

Springwater Official Plan

Section 6 – Housing Policies

6.1. Objectives

- 6.1.1. Historically the provision of higher density development, special needs housing or what is typically considered affordable housing, has been provided almost exclusively in the community of Elmvale. This has been due, for the most part, as a result of the provision of full municipal services. It is also clearly recognized that in a regional context, larger urban centres have more appropriately served this need due to municipal servicing, social and institutional services, public transportation and the comparative ease to supply the variety of needs associated with these housing forms. It is also acknowledged that past provincial policies concerning the provision of this type of housing were and continue to be directed primarily at full service urban centres and may not be appropriate or attainable in municipalities such as Springwater. In consideration of the above the Township will strive to support such housing initiatives but will do so within the context of Springwater Township, and with regard to the appropriate housing distribution and balance in locations where these housing types can be appropriately and realistically located and integrated into the existing communities.
- 6.1.2. The Township acknowledges the need to strive to ensure the provision of an adequate supply of residential units to accommodate the predicted future growth of the Township during the planning period,
- 6.1.3. It is important to maintain and improve the existing housing stock of the Municipality and to allow for the intensification of this housing stock as may be deemed appropriate.

6.2. Policies

- 6.2.1. The Township supports the principle of permitting a variety and mix of housing types *and locations* in the Municipality. The type of housing and density of development will *largely* be determined by the **availability of appropriate types and levels of water supply and sewage treatment and other required community services**; the nature and character of existing residential development in the community; the physical capability of the site **and its natural environs** to sustain the proposed residential development. **[Mod. # 10 - Jan. 28/98]**
- 6.2.2. The mix and variety of housing types may include a range of housing size, design, density, tenure and price based on the perceived needs of the Township's existing and future residents. In the provision of this housing

mix, the Township should encourage and give consideration to an appropriate amount designed to be affordable to moderate and lower income households.

- 6.2.3. In assessing the predicted housing needs of the Township, studies may be undertaken which may incorporate the information contained in the Township's Growth Management Study, the Background Report to this Official Plan, other local studies or any relevant information published by provincial agencies,
- 6.2.4. To ensure the timely supply of sufficient housing to meet the future needs of the Township, the Township will strive to assist the development industry through the provision of information, helpful guidance, efficient administration and processing of applications and where appropriate and feasible, encourage the extension and upgrading of municipal services.
- 6.2.5. In an effort to provide, in a timely fashion, housing opportunities related to future growth, the Township will strive to maintain a minimum 10 year supply of land designated and available for new residential development. This target may also provide for the redevelopment and intensification of developed areas.
- 6.2.6. The Township will endeavour to provide at least a three year supply of residential units with servicing capacity in draft approved or registered plans.
- 6.2.7. Within built up areas where sufficient infrastructure capacity exists, the intensification of residential uses may be considered to increase the potential supply of new housing units.
- 6.2.8. The Township will endeavour to reduce the cost of housing by providing for cost effective development standards and regulations as may be deemed appropriate.
- 6.2.9. The Township may avail itself of and promote government sponsored programs which provide for rental accommodation.
- 6.2.10. Where appropriate, the Township should consider the feasibility of encouraging housing units in conjunction with commercial developments.
- 6.2.11. The Township should monitor the production and availability of residential lots and housing on an ongoing basis so as to measure the effectiveness of and conformity with the policies of this Plan.
- 6.2.12. The provision of affordable rental accommodation can be enhanced through the intensification of existing residential areas. The conversion of single detached residential units into two dwelling units may be permitted through

the implementing Zoning By-law conditional upon the availability of an adequate water supply and sewage disposal facilities.

- 6.2.13. Additional accommodation in the form of a “garden suite” may be permitted on a temporary basis on a lot occupied by a residential dwelling unit and shall be subject to the following.
 - 6.2.13.1. Suitable sewage treatment facilities as may be approved by the appropriate Government agency having jurisdiction together with an adequate source of potable water.
 - 6.2.13.2. The implementing Zoning By-law shall set out appropriate regulations concerning setbacks, lot size, parking, floor area and any other requirements and definitions as may be deemed appropriate to properly control and regulate the use,
 - 6.2.13.3. Such uses may be subject to Site Plan Control, and/or any other agreement deemed necessary by the Township.
 - 6.2.13.4. Such uses may be subject to a temporary use by-law.

6.3. **Additional Residential Units**

6.3.1 Additional Residential Unit shall mean:

A separate and self-contained dwelling unit that is subordinate to the primary dwelling and located within the same building or within a detached accessory building on the same lot as a primary dwelling.

6.3.2 The following policies apply to Additional Residential Units:

- a. Additional Residential Units shall be permitted within a single detached, semi-detached, townhouse dwelling or located within a detached accessory building on the same lot.
- b. Additional Residential Units will be regulated by the provisions of the implementing Zoning By-law.
- c. Additional Residential Units shall be appropriately serviced and shall comply with all applicable health and safety standards, including but not necessarily limited to those set out in the Ontario Building Code and the Ontario Fire Code.
- d. All Additional Residential Units shall not be located within any area subject to natural hazards such as floodplains or erosion hazards.

- e. All applicable permits and or approvals are required to be obtained from the conservation authority and any other agencies.
- f. For the purpose of the Site Plan Control By-law, Additional Residential Units are not considered multi-residential uses.
- g. The municipality may establish a registration or licensing program to regulate and/or administrate Additional Residential Units.
- h. All applicable consent policies continue to apply. Additionally, surplus farm dwelling severance policies shall not be used to create separate lots for additional residential units.

6.3.3 The following criteria will be used as the basis for permitting additional residential dwelling units:

- a. The use is subordinate in scale and function to the primary dwelling on the lot;
- b. The use can be integrated into its surroundings with negligible visual impact to the streetscape;
- c. The use is compatible in design and scale with the built form of the primary dwelling;
- d. Any other siting requirements related to matters such as servicing, parking and access requirement and storm water management can be satisfied.