

SECTION 17

AFFORDABLE HOUSING

(added OPA No. 44)

17.1 Alternative forms of Housing

The changing profile of the population of the Township, as well as the need to create more affordable housing requires the Township to provide the opportunity for alternative forms of housing. Pressure to accommodate this demand will be felt within the Township in new and existing neighbourhoods and requires flexible and responsive municipal policies and regulations. Many of these amendments are required in order to implement the Provincial requirements of Bill 140, as follows:

17.1.1 General Provisions for Accessory Apartments

- a) Only one accessory apartment will be permitted per property, either in a dwelling or in an accessory building.
- b) The accessory apartment must be subordinate in size to the main dwelling.
- c) The lot size and configuration are sufficient in size to accommodate parking and amenity areas and services.
- d) Details regarding size and permitted zones will be outlined in the Township's Zoning By-law.
- e) Where the main dwelling is serviced by a septic system and private potable water, verification must be provided that the septic system is capable of accommodating an additional dwelling unit and that there is adequate potable water to service both the accessory apartment and the main dwelling unit.
- f) The accessory apartment shall not be severed from the property that contains the principal residence.
- g) A lot may not have both an accessory apartment and a garden suite.
- h) A zoning amendment is required to establish an accessory apartment in a townhouse dwelling.

17.1.2 Accessory Apartments in Dwellings

- a) Are permitted in all single, and semi-detached dwellings in the Township. A zoning amendment is required to establish an accessory apartment in a townhouse dwelling.
- b) Must be directly attached to, or contained within, the main dwelling.
- c) Must have a similar architecture and style to the main dwelling.
- d) Must comply will all zoning by-law regulations in terms of size, setbacks, height, etc.
- e) The building age and condition are capable of supporting the intensified use and the requirements of the Building and Fire Codes must be satisfied.

17.1.3 Detached Accessory Apartment Units

- a) Must be secondary and subordinate to the main dwelling on the property.
- b) Must be located in the same cluster of buildings as the main dwelling on the property.
- c) Must comply with zoning regulations regarding size, setbacks, height, etc.
- d) The requirements of the Building and Fire Codes must be satisfied.