



The City of Markham is proposing to amend the Markham Official Plan, 2014 and Zoning 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, to permit up to three (3) additional residential units (up to four (4) residential units total) on properties where zoning permits single detached, semi-detached or row house dwelling units (the “Subject Lands”), with some exceptions.

## Tell us what you think!

A Public Meeting to consider the City of Markham’s proposal will take place on:

**Meeting Date:** October 21, 2025

**Time:** 7:00 pm

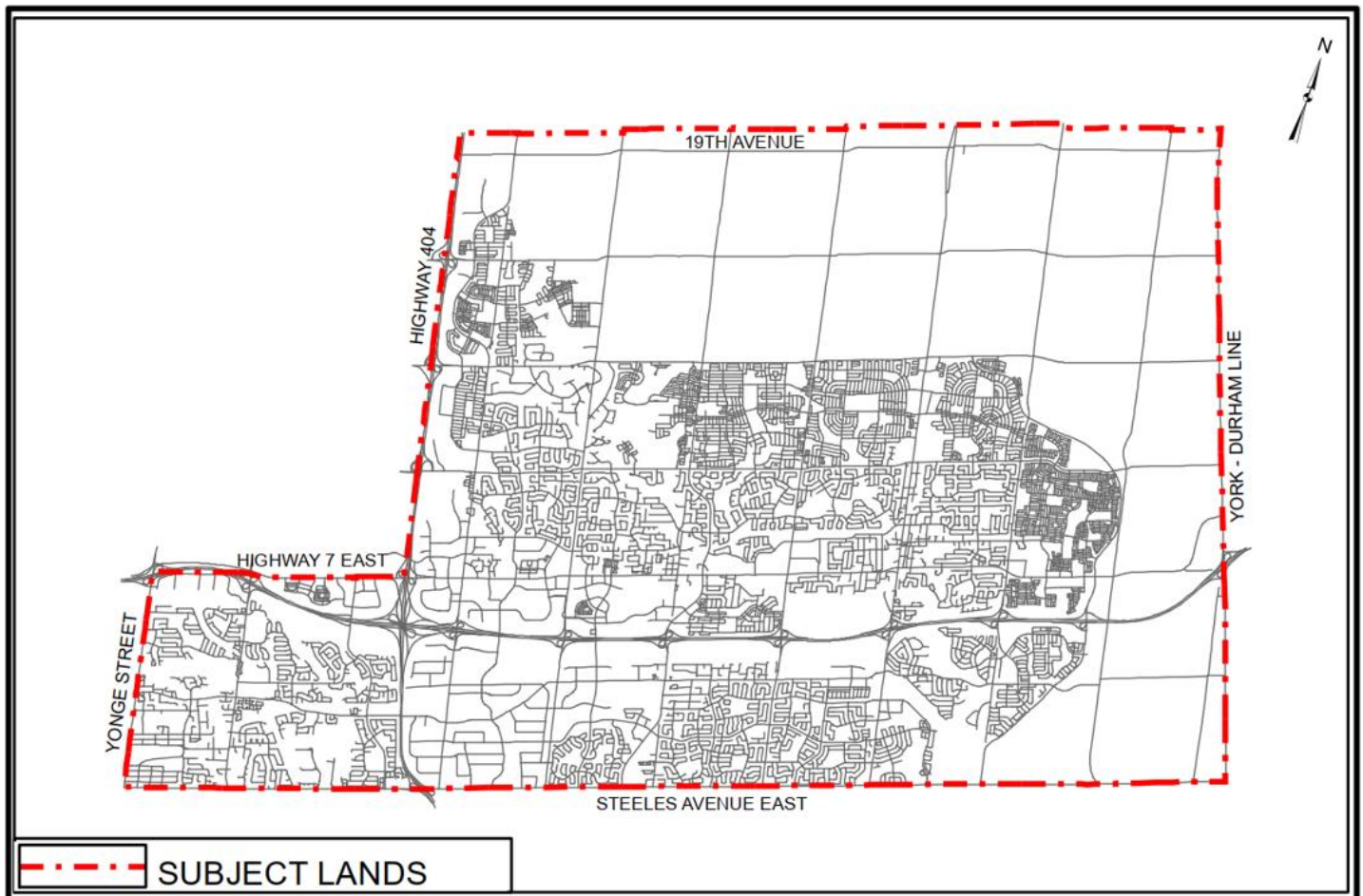
**Place:** Members of the Development Services Committee will participate in a Public Meeting remotely (Zoom link) and in person (Council Chamber) at:

Markham Civic Centre  
101 Town Centre Boulevard  
Markham, ON L3R 9W3

All proceedings of this meeting are recorded, and video and audio streamed on the City’s website at [pub-markham.escribemeetings.com](https://pub-markham.escribemeetings.com).

## Property Description

The Subject Lands comprise lands within the City of Markham where zoning permits single detached, semi-detached or row house dwelling units, excluding lands within the Greenbelt Natural Heritage System, Oak Ridges Moraine Natural Linkage Area, and hazardous lands.



## The City’s Proposal

In December 2023, Council passed a [resolution](#) directing staff to prepare proposed amendments to the City’s Official Plan and Zoning By-laws to permit up to four (4) residential units on properties where zoning permits single detached, semi-detached or row house dwelling units for consideration by Council to enhance the City’s Housing Accelerator Fund (the “HAF”) Action Plan application.



A Statutory Public Meeting was held on September 9, 2025. At the meeting, the Development Services Committee directed Staff to investigate the opportunity to hold another Public Meeting (the meeting subject to this notice) to consider the Proposed Amendments for ARUs with enhanced communication/ promotion of the meeting.

The purpose of the proposed amendment is to facilitate the implementation of Initiative 2 – Additional Residential Units and Incentive Program of the City’s approved HAF Action Plan and enable policy and zoning permissions that build on the provincial policy framework for additional residential units.

## Additional Information



For additional information on PR 24 196906, scan this to access the Public Meeting Information Report (PMIR).

PMIR

## Connect with the File Planners

<b>File Planner:</b>	<b>Official Plan Amendment</b> Lily-Ann D’Souza, RPP, MCIP Senior Planner	<b>Zoning Bylaw Amendment</b> Geoff Day, RPP, MCIP, Senior Planner
<b>File Planner Email:</b>	<a href="mailto:ld'souza@markham.ca">ld'souza@markham.ca</a>	<a href="mailto:gday@markham.ca">gday@markham.ca</a>
<b>File Planner Phone:</b>	(905) 477-7000, 2180	(905) 477-7000, 3071

**Dedicated email address to HAF team:** [aru@markham.ca](mailto:aru@markham.ca)

**Visit the Your Voice Markham ARU Project Webpage:** [Your Voice Markham - ARU's](#)

**File Number:** Refer to application number PR 24 196906

## Join the conversation!

### Request to Speak (Deputations)

Any request to speak may be made to the Clerks Department up to the start of the Public Meeting, and by one or all the following:

- Complete the “Request to Speak” form located online at [markham.ca](http://markham.ca)
- Email the City at [notifications@markham.ca](mailto:notifications@markham.ca)
- Call (905) 477-7760

Remember to provide your full contact information and the item to which you wish to speak.

### Written or Email Submissions

Please quote file PR 24 196906 in your written or emailed comments, which the Clerks Department must receive no later than **4:00 pm the day before the Public Meeting**.

- Written: mail or personally deliver to the Clerks Department at the address above
- Email: send to [notifications@markham.ca](mailto:notifications@markham.ca)

## Missed the 4:00pm written submission deadline?

Consider one of the following:

- Email Members of Council at [mayorandcouncillors@markham.ca](mailto:mayorandcouncillors@markham.ca)
- Request to speak at the Public Meeting by completing and submitting an online “Request to Speak” form at [www.markham.ca](http://www.markham.ca)

If the deadline for written submission passed and Council finished considering the item of interest at the Public Meeting, you may email your written submission to Members of Council.



## **Want to be notified after a decision is made?**

If you wish to be notified of the decision of the City of Markham, or approval authority, on the proposed Planning Project Application, you must make a written request to the Clerk's Department at the address noted above or by email to [notifications@markham.ca](mailto:notifications@markham.ca).

## **Please read this important information!**

**Notice to Landlords:** If you are a landlord of lands containing seven (7) or more residential units, please post a copy of this notice in a location that is visible to all the residents.

**Personal Information:** Personal information collected in response to this planning notice will be used to assist City staff and Council to process this application and will be made public.

## **What if I want to appeal the proposal?**

- i) If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Markham, or the approval authority, to the Ontario Land Tribunal, but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Markham before the by-law is passed, the person or public body is not entitled to appeal the decision.
- ii) If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Markham before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

That means if this by-law is appealed to the Ontario Land Tribunal and you would like to participate in the appeal in some form, you **must** make an oral submission at a public meeting, or submit written comments to the City Clerk, before the by-law is passed by Markham City Council.

## **Date of Notice: September 30, 2025**

**Trinela Cane**  
Commissioner of Development Services

**Jim Jones**  
Chair, Development Services Committee