

## MEMORANDUM

**To:** Mayor Lambshead and Members of Council  
**Copy:** Ms. Donna Teggart, CAO, Ms. Adele Arbour, RPP  
**From:** Chris Jones MCIP, RPP  
**Date:** August 22, 2025  
**Re:** Additional Residential Units

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## RESOLUTION R2025-263

On July 15, 2025, Council provided the following direction to the Planning Department with respect to the development of zone regulations for additional residential units:

*...That Council direct staff to bring the Zoning By-law Amendment and Official Plan Amendment to Council for adoption subject to:*

- 1. Integration of policy restricting Additional Residential Units in the Shoreline Residential zone, subject to planning approval; and,*
- 2. Further recommendations concerning Additional Residential Units and Short-Term Rentals.*

## FINAL DRAFT OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS

In accordance with the direction of Council the requisite OPA and ZBA have been modified in a manner that:

- States the purpose of the policy is to help address housing need and not to accommodate short term rental accommodation (OPA 64, Page 5 and Section 5.10.20.3 i));
- Permits additional residential units as-of-right only in the RR, HR and RU Zones; and,
- Permits additional residential units in shoreline areas abutting warm water lakes subject to additional policy criteria (OPA 64 Section 5.10.20.3 e)).

**RECOMMENDATION**

If Council is in agreement with the noted modifications to the OPA and ZBA, the following recommendation is provided for Council's consideration:

1. That Council receive this report;
2. That Council adopt OPA 64 and approve the corresponding zoning by-law amendment.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'Chris Jones', written over a horizontal line.

Chris Jones MCIP, RPP