

CITY OF MARKHAM

OFFICIAL PLAN AMENDMENT NO. XXX

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

(Shared Housing – Rooming House and Short Term Accommodation)

(2018)

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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. _____ - ____ in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the _____ **st OR nd OR rd OR th** day of _____, 2018.

Mayor

City Clerk

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THE CORPORATION OF THE CITY OF MARKHAM

BY-LAW NO. _____

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 TOWN OF MARKHAM, IN ACCORDANCE WITH THE PROVISIONS OF THE PLANNING ACT, R.S.O., 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 _____ *st OR nd OR rd OR th* DAY OF _____, 2018

CITY CLERK

MAYOR

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PART I - INTRODUCTION

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

PART I - I NTRODUCTION

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. Part II is an operative part of this Official Plan Amendment.

2.0 PURPOSE

The purpose of this Official Plan Amendment is to provide:

- a) specific use policies for *shared housing* in the form of a rooming house; and
- b) a definition for short term accommodation and principle residence.

3.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The amendment is based on the findings and recommendations included in reports regarding Phase 3A of the City of Markham's comprehensive zoning by-law review.

The City is proposing to regulate *shared housing* in the form of a rooming house and short term accommodation by defining and not permitting the uses as of right in the City's zoning by-law.

The intent of this amendment is to introduce new specific use policies for *shared housing* in the form of a rooming house in the Official Plan to provide guidance to Council when considering a site specific development application for zoning approval to permit a rooming house. The intent of this amendment is to also introduce a new definition for short term accommodation and principle residence in the Official Plan.

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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 Section 8.13.9.1 b) of the Official Plan 2014, as amended, is hereby amended by adding a new section 8.13.9.1.b) iii as follows:

“iii. that *shared housing* in the form of a rooming house shall be restricted to detached and semi detached building types that have frontage on, and sole vehicular access from, an arterial road, located within the “Urban Boundary” and are built in accordance with all applicable codes, by-laws and regulations.”

1.2 Section 11.2 of the Official Plan 2014, as amended, is hereby amended by adding the following definitions:

“**Short term accommodation** means an establishment that operates as or offers a place of temporary residence, lodging or occupancy by way of concession, permit, lease, license, rental agreement or similar commercial arrangement for overnight accommodation, for one or more periods of less than 30 consecutive days, and not more than 180 total days over the duration of the calendar year, within a dwelling that is the principal residence of the proprietor of the establishment.”

“**Principal residence** is a dwelling unit where an individual lives, makes their home, and conducts their daily affairs, including, without limitation, paying bills and receiving mail, and is generally the dwelling unit with the residential address used on documentation related to billing, identification, taxation and insurance purposes, including without limitation, income tax returns, medical documentation, driver’s licenses, personal identification, vehicle registration and utility bills.”

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.