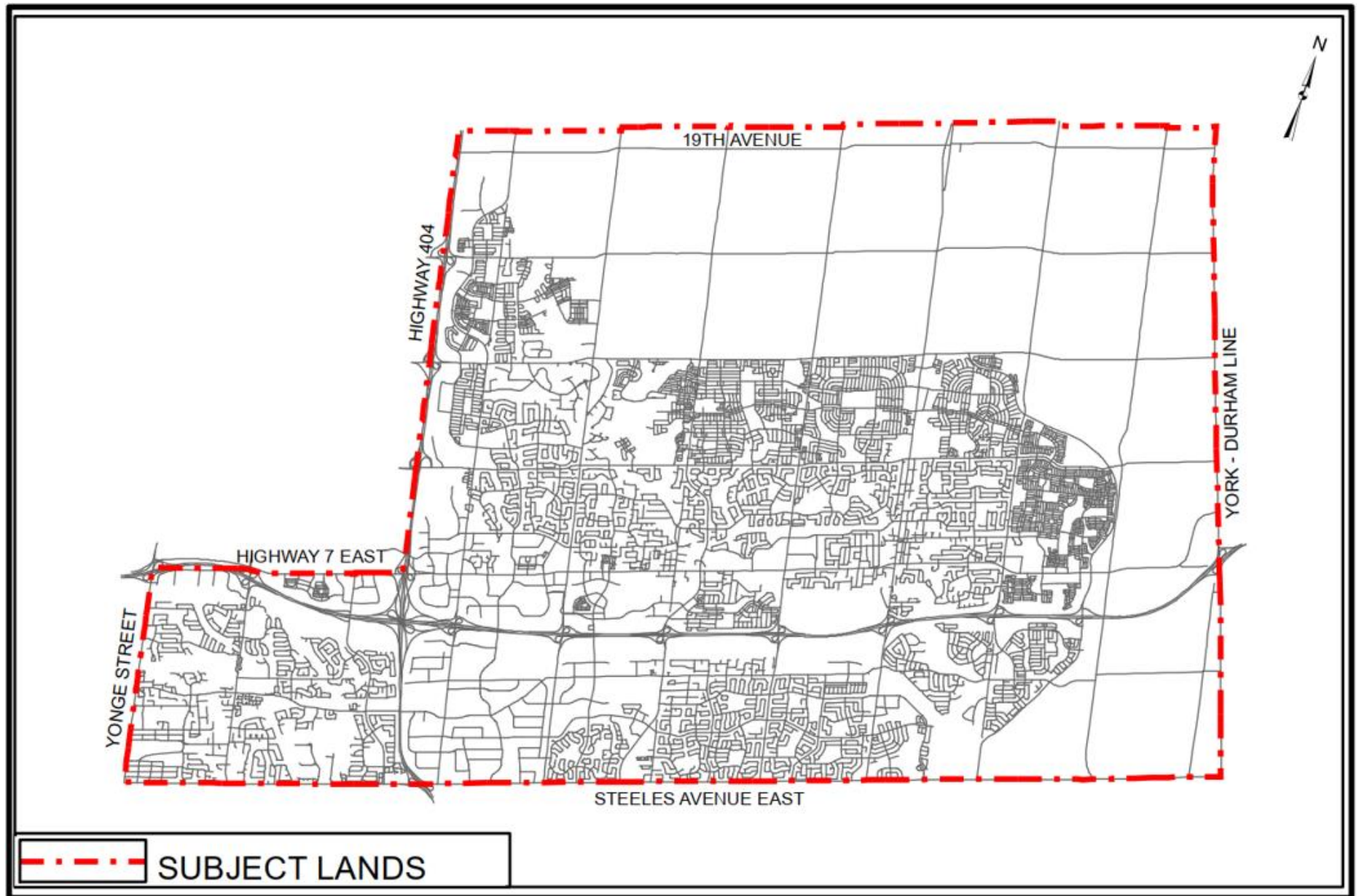
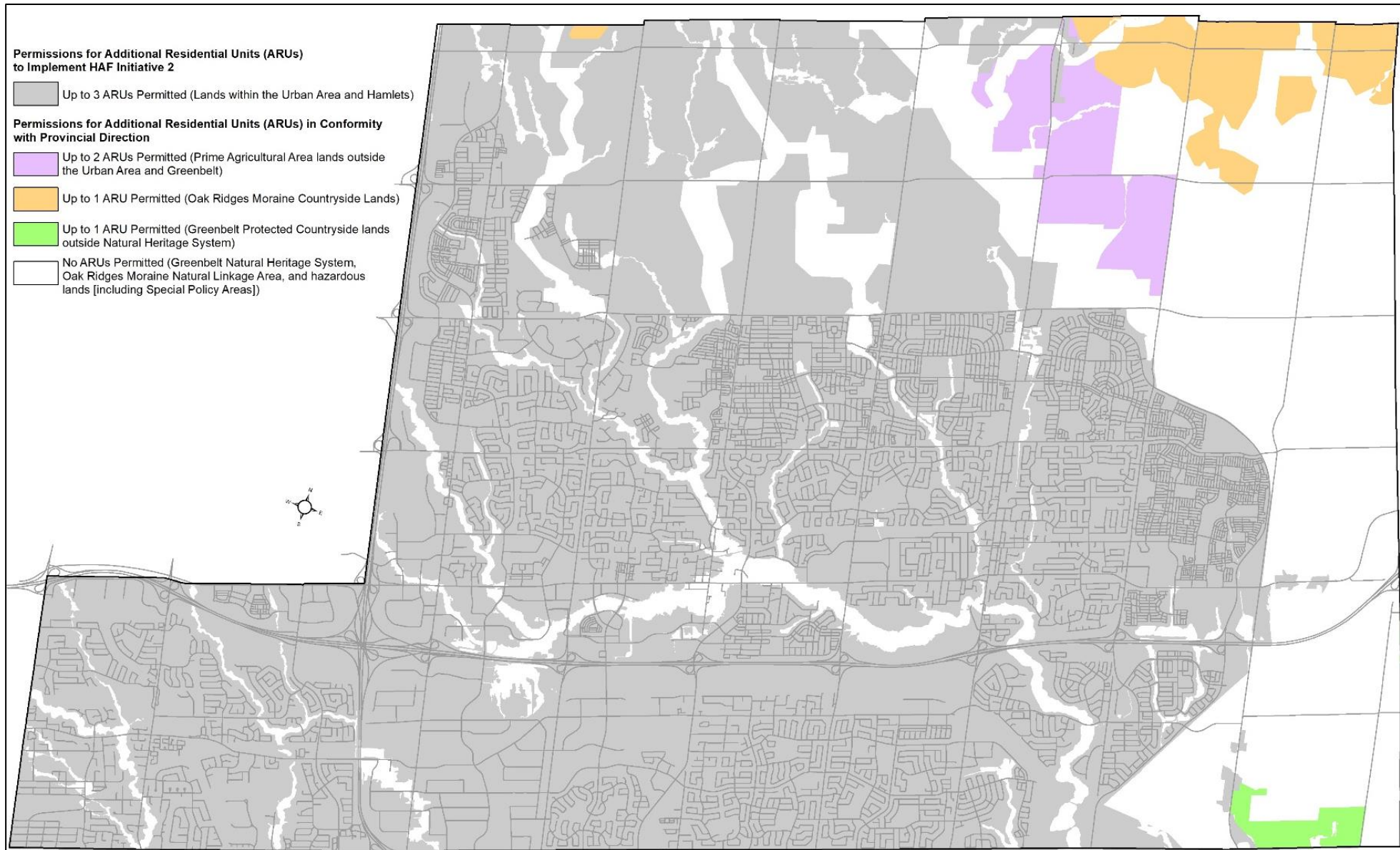


Figure 2: Map of Additional Residential Unit Permissions



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CITY OF MARKHAM

OFFICIAL PLAN AMENDMENT NO. XXX

To amend the City of Markham Official Plan, 2014, as amended.

(Additional Residential Units)

September 2025

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CITY OF MARKHAM

OFFICIAL PLAN AMENDMENT NO. XXX

To amend the City of Markham Official Plan, 2014, as amended.

This Official Plan Amendment was adopted by the Corporation of the City of Markham By-law No. 2025-XX in accordance with the *Planning Act*, R.S.O., 1990 c. P.13, as amended, on the XX day of Month 2025.

Kimberley Kitteringham
City Clerk
(Signed)

Frank Scarpitti
Mayor
(Signed)



By-law 2025-XX

Being a by-law to adopt Amendment No. XXX
to the City of Markham Official Plan, 2014, as amended

THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM, IN ACCORDANCE WITH THE PROVISIONS OF THE *PLANNING ACT*, R.S.O., c. P.13, 1990 HEREBY ENACTS AS FOLLOWS:

1. THAT Amendment No. XXX to the City of Markham Official Plan, 2014, as amended, attached hereto, is hereby adopted.
2. THAT this by-law shall come into force and take effect on the date of the final passing thereof.

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS XX DAY OF MONTH 2025.

Kimberley Kitteringham
City Clerk
(Signed)

Frank Scarpitti
Mayor

CONTENTS

PART I – INTRODUCTION.....	6
1.0 GENERAL	6
2.0 LOCATION.....	6
3.0 PURPOSE	6
4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT.....	6
PART II – THE OFFICIAL PLAN AMENDMENT.....	9
1.0 THE OFFICIAL PLAN AMENDMENT.....	9
2.0 IMPLEMENTATION AND INTERPRETATION.....	9

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PART I – INTRODUCTION

(This is not an operative part of the Official Plan Amendment No. XXX)

PART I – INTRODUCTION

1.0 GENERAL

- 1.1. PART I – INTRODUCTION, is included for information purposes and is not an operative part of this Official Plan Amendment.
- 1.2. PART II – THE OFFICIAL PLAN AMENDMENT constitutes Official Plan Amendment No. XXX to the City of Markham Official Plan, 2014, as amended. Part II is an operative part of this Official Plan Amendment.

2.0 LOCATION

This Official Plan Amendment (“Amendment”) applies to lands in the City of Markham where single detached, semi-detached or row house¹ dwelling units are permitted through zoning except on lands within the Greenbelt Natural Heritage System, Oak Ridges Moraine Natural Linkage Area, and *hazardous lands*.

3.0 PURPOSE

To amend the of City of Markham Official Plan, 2014 to establish the policy framework that enables permissions for additional residential units where single detached, semi-detached or row house dwelling units are permitted through zoning, with exceptions in conformity with provincial legislation and plans.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

This Amendment facilitates the implementation of Initiative 2 of the City’s Housing Accelerator Fund (“HAF”) Action Plan. Initiative 2 comprises Additional Residential Units and Incentive Programs. Initiative 2 includes a commitment made through a [resolution](#) passed by Markham Council in December 2023 to prepare a proposed amendment to the City’s Official Plan and Zoning By-laws to permit up to four (4) residential units (i.e., one primary residential unit and up to three (3) additional residential units) as-of-right city-wide where zoning permits single detached, semi-detached or row house dwelling units.

The Amendment establishes the enabling policy framework for additional residential units (“ARUs”) in the City of Markham Official Plan, 2014, which with corresponding amendments to the implementing zoning by-laws, will implement Initiative 2 of the City’s HAF Action Plan. The Amendment also addresses provincial legislative requirements and policy direction regarding ARUs.

¹ Referred to as “townhouse” in the City’s official plan and zoning by-laws.

Specifically, the Amendment conforms to the *Planning Act* requirement for municipal official plans to authorize the use of up to two (2) ARUs (up to three (3) residential units total) as-of-right, through zoning on any urban serviced residential parcel of land in detached, semi-detached and row house dwelling units, with exceptions to conform with other provincial plans and policies.

The Amendment is also consistent with the Provincial Planning Statement, 2024 as it provides for a range and mix of housing options, including ARUs, to increase the supply and diversity of housing options in settlement areas.

The Amendment conforms to the Greenbelt Plan, 2017 as it provides exceptions to the enabling ARU policy by prohibiting ARUs on lands within the Greenbelt Natural Heritage System. The Amendment provides a similar exception to conform to the Oak Ridges Moraine Conservation Plan, 2017 by prohibiting ARUs on lands within the Oak Ridges Moraine Natural Linkage Area.

The Amendment also fulfills the policy direction in the York Region Official Plan, 2022 to incorporate ARU policies in local official plans to facilitate a range of housing options, unit sizes, tenure and affordability.

The Amendment is appropriate and represents good planning as it supports Federal, Provincial, Regional, and Local initiatives and planning policy to increase the diversity of housing types and supply of housing options through gentle density increases and intensification.

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PART II – THE OFFICIAL PLAN AMENDMENT
(This is an operative part of Official Plan Amendment No. XXX)

PART II – THE OFFICIAL PLAN AMENDMENT

1.0 THE OFFICIAL PLAN AMENDMENT

1.1 The following sections of Part I of the City of Markham Official Plan, 2014, as amended, are hereby amended as follows:

a) Section 4.1.2.6 is amended by:

- i. deleting “and” at the end of subsection a);
- ii. replacing the period with “; and” at the end of subsection b); and
- iii. adding a new subsection c) as follows:

“c) notwithstanding any other provisions of this Plan, the R. 1987 Official Plan, or Secondary Plans *additional residential units* shall be permitted where single detached, semi-detached or townhouse dwellings are permitted through zoning, with the following exceptions:

- i. An *additional residential unit* is not permitted on:
 - a. Greenbelt Natural Heritage System lands as shown on Map 7 – Provincial Policy Areas;
 - b. Oak Ridges Moraine Natural Linkage Area lands as shown on Map 7 – Provincial Policy Areas; and
 - c. *hazardous lands* (including *Special Policy Areas*).”

b) Section 11.2 Definitions is amended by adding a new definition for “*additional residential unit*” as follows:

“**Additional residential unit** means a self-contained dwelling unit consisting of one or more rooms, which contains cooking, eating, living and sanitary facilities, subordinate to and located within a detached, semi-detached, or townhouse dwelling or, within an accessory building or structure located on the same lot.”

2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the City of Markham Official Plan, 2014, as amended, regarding the implementation and interpretation of the Plan, shall apply in regard to this Amendment, except as specifically provided for in this Amendment.

This Amendment shall be implemented by an amendment to the Zoning By-law, and other Planning Act approvals, in conformity with the provisions of this Amendment.

This Amendment is exempt from approval by the Ministry of Municipal Affairs and Housing and the decision of Council is final if a notice of appeal is not received before or on the last day for filing such notice.

Prior to Council's decision becoming final, this Amendment may be modified to incorporate technical amendments to the text and associated figure(s) and schedule(s). Technical amendments are those minor changes that do not affect the policy or intent of the Amendment. The notice provisions of Section 10.7.5 of the City of Markham Official Plan, 2014, as amended, shall apply.

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BY-LAW 2025-XXX

A By-law to amend By-laws 1229, 1767, 2150, 2237, 2551, 2571, 2612, 2284-68, 122-72, 127-76, 163-78, 184-78, 118-79, 134-79, 153-80, 90-81, 194-82, 304-87, 19-94, 177-96, 2004-196 and, 2024-19, as amended

THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM HEREBY ENACTS AS FOLLOWS:

- 1.0 The following amendments apply to the lands as shown on Schedule 'A' attached hereto.
- 2.0 By-law 1229, as amended, is hereby further amended as follows:
- 2.1 By adding a new Schedule 'ZZ' to By-law 1229, attached as Schedule "A" to this By-law.
- 2.2 By adding a new subsection 1.2 (b) to Section 1.2 DEFINED AREA, to By-law 1229 as follows:
- "1.2 (b) Schedule 'ZZ' titled Additional Residential Units defines the number of additional residential units permitted in specific areas of the City. Schedule 'ZZ' is hereby declared to be part of By-law 1229."
- 2.3 By adding a new subsection 5.14 to Section 5 – General Provisions for all Zones as follows:
- "5.14 Additional Residential Units
- Notwithstanding any other provision in this By-law, where single detached, semi-detached or townhouse dwellings are permitted on a lot or part thereof, the following number of additional residential units are permitted in accordance with Schedule 'ZZ' to this By-law:
- i) Area 1 - three additional residential units
 - ii) Area 2 – two additional residential units
 - iii) Area 3 – one additional residential unit
 - iv) Area 4 – zero additional residential units"
- 3.0 By-law 1767, as amended, is hereby further amended as follows:
- 3.1 By adding a new Schedule 'ZZ' to By-law 1767, attached as Schedule "A" to this By-law.

3.2 By adding a new Section 1.2 to Section 1. DEFINED AREA to By-law 1767 as follows:

“1.2 Schedule ‘ZZ’ titled Additional Residential Units defines the number of additional residential units permitted in specific areas of the City. Schedule ‘ZZ’ is hereby declared to be part of By-law 1767.”

3.3 By adding a new Section 12. (xii) as follows:

“12. (xii) Additional Residential Units

Notwithstanding any other provision in this By-law, where single detached, semi-detached or townhouse dwellings are permitted on a lot or part thereof, the following number of additional residential units are permitted in accordance with Schedule ‘ZZ’ to this By-law:

- i) Area 1 - three additional residential units
- ii) Area 2 – two additional residential units
- iii) Area 3 – one additional residential unit
- iv) Area 4 – zero additional residential units”

4.0 By-law 2150, as amended, is hereby further amended as follows:

4.1 By adding a new Schedule ‘ZZ’ to By-law 2150, attached as Schedule “A” to this By-law.

4.2 By adding a new Section 1.2 to Section 1. TITLE AND AREA RESTRICTED to By-law 2150 as follows:

“1.2 Schedule ‘ZZ’ titled Additional Residential Units defines the number of additional residential units permitted in specific areas of the City. Schedule ‘ZZ’ is hereby declared to be part of By-law 2150.”

4.3 By adding a new Section 3.13 as follows:

“3.13 Additional Residential Units

Notwithstanding any other provision in this By-law, where single detached, semi-detached or townhouse dwellings are permitted on a lot or part thereof, the following number of additional residential units are permitted in accordance with Schedule ‘ZZ’ to this By-law:

- i) Area 1 - three additional residential units
- ii) Area 2 – two additional residential units
- iii) Area 3 – one additional residential unit

- iv) Area 4 – zero additional residential units”

5.0 By-law 2237, as amended, is hereby further amended as follows:

5.1 By adding a new Schedule ‘ZZ’ to By-law 2237, attached as Schedule “A” to this By-law.

5.2 By adding a new Section 1.2 to Section 1. TITLE AND AREA RESTRICTED to By-law 2237 as follows:

“1.2 Schedule ‘ZZ’ titled Additional Residential Units defines the number of additional residential units permitted in specific areas of the City. Schedule ‘ZZ’ is hereby declared to be part of By-law 2237.”

5.3 By adding a new Section 3.14 as follows:

“3.14 Additional Residential Units

Notwithstanding any other provision in this By-law, where single detached, semi-detached or townhouse dwellings are permitted on a lot or part thereof, the following number of additional residential units are permitted in accordance with Schedule ‘ZZ’ to this By-law:

- i) Area 1 - three additional residential units
- ii) Area 2 – two additional residential units
- iii) Area 3 – one additional residential unit
- iv) Area 4 – zero additional residential units”

6.0 By-law 2284-68, as amended, is hereby further amended as follows:

6.1 By adding a new Schedule ‘ZZ’ to By-law 2284-68, attached as Schedule “A” to this By-law.

6.2 By adding a new Section 1.2 (b) to Section 1.2 DEFINED AREA to By-law 2284-68 as follows:

“1.2 (b) Schedule ‘ZZ’ titled Additional Residential Units defines the number of additional residential units permitted in specific areas of the City. Schedule ‘ZZ’ is hereby declared to be part of By-law 2284-68.”

6.3 By adding a new Section 3.9 as follows:

“3.9 Additional Residential Units

Notwithstanding any other provision in this By-law, where single detached, semi-detached or townhouse dwellings are permitted on a lot or part thereof, the following number of additional residential units are permitted in accordance with Schedule 'ZZ' to this By-law:

- i) Area 1 - three additional residential units
- ii) Area 2 – two additional residential units
- iii) Area 3 – one additional residential unit
- iv) Area 4 – zero additional residential units”

7.0 By-law 2551, as amended, is hereby further amended as follows:

7.1 By adding a new Schedule 'ZZ' to By-law 2551, attached as Schedule “A” to this By-law.

7.2 By adding a new Section 1.2 (b) to Section 1.2 AREA RESTRICTED to By-law 2551 as follows:

“1.2 (b) Schedule 'ZZ' titled Additional Residential Units defines the number of additional residential units permitted in specific areas of the City. Schedule 'ZZ' is hereby declared to be part of By-law 2551.”

7.3 By adding a new Section 3.18 as follows:

“3.18 Additional Residential Units

Notwithstanding any other provision in this By-law, where single detached, semi-detached or townhouse dwellings are permitted on a lot or part thereof, the following number of additional residential units are permitted in accordance with Schedule 'ZZ' to this By-law:

- i) Area 1 - three additional residential units
- ii) Area 2 – two additional residential units
- iii) Area 3 – one additional residential unit
- iv) Area 4 – zero additional residential units”

8.0 By-law 2571, as amended, is hereby further amended as follows:

8.1 By adding a new Schedule 'ZZ' to By-law 2571, attached as Schedule “A” to this By-law.

8.2 By adding a new Section 1.2 (b) to Section 1.2 AREA RESTRICTED to By-law 2571 as follows:

“1.2 (b) Schedule ‘ZZ’ titled Additional Residential Units defines the number of additional residential units permitted in specific areas of the City. Schedule ‘ZZ’ is hereby declared to be part of By-law 2571.”

8.3 By adding a new Section 3.13 as follows:

“3.13 Additional Residential Units

Notwithstanding any other provision in this By-law, where single detached, semi-detached or townhouse dwellings are permitted on a lot or part thereof, the following number of additional residential units are permitted in accordance with Schedule ‘ZZ’ to this By-law:

- i) Area 1 - three additional residential units
- ii) Area 2 – two additional residential units
- iii) Area 3 – one additional residential unit
- iv) Area 4 – zero additional residential units”

9.0 By-law 2612, as amended, is hereby further amended as follows:

9.1 By adding a new Schedule ‘ZZ’ to By-law 2612, attached as Schedule “A” to this By-law.

9.2 By adding a new Section 1.2 (b) to Section 1.2 AREA RESTRICTED to By-law 2612 as follows:

“1.2 (b) Schedule ‘ZZ’ titled Additional Residential Units defines the number of additional residential units permitted in specific areas of the City. Schedule ‘ZZ’ is hereby declared to be part of By-law 2612.”

9.3 By adding a new Section 3.12 as follows:

“3.12 Additional Residential Units

Notwithstanding any other provision in this By-law, where single detached, semi-detached or townhouse dwellings are permitted on a lot or part thereof, the following number of additional residential units are permitted in accordance with Schedule ‘ZZ’ to this By-law:

- i) Area 1 - three additional residential units
- ii) Area 2 – two additional residential units
- iii) Area 3 – one additional residential unit
- iv) Area 4 – zero additional residential units”

10. By-law 122-72, as amended, is hereby further amended as follows:

10.1 By adding a new Schedule 'ZZ' to By-law 122-72, attached as Schedule "A" to this By-law.

10.2 By adding a new Section 1.5 to Section 1 - TITLE AND AREA RESTRICTED to By-law 122-72 as follows:

"1.5 Schedule 'ZZ' titled Additional Residential Units defines the number of additional residential units permitted in specific areas of the City. Schedule 'ZZ' is hereby declared to be part of By-law 122-72."

10.3 By adding a new Section 5.24 as follows:

"5.24 Additional Residential Units

Notwithstanding any other provision in this By-law, where single detached, semi-detached or townhouse dwellings are permitted on a lot or part thereof, the following number of additional residential units are permitted in accordance with Schedule 'ZZ' to this By-law:

- i) Area 1 - three additional residential units
- ii) Area 2 – two additional residential units
- iii) Area 3 – one additional residential unit
- iv) Area 4 – zero additional residential units"

11. By-law 127-76, as amended, is hereby further amended as follows:

11.1 By adding a new Schedule 'ZZ' to By-law 127-76, attached as Schedule "A" to this By-law.

11.2 By adding a new Section 1.2 (b) to Section 1 - TITLE AREA RESTRICTED to By-law 127-76 as follows:

"1.2 (b) Schedule 'ZZ' titled Additional Residential Units defines the number of additional residential units permitted in specific areas of the City. Schedule 'ZZ' is hereby declared to be part of By-law 127-76."

11.3 By adding a new Section 5.25 as follows:

"5.25 Additional Residential Units

Notwithstanding any other provision in this By-law, where single detached, semi-detached or townhouse dwellings are permitted on a lot or part thereof, the following number of additional residential units are permitted in accordance with Schedule 'ZZ' to this By-law:

- i) Area 1 - three additional residential units
- ii) Area 2 – two additional residential units
- iii) Area 3 – one additional residential unit
- iv) Area 4 – zero additional residential units”

12. By-law 163-78, as amended, is hereby further amended as follows:

12.1 By adding a new Schedule ‘ZZ’ to By-law 163-78, attached as Schedule “A” to this By-law.

12.2 By adding a new Section 1.2 to Section 1 - AREA RESTRICTED to By-law 163-78 as follows:

“1.2 Schedule ‘ZZ’ titled Additional Residential Units defines the number of additional residential units permitted in specific areas of the City. Schedule ‘ZZ’ is hereby declared to be part of By-law 163-78.”

12.3 By adding a new Section 5.18 as follows:

“5.18 Additional Residential Units

Notwithstanding any other provision in this By-law, where single detached, semi-detached or townhouse dwellings are permitted on a lot or part thereof, the following number of additional residential units are permitted in accordance with Schedule ‘ZZ’ to this By-law:

- i) Area 1 - three additional residential units
- ii) Area 2 – two additional residential units
- iii) Area 3 – one additional residential unit
- iv) Area 4 – zero additional residential units”

13. By-law 184-78, as amended, is hereby further amended as follows:

13.1 By adding a new Schedule ‘ZZ’ to By-law 184-78, attached as Schedule “A” to this By-law.

13.2 By adding a new Section 1.2 to Section 1 - AREA RESTRICTED to By-law 184-78 as follows:

“1.2 Schedule ‘ZZ’ titled Additional Residential Units defines the number of additional residential units permitted in specific areas of the City. Schedule ‘ZZ’ is hereby declared to be part of By-law 184-78.”

13.3 By adding a new Section 5.16 as follows:

“5.16 Additional Residential Units

Notwithstanding any other provision in this By-law, where single detached, semi-detached or townhouse dwellings are permitted on a lot or part thereof, the following number of additional residential units are permitted in accordance with Schedule ‘ZZ’ to this By-law:

- i) Area 1 - three additional residential units
- ii) Area 2 – two additional residential units
- iii) Area 3 – one additional residential unit
- iv) Area 4 – zero additional residential units”

14. By-law 118-79, as amended, is hereby further amended as follows:

14.1 By adding a new Schedule ‘ZZ’ to By-law 118-79, attached as Schedule “A” to this By-law.

14.2 By adding a new Section 1.2 to Section 1 - AREA RESTRICTED to By-law 118-79 as follows:

“1.2 Schedule ‘ZZ’ titled Additional Residential Units defines the number of additional residential units permitted in specific areas of the City. Schedule ‘ZZ’ is hereby declared to be part of By-law 118-79.”

14.3 By adding a new Section 5.18 as follows:

“5.18 Additional Residential Units

Notwithstanding any other provision in this By-law, where single detached, semi-detached or townhouse dwellings are permitted on a lot or part thereof, the following number of additional residential units are permitted in accordance with Schedule ‘ZZ’ to this By-law:

- i) Area 1 - three additional residential units
- ii) Area 2 – two additional residential units
- iii) Area 3 – one additional residential unit
- iv) Area 4 – zero additional residential units”

15. By-law 134-79, as amended, is hereby further amended as follows:

15.1 By adding a new Schedule ‘ZZ’ to By-law 134-79, attached as Schedule “A” to this By-law.

15.2 By adding a new Section 1.1 b) to Section 1 - AREA RESTRICTED to By-law 134-79 as follows:

“1.1 b) Schedule ‘ZZ’ titled Additional Residential Units defines the number of additional residential units permitted in specific areas of the City. Schedule ‘ZZ’ is hereby declared to be part of By-law 134-79.”

15.3 By adding a new Section 5.19 as follows:

“5.19 Additional Residential Units

Notwithstanding any other provision in this By-law, where single detached, semi-detached or townhouse dwellings are permitted on a lot or part thereof, the following number of additional residential units are permitted in accordance with Schedule ‘ZZ’ to this By-law:

- i) Area 1 - three additional residential units
- ii) Area 2 – two additional residential units
- iii) Area 3 – one additional residential unit
- iv) Area 4 – zero additional residential units”

16. By-law 153-80, as amended, is hereby further amended as follows:

16.1 By adding a new Schedule ‘ZZ’ to By-law 153-80, attached as Schedule “A” to this By-law.

16.2 By adding a new Section 1.1 b) to Section 1 - AREA RESTRICTED to By-law 153-80 as follows:

“1.1 b) Schedule ‘ZZ’ titled Additional Residential Units defines the number of additional residential units permitted in specific areas of the City. Schedule ‘ZZ’ is hereby declared to be part of By-law 153-80.”

16.3 By adding a new Section 5.17 as follows:

“5.17 Additional Residential Units

Notwithstanding any other provision in this By-law, where single detached, semi-detached or townhouse dwellings are permitted on a lot or part thereof, the following number of additional residential units are permitted in accordance with Schedule ‘ZZ’ to this By-law:

- i) Area 1 - three additional residential units
- ii) Area 2 – two additional residential units
- iii) Area 3 – one additional residential unit

- iv) Area 4 – zero additional residential units”

17. By-law 90-81, as amended, is hereby further amended as follows:

17.1 By adding a new Schedule ‘ZZ’ to By-law 90-81, attached as Schedule “A” to this By-law.

17.2 By adding a new Section 1.2 (b) to Section 1 - TITLE AREA RESTRICTED to By-law 90-81 as follows:

“1.2 (b) Schedule ‘ZZ’ titled Additional Residential Units defines the number of additional residential units permitted in specific areas of the City. Schedule ‘ZZ’ is hereby declared to be part of By-law 90-81.”

17.3 By adding a new Section 4.11 as follows:

“4.11 Additional Residential Units

Notwithstanding any other provision in this By-law, where single detached, semi-detached or townhouse dwellings are permitted on a lot or part thereof, the following number of additional residential units are permitted in accordance with Schedule ‘ZZ’ to this By-law:

- i) Area 1 - three additional residential units
- ii) Area 2 – two additional residential units
- iii) Area 3 – one additional residential unit
- iv) Area 4 – zero additional residential units”

18. By-law 194-82, as amended, is hereby further amended as follows:

18.1 By adding a new Schedule ‘ZZ’ to By-law 194-82, attached as Schedule “A” to this By-law.

18.2 By adding a new Section 1.2 (b) to Section 1 - TITLE AREA RESTRICTED to By-law 194-82 as follows:

“1.2 (b) Schedule ‘ZZ’ titled Additional Residential Units defines the number of additional residential units permitted in specific areas of the City. Schedule ‘ZZ’ is hereby declared to be part of By-law 194-82.”

18.3 By adding a new Section 4.11 as follows:

“4.11 Additional Residential Units

Notwithstanding any other provision in this By-law, where single detached, semi-detached or townhouse dwellings are permitted on a lot or part thereof, the following number of additional residential units are permitted in accordance with Schedule 'ZZ' to this By-law:

- i) Area 1 - three additional residential units
- ii) Area 2 – two additional residential units
- iii) Area 3 – one additional residential unit
- iv) Area 4 – zero additional residential units”

19. By-law 304-87, as amended, is hereby further amended as follows:

19.1 By adding a new Schedule 'ZZ' to By-law 304-87, attached as Schedule “A” to this By-law.

19.2 By adding a new Section 1.2 (b) to Section 1 - TITLE AREA RESTRICTED to By-law 304-87 as follows:

“1.2 (b) Schedule 'ZZ' titled Additional Residential Units defines the number of additional residential units permitted in specific areas of the City. Schedule 'ZZ' is hereby declared to be part of By-law 304-87.”

19.3 By adding a new Section 5.12 as follows:

“5.12 Additional Residential Units

Notwithstanding any other provision in this By-law, where single detached, semi-detached or townhouse dwellings are permitted on a lot or part thereof, the following number of additional residential units are permitted in accordance with Schedule 'ZZ' to this By-law:

- i) Area 1 - three additional residential units
- ii) Area 2 – two additional residential units
- iii) Area 3 – one additional residential unit
- iv) Area 4 – zero additional residential units”

20. By-law 19-94, as amended, is hereby further amended as follows:

20.1 By adding a new Schedule 'ZZ' to By-law 19-94, attached as Schedule “A” to this By-law.

20.2 By adding a new Section 1.2 (b) to Section 1 - TITLE AREA RESTRICTED to By-law 19-94 as follows:

“1.2 (b) Schedule ‘ZZ’ titled Additional Residential Units defines the number of additional residential units permitted in specific areas of the City. Schedule ‘ZZ’ is hereby declared to be part of By-law 19-94.”

20.3 By adding a new Section 5.14 as follows:

“5.14 Additional Residential Units

Notwithstanding any other provision in this By-law, where single detached, semi-detached or townhouse dwellings are permitted on a lot or part thereof, the following number of additional residential units are permitted in accordance with Schedule ‘ZZ’ to this By-law:

- i) Area 1 - three additional residential units
- ii) Area 2 – two additional residential units
- iii) Area 3 – one additional residential unit
- iv) Area 4 – zero additional residential units”

21. By-law 177-96, as amended, is hereby further amended as follows:

21.1 By adding a new Schedule ‘ZZ’ to By-law 177-96, attached as Schedule “A” to this By-law.

21.2 By adding a new Section 1.2 (b) to Section 1 - Administration to By-law 177-96 as follows:

“1.2 (b) Schedule ‘ZZ’ titled Additional Residential Units defines the number of additional residential units permitted in specific areas of the City. Schedule ‘ZZ’ is hereby declared to be part of By-law 177-96.”

21.3 By deleting Section 6.5 in its entirety and replacing with the following:

“6.5 DWELLING UNITS

Notwithstanding any other provision in this By-law, where single detached, semi-detached or townhouse dwellings are permitted on a lot or part thereof, the following number of additional residential units are permitted in accordance with Schedule ‘ZZ’ to this By-law:

- i) Area 1 - three additional residential units
- ii) Area 2 – two additional residential units
- iii) Area 3 – one additional residential unit
- iv) Area 4 – zero additional residential units”

22. By-law 2004-196, as amended, is hereby further amended as follows:

22.1 By adding a new Schedule 'ZZ' to By-law 2004-196, attached as Schedule "A" to this By-law.

21.2 By adding a new Section 1.2 (b) to Section 1 - Administration to By-law 2004-196 as follows:

"1.2 (b) Schedule 'ZZ' titled Additional Residential Units defines the number of additional residential units permitted in specific areas of the City. Schedule 'ZZ' is hereby declared to be part of By-law 2004-196."

22.3 By adding a new Section 4.21 as follows:

"4.21 DWELLING UNITS

Notwithstanding any other provision in this By-law, where single detached, semi-detached or townhouse dwellings are permitted on a lot or part thereof, the following number of additional residential units are permitted accordance with Schedule 'ZZ' to this By-law:

- i) Area 1 - three additional residential units
- ii) Area 2 – two additional residential units
- iii) Area 3 – one additional residential unit
- iv) Area 4 – zero additional residential units"

23. By-law 2024-19, as amended, is hereby further amended as follows:

23.1 By adding a new Section 13.4 to Part 13.0 Overlay Zones.

23.2 By adding a new Schedule 'D' to Section 13.4 to By-law 2024-19, attached as Schedule "A" to this By-law.

23.3 Schedule 'D' titled "Additional Residential Units" defines the number of additional residential units permitted in specific areas of the City. Schedule 'D' is hereby declared to be part of By-law 2024-19."

23.4 By adding the following under Section 13.4, Schedule 'D':

"13.4 Additional Residential Units

Notwithstanding any other provision in this By-law, where single detached, semi-detached or townhouse dwellings are permitted on a lot or part thereof, the following number of additional residential units are permitted accordance with Schedule "D" to this By-law:

- i) Area 1 - three additional residential units
- ii) Area 2 – two additional residential units
- iii) Area 3 – one additional residential unit
- iv) Area 4 – zero additional residential units”

24. All other provisions of By-laws 1229, 1442, 1507, 1767, 2150, 2237, 2284-68, 2325-68, 2402, 2489, 2551, 2571, 2612, 11-72, 122-72, 83-73, 151-75, 127-76, 250-77, 145-78, 162-78, 163-78, 184-78, 72-79, 91-79, 118-79, 134-79, 153-80, 72-81, 90-81, 193-81, 221-81, 194-82, 196-82, 304-87, 19-94, 177-96, 2004-196 and, 2024-19, as amended, unless specifically modified/amended by this By-law continue to apply.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS
XXRD DAY OF XXXXXXXX, 2025.

KIMBERLEY KITTINGHAM
CITY CLERK

FRANK SCARPITTI
MAYOR

Schedule 'A' to By-law 2025-XX

