

**Draft Official Plan Amendment**  
**Inclusionary Zoning Enabling Policies**  
**For Public Consultation**  
**October 14, 2025**

DRAFT

## APPENDIX “A” to By-law 2026-XX

### Official Plan Amendment Number XX to the Town of Oakville’s Livable Oakville Plan

#### **Constitutional Statement**

The details of the amendment, as contained in Part 2 of this text, constitute Official Plan Amendment Number XX (OPA XX) to the Livable Oakville Plan.

#### **Part 1 – Preamble**

##### **A. Subject Lands**

The proposed amendment applies to land within a Protected Major Transit Station Area (PMTSA).

##### **B. Purpose and Effect**

The purpose of the proposed Official Plan amendment (OPA) is to enable the use of Inclusionary Zoning within a PMTSA.

The effect of the proposed amendment to the Livable Oakville Plan is to:

- a) Add policies which enable the use of Inclusionary Zoning on lands identified as a PMTSA in the Official Plan.

##### **C. Background and Basis**

- Regional Official Plan Amendment Number 48 (ROPA 48) to the Region of Halton Official Plan identifies the Midtown Oakville and Bronte GO as a Protected Major Transit Station Areas (PMTSA) in accordance with the *Planning Act*. ROPA 48 was [approved](#) by the Minister of Municipal Affairs and Housing on November 10, 2021. This approval established:
  - the PMTSA boundary for Midtown Oakville and Bronte GO and
  - directs that official plans enable inclusionary zoning within those areas.
- In accordance with requirements of the Region of Halton Official Plan and the *Planning Act*, this OPA provides requisite policies to enable Inclusionary Zoning.
- Consideration of implementing Inclusionary Zoning was first contemplated by Council at its March 18, 2024 Planning and Development Council Meeting wherein Council received a report and presentation regarding a comprehensive study associated with the Town’s preparation of a Housing

Strategy and Action Plan, the White Paper entitled: [Planning Act Tools to Facilitate Development of Affordable Housing](#) (updated in September 2025).

- Per Council approved recommendations, the Town prepared the requisite [Housing Needs Assessment](#) and [Inclusionary Zoning Financial Viability and Housing Market Impact Analysis](#), which were presented to Council on September 8, 2025.
- A [peer review](#) of the Inclusionary Zoning Analysis was conducted by XXX and received by Council on XXX.
- On July 1, 2024, provisions of [Bill 185, Cutting Red Tape to Build More Homes Act, 2024](#), came into effect which now make the Minister of Municipal Affairs and Housing the approval authority for the Town's Official Plan. However, most amendments to the Official Plan are exempt from the Minister's approval by way of [Ontario Regulation 525/97](#). Nevertheless, the Town provided a copy of the draft OPA on October 14, 2025, for its review.
- A copy of the draft OPA was also made available to the public, prescribed bodies for their review and comment.
- A copy of the proposed OPA and notice of statutory public meeting was issued on October 14, 2025, via the Town's website.
- The statutory public meeting was held on November 3, 2025, wherein submissions were provided to Council.
- A recommendation report to adopt this Official Plan Amendment was presented to Council at the XXX Planning and Development Council meeting.

## **Part 2 – The Amendment**

### **A. Text Changes**

The amendment includes the changes to the text of the *Livable Oakville Plan* as described in the following table. In the “Description of Change” column, text that is bolded and underlined is new text to be inserted into the Livable Oakville Plan, while text that is struck out is to be deleted from the Livable Oakville Plan.

| Item | Section  | Description of Change   |
|------|--|---|
| 1    | <b>20. MIDTOWN OAKVILLE (as adopted by OPA 70)</b> | Policy 20.4.1 (c) ii is modified as follows:<br><br>ii. <del>When and where in effect, Development shall provide affordable housing</del> <b><u>inclusionary zoning housing units</u></b> in accordance with the Town’s inclusionary zoning policies and provisions.  |
| 2.   | <b>30 IMPLEMENTATION</b>                           | Section 30 is amended by adding a new item 30.5.2 Inclusionary Zoning as provided in <b>Attachment 1</b> .  |
|      | <b>31 INTERPRETATION</b>                           | Section 31.5 Glossary is amended by adding a new terms and definitions as follows:<br><br><b><u>Inclusionary zoning housing unit means a residential unit that is required per implementation of Section 30.5.2 Inclusionary Zoning of this Plan.</u></b><br><br><b><u>Net proceeds means the difference between the price at which the owner paid for the purchase of the Inclusionary Zoning housing unit and the price at which the owner sold the same unit, less any remaining mortgage payments owed by the owner at the time of the sale, and less all reasonable costs related to the sale.</u></b> |
|      |  | Section 31.5 Glossary is amended by modifying the definition for Inclusionary Zoning as follows:<br><br><del>Inclusionary zoning means a by-law passed under section 34 in accordance with section 35.2 of the Planning Act that authorizes the inclusion of affordable housing units within buildings or projects,</del>   |

|  |  |   |
|--|--|---|
|  |  | <del>containing other residential units, which are maintained as <i>affordable housing</i> units over time.</del> |
|--|--|---|

DRAFT

**Note to Reader:** The following table is provided to identify the *Planning Act*, Ontario Regulation 232/18, and Inclusionary Zoning Assessment Report provisions and recommendations that are informing DRAFT policies, in the first column. The second column provides draft policies to be inserted in a new section 30.5.2 of the Official Plan. The third column is provided to demonstrate how the DRAFT CPP By-law would be implementing these policies.

**Attachment 1 to OPA XX**  
NEW Section 30.5.2 Inclusionary Zoning

| OP Item | Planning Act and O. Reg. 232/18 Requirement <i>and Report Recommendations</i>   | DRAFT Policy added to new Section 30.5.2 <i>Per blue highlighted req.</i>  | DRAFT CPP By-law Provision <i>Per green highlighted req.</i>   |
|---------|---|--|--|
| 1       | <p><b>Section 16(6)</b> Goals and objectives, and description of measures to achieve them</p> <ul style="list-style-type: none"> <li><i>To increase the overall supply of long-term affordable housing;</i></li> <li><i>To meaningfully address housing need gaps as identified in the HNA to the extent that this tool can be leveraged to do so; and</i></li> <li><i>To ensure that the implementation of this tool does not undermine broader development objectives within the specific PMTSAs</i></li> </ul> | <p>a) The Town may implement <i>inclusionary zoning</i> provisions in its zoning and community planning permit by-laws to achieve the following goals and objectives:</p> <ul style="list-style-type: none"> <li>i. To address affordable housing need in Oakville as documented in the Town's Housing Need Assessment, as amended,</li> <li>ii. To provide long term affordable housing units to the extent that this tool can be leveraged, and</li> <li>iii. To ensure that implementation of this tool does not undermine broader development objectives within the specific Protected Major Transit Station Area where it is proposed to be implemented.</li> </ul> | n/a  |
| 2       | <p>Location</p> <p><b>Per O. Reg. s. 3 (1) 2</b></p>  | <p>b) <i>Inclusionary zoning</i> provisions are permitted on lands identified as</p>   | <p>Part B, 1 (a)<br/>Midtown Oakville as defined in Schedule B1 –<br/>Midtown Oakville CPP Area is a Community</p> |

| OP Item | Planning Act and O. Reg. 232/18 Requirement <i>and Report Recommendations</i>  | DRAFT Policy added to new Section 30.5.2<br><i>Per blue highlighted req.</i>  | DRAFT CPP By-law Provision<br><i>Per green highlighted req.</i>   |
|---------|--|---|---|
|         | <i>Apply inclusionary zoning only to lands with residential land use permissions in both the Midtown Oakville and Bronte GO PMTSAs.</i>  | Protected Major Transit Station Area in the Official Plan.  | Planning Permit Area and Protected Major Transit Station Area.<br><br>Part D, 7<br>Within Community Planning Permit Areas that are identified as Protected Major Transit Station Areas, affordable <i>Inclusionary Zoning housing Units</i> shall be provided as follows:<br>(a)<br><i>Inclusionary Zoning</i> provisions apply to lands identified in Part E of this By-law. |
| 3       | Measures and Incentives<br><i>Per O. Reg. s. 3(1) 7</i><br><i>Per s. 35.2 (2)(e) and (f) – optional</i><br><br><i>Development Charge Exemption</i><br>per the <i>Development Charges Act</i> , section 4.3 | c) To support the implementation of <i>inclusionary zoning</i> provisions, the Town shall ensure that the balance of zoning or community planning permit by-law provisions are in conformity with the Official Plan.  | <i>(The CPP By-law pre-zones lands in conformity with OPA 70.)</i><br><br><i>(Inclusionary Zoning units are exempt from Development Charges, per the Development Charges Act, section 4.3.)</i>   |
| 4       | <i>Determination of “Affordable”</i><br><i>Per O. Reg. s. 3(1) 8</i><br><i>Per s. 35.2 (2)(g)</i>  | d) The price or rent that is deemed “affordable” shall be in accordance with the Affordable Residential Units for the Purposes of the <i>Development Charges Act</i> , 1997 Bulletin (Provincial Bulletin), as updated. (See: <a href="#">Municipal development and community benefits charges, and parklands   ontario.ca</a> ).<br><br>e) The implementing <i>inclusionary zoning</i> by-law may require the affordable price or rent to be a proportion above or below the listed rates, per findings of | Part D, 7 (e)<br>The affordable inclusionary zoning units, as provided by the Province, shall be:<br><br>i. Priced to be affordable for the household of the 60 <sup>th</sup> percentile household income based on the most recent year for which this information is available, or<br><br>ii. Leased based on the Average Market Rent of the most recent year                |

| OP Item | Planning Act and O. Reg. 232/18 Requirement <i>and Report Recommendations</i>   | DRAFT Policy added to new Section 30.5.2<br><i>Per blue highlighted req.</i>   | DRAFT CPP By-law Provision<br><i>Per green highlighted req.</i>   |
|---------|---|--|---|
|         |   | the <i>inclusionary zoning</i> viability assessment, as amended.   | <p>this information is available on a per unit type basis.</p> <p>iii. Area Specific provisions in Part E of this by-law may require rates that are based on a proportion above or below rates noted in (i) and (ii).</p> <p><i>Part E 1.5 (a) (Midtown)</i><br/>The required Inclusionary Zoning units shall be provided as:</p> <p>i. Rental housing units leased at no more than 80% of Average Market Rent as determined in Part D, Section 7 (e) and shall be provided with the same unit mix proportion required Section 1.1.3 (9) above; <b>or</b></p> <p>ii. Ownership units containing two or more bedrooms priced for the 60<sup>th</sup> percentile of household incomes in accordance with Part D, Section 7 (e).</p> |
| 5       | <p>Depth of Affordability – households expected to benefit from IZ</p> <p><b>Per O. Reg. s.3(1) 3</b></p> <p><i>Require that the affordable housing units provided under an inclusionary zoning bylaw have rents equal to 80% of the AMR by</i></p> | <p>f) Implementing by-law provisions shall ensure that <i>inclusionary zoning housing units</i> are priced or leased at rates affordable to <i>moderate income households</i> and/or <i>moderate income rental households</i>.</p> | <p>See Row 4 above, and Part D, 7 (f)</p> <p>When the <i>Inclusionary Zoning housing units</i> are sold or leased, they must be sold at the</p>   |



| OP Item | Planning Act and O. Reg. 232/18 Requirement <i>and Report Recommendations</i>   | DRAFT Policy added to new Section 30.5.2<br><i>Per blue highlighted req.</i>   | DRAFT CPP By-law Provision<br><i>Per green highlighted req.</i>  |
|---------|---|--|--|
|         | <p><i>bedroom type in the Town of Oakville, as reported annually by CMHC.</i></p> <p><i>Prioritize the provision of affordable rental housing over affordable ownership housing as the tenure of inclusionary zoning units in buildings for which the market-rate dwelling units are condominium-registered.</i></p>                                      |  | <p>price or leased at the rent determined in accordance with clause (e).</p>   |
| 6       | <p><b>Scale of Development</b><br/> <b>Per O. Reg. s. 3(1) 1</b><br/> <b>Per s. 35.2 (2)(c)</b><br/> <i>Limit the application of inclusionary zoning to high-rise, high density condominium developments in the Midtown Oakville PMTSA and high-rise, medium-density and high-rise, high density condominium developments in the Bronte GO PMTSA.</i></p> | <p>g) At no time will <i>inclusionary zoning</i> provisions apply to development or redevelopment that proposes less than ten residential units.</p>   | <p>Part D, 7 (b)<br/> <i>Inclusionary Zoning</i> provisions apply to development that is providing a minimum of 100 units, unless otherwise stated in <b>Part E</b> of this by-law.</p>  |
| 7       | <p><b>Maximum Inclusionary Zoning Units</b><br/> <b>Per O. Reg. s. 3(1) 5</b><br/> <b>Per s. 35.2 (2) (a)</b><br/> <i>Require that 5% of residential unit GFA (excluding common areas) in a development be affordable housing.</i></p>  | <p>h) The maximum number units or gross floor area that may be required to be <i>inclusionary zoning housing units</i> shall be:</p> <ul style="list-style-type: none"> <li>i. 5 per cent of the total residential units that are part of the development or redevelopment, or</li> <li>ii. 5 per cent of the total floor area of all residential units that are part of the development or</li> </ul> | <p>Part D, 7 (c)<br/> 5% of the total Residential <i>Gross Floor Area</i> (not including <i>ancillary residential areas</i>) shall be set aside as <i>Inclusionary Zoning housing units</i>. These units shall be identified within the approved and issued <i>community planning permit</i> plans and drawings.</p> |

| OP Item | Planning Act and O. Reg. 232/18 Requirement <i>and Report Recommendations</i>  | DRAFT Policy added to new Section 30.5.2<br><i>Per blue highlighted req.</i>   | DRAFT CPP By-law Provision<br><i>Per green highlighted req.</i>   |
|---------|--|--|---|
|         |  | redevelopment, not including common areas.   |   |
| 8       | Length of Affordability<br><i>Per O. Reg. s. 3(1) 6</i><br><i>Per s. 35.2 (2) b</i><br><i>Require a minimum affordability length of 25 years.</i>  | i) The period of time for which <i>inclusionary zoning housing units</i> would be maintained as affordable shall not exceed 25 years.  | Part D, 7 (d)<br><i>The Inclusionary Zoning housing units shall remain affordable for a period of 25 years from the time of first occupancy.</i>  |
| 9       | Inclusionary Zoning Unit Mix<br><i>Per O. Reg. s. 3(1) 4</i><br><i>Per s. 35.2 (2)(d)</i><br><i>Require affordable housing units provided under an inclusionary zoning bylaw to have the same or a higher proportion of two bedroom and three-bedroom units than the market component of the Development</i>             | j) <i>Inclusionary zoning housing units</i> shall be provided based on unit mix requirements provided in this Official Plan and the implementing by-law.   | Part D, 7 (g)<br><i>Area Specific provisions in Part E of this by-law may provide additional requirements regarding unit type, tenure and proportion of unit types that are required to be Inclusionary Zoning housing units.</i>   |
| 10      | Distribution of Net Proceeds from the Sale of Inclusionary Zoning Units<br><i>Per O. Reg. s.3(1) 9</i><br><i>Per O. Reg. s 4</i><br><i>Require that 50% of the net proceeds from the sale of an affordable unit to be redistributed to the Town and reinvested in affordable housing if it is sold at market prices.</i> | k) A portion, no greater than 50%, of <i>net proceeds</i> from the sale of <i>inclusionary zoning housing unit</i> shall be distributed to the Town during the affordability period and up until the first sale of the unit that occurs within 10 years following the affordability period,. The portion shall be defined in the by-law. | Part D, 7 (h)<br><i>50% of the net proceeds from the sale of an Inclusionary Zoning housing unit shall be distributed to the Town during the affordability period and up until the first sale of the unit that occurs within 10 years following the affordability period.</i> |
| 11      | When Offsite Unit is permitted<br><i>Per O. Reg. s. 3(1) 10</i><br><i>Restrict the provision of affordable housing units off-site to circumstances in which, in the opinion of Town Council, the provision of off-</i>   | l) <i>Inclusionary zoning housing units</i> shall be provided within each building where <i>inclusionary zoning</i> provisions are applicable, unless  | Part B, 9 (c)(iii)<br><i>The referral of a matter to Council ... The decision requires entering into an Agreement on a matter that is not addressed in this by-law and/or requires Council's permission to enter into such an agreement.</i>                                  |

| OP Item | Planning Act and O. Reg. 232/18 Requirement <i>and Report Recommendations</i>                                | DRAFT Policy added to new Section 30.5.2<br><i>Per blue highlighted req.</i>  | DRAFT CPP By-law Provision<br><i>Per green highlighted req.</i>   |
|---------|--|---|---|
|         | <i>site units would result in an improved housing outcome than if they remained on the development site.</i> | <ul style="list-style-type: none"> <li>i. it is in the opinion of Council that the provision of off-site units would result in a more improved housing outcome than if they remained in the building for which they were intended,</li> <li>ii. provided that the offsite units are delivered at the same time or in advance of the specific building, and</li> <li>iii. the applicant enters into an agreement that confirms that building permits for the proposed development may be put on hold until such time as the required offsite units are registered on title.</li> </ul> |   |
| 12      | Where Offsite Unit can be located within PMTSA<br><i>Per O. Reg. s. 3(1) 11</i>                              | m) Where offsite units are permitted by Council, these units shall be located within the same Protected Major Transit Station Area, and shall be constructed prior to or concurrent with the development that was otherwise required to provide the <i>inclusionary zoning housing units</i> .  | Part B, 11 Table 11-1 (o) re; holding condition<br>The issuance of the permit may be withheld until specified matters are addressed and/or complementary permits are issued. This condition may be appropriate where: certain studies must be completed; infrastructure is required to be in place to service the proposed development; land division is required to convey lands for park, roads, or other public service facility; off-site <i>inclusionary zoning housing units</i> are required to be registered; confirmation of participation within a land-owner group and its relevant agreement(s); or |

| OP Item | Planning Act and O. Reg. 232/18 Requirement <i>and Report Recommendations</i>  | DRAFT Policy added to new Section 30.5.2<br><i>Per blue highlighted req.</i>  | DRAFT CPP By-law Provision<br><i>Per green highlighted req.</i>   |
|---------|--|---|---|
|         |  |   | <p>where permits from other public agencies or organisations are required</p> <p>Part B, 11.2 (vi) re: Holding Condition Criteria<br/>To satisfy policies of the Official Plan related to heritage conservation, potentially contaminated sites, protection of the natural environment, Inclusionary Zoning, community improvement and any other planning matters determined to be relevant to the development of the lands;</p>  |
| 13      | <p>Policies set out approach for <b>ensuring</b> required affordable housing unit is maintained for the required period of time and <b>Monitoring</b>.<br/><i>Per O. Reg. s. 3(2)</i><br/><i>Condition of Community Planning Permit Approval</i><br/><i>Per s. 35.2 (2)(i)</i></p> | <p>n) The Town shall ensure that <i>inclusionary zoning housing units</i> are maintained as affordable for the duration of the affordability period, through procedures established by the Town and Halton Region as it relates to implementing development charge exemptions per the <i>Development Charges Act</i>, which include:</p> <ul style="list-style-type: none"> <li>i. Requiring that all <i>inclusionary zoning housing units</i> are identified in a registered plan of subdivision, condominium declaration and/or the issued <i>community planning permit</i>;</li> <li>ii. Requiring the applicant to enter into agreement(s) with the Town</li> </ul> | <p>PART B – CPP Conditions, Table 11-1 (k)<br/><b>Inclusionary Zoning Affordable Housing Units</b><br/>Per provisions of this by-law, a proportion of certain residential development is required to be affordable. These units are required to be registered on title and to remain affordable for a period of time specified in the provisions of the By-law.</p> <p><i>Timing of fulfillment</i><br/>IZ units must be identified in the plans and drawings of the <i>Community Planning Permit</i>.</p> <p><i>Agreement</i><br/>Required.<br/>Agreement must be completed prior to issuance of <i>Community Planning Permit</i>.</p> |

| OP Item | Planning Act and O. Reg. 232/18 Requirement <i>and Report Recommendations</i>   | DRAFT Policy added to new Section 30.5.2<br><i>Per blue highlighted req.</i>  | DRAFT CPP By-law Provision<br><i>Per green highlighted req.</i>   |
|---------|---|---|---|
|         | <p><i>Units are maintained in Good Repair</i><br/><b>Per s. 35.2 (8)</b></p> <p><i>Affordability of units is Maintained</i></p> | <p>which shall be registered on title with the land and <i>inclusionary zoning housing unit</i> (which is subject to a plan of condominium) to ensure that future resales/re-rents are in accordance with the provisions of this by-law;</p> <p>iii. Requiring the owner of the <i>inclusionary zoning housing unit</i> to inform the Town when the unit is put on the market for sale and confirm that the sale of the unit is accordance with the provisions of the by-law; or</p> <p>iv. In the case of <i>inclusionary zoning housing units</i> that are rental, requiring the owner to provide a statement to the Town on an annual basis that the lease rate for the unit is at or below the maximum rate threshold provided in the by-law; and</p> <p>v. Monitoring the sale of <i>inclusionary zoning housing units</i> and receiving <i>net proceeds</i> that were received by the municipality from the sale of</p> | <p><i>Registration of Agreement</i><br/>Required.</p> <p><i>Exemptions</i><br/>All development that is not subject to <i>Inclusionary Zoning</i></p> <p>Part D, 7 (i)<br/><b>Pursuant to Section 446</b> of the Municipal Act, the Town has the right to enter and ensure that <i>Inclusionary Zoning housing units</i> are maintained in good repair.</p> <p>Part D, 7 (j)<br/>All affordable Inclusionary Zoning units shall be identified as such on approved and issued <i>community planning permit</i> plans and drawings. Section 118 provisions of the <u>Land Titles Act</u> will be applied to these units identifying the requirement for the Land Registrar to notify the Town when such units are sold and price for which they are sold. This requirement shall remain with subsequent owners until the affordability period identified in clause (d) expires and up to the lesser of the first resale of the unit after the affordability period or 10 years after the affordability period for each unit.</p> |

| OP Item | Planning Act and O. Reg. 232/18 Requirement <i>and Report Recommendations</i>  | DRAFT Policy added to new Section 30.5.2<br><i>Per blue highlighted req.</i>   | DRAFT CPP By-law Provision<br><i>Per green highlighted req.</i>   |
|---------|--|--|---|
|         | <i>Agreements Registered on Title</i><br>Per s. 35.2 (2)(i)  | <i>inclusionary zoning housing units.</i>  | Part D, 7 (k)<br><b>Agreements</b> - Agreement(s) shall be registered on title that address items (b) – (i) of this By-law.   |
|         | Policies set out approach for <b>Monitoring</b> .<br>Per O. Reg. s. 3(2)   | o) The Town shall monitor the implementation of Inclusionary Zoning policies and provisions and report on a bi-annual basis for each year that is the subject of the report: <ul style="list-style-type: none"> <li>i. The number of <i>inclusionary zoning housing units</i>,</li> <li>ii. The types of <i>inclusionary zoning housing units</i>.</li> <li>iii. The location of the <i>inclusionary zoning housing units</i>.</li> <li>iv. The range of household incomes for which the <i>inclusionary zoning housing units</i> were provided.</li> <li>v. The number of <i>inclusionary zoning housing units</i> that were converted to units at market value, following the affordability period.</li> </ul> |   |
| X       | <i>Transition</i><br>Per O. Reg. s. 8 (d)<br><i>Include transition/exemption provisions in the Town's inclusionary zoning Official Plan Amendment and zoning by-law, above and</i> | p) Implementing by-laws, where appropriate or necessary, may provide transition and/or exemption provisions beyond those provided in the <i>Planning</i>   | Part D, 7 (m)<br><i>Community planning permit</i> applications that were made prior to the Area Specific <i>Inclusionary Zoning</i> provisions passed in this by-law are exempt from the provisions set out |

| OP Item | Planning Act and O. Reg. 232/18 Requirement <i>and Report Recommendations</i>   | DRAFT Policy added to new Section 30.5.2<br><i>Per blue highlighted req.</i>  | DRAFT CPP By-law Provision<br><i>Per green highlighted req.</i>   |
|---------|---|---|---|
|         | <i>beyond those in O. Reg 232/18 under the Planning Act, to allow inclusionary zoning requirements to be capitalized into land values and not deter development as condominium market conditions recover.</i> | Act and/or the Inclusionary Zoning Regulation 232/18, as amended.   | in this Section, and the Area Specific provisions in Part E of this By-law.   |
| X       | <b>Exemption</b><br>Per O. Reg. s. 8 (b)<br><i>Limit the application of inclusionary zoning to condominium developments and exempt purpose-built rental developments.</i>                                     | See (p) above.<br><br><div style="text-align: center; font-size: 4em; color: red; transform: rotate(-45deg); opacity: 0.3;">DRAFT</div> | Part D, 7 (m)<br>The <i>Inclusionary Zoning</i> requirements of this By-law do not apply to development or redevelopment where the development or redevelopment is:<br><br><div style="margin-left: 40px;"> iv. proposed by a non-profit housing provider or is proposed by a partnership in which, <div style="margin-left: 20px;"> 1. a non-profit housing provider has an interest that is greater than 51 per cent, and<br/> 2. a minimum of 51 per cent of the units are intended as affordable housing, excluding any offsite units that would be located in the development or redevelopment; or<br/> </div> </div> ii. proposed to be a purpose-built rental housing development. |



| OP Item | Planning Act and O. Reg. 232/18 Requirement <i>and Report Recommendations</i> | DRAFT Policy added to new Section 30.5.2<br><i>Per blue highlighted req.</i> | DRAFT CPP By-law Provision<br><i>Per green highlighted req.</i>  |
|---------|---|--|--|
| X       | <i>Definitions</i>  | <i>(See Above)</i>   | <i>Inclusionary Zoning</i> means a by-law passed in accordance with section 35.2 of the <i>Planning Act</i> .  |
| X       | <i>Definitions</i>  | <i>(See Above)</i>   | <i>Inclusionary zoning housing unit</i> means a residential unit that is required per implementation of <i>Inclusionary Zoning</i> provisions of this By-law.  |
| X       | <i>Definitions</i>  | <i>(See Above)</i>   | <i>Net proceeds</i> means the difference between the price at which the owner paid for the purchase of the <i>Inclusionary Zoning housing unit</i> and the price at which the owner sold the same unit, less any remaining mortgage payments owed by the owner at the time of the sale, and less all reasonable costs related to the sale. |



Illustration of Net Proceeds calculation:

