

### **3.4.1 Supply**

- 1) The Township will ensure that residential growth can be accommodated for a minimum of fifteen years through residential intensification, redevelopment and new residential development within the designated settlement areas of the Township.
- 2) Given the servicing limitations within the settlement areas, however, most of the residential growth in the Township will occur within Dundalk. Lower density development within the unserved settlement areas may be considered where the site conditions are suitable for communal or individual wells and septic systems and where permitted by this Official Plan. Medium and high-density housing shall generally only be considered in Dundalk.
- 3) The Township will also ensure that at least a three-year supply of residential land is available through lands already zoned to facilitate residential intensification and redevelopment or in Draft Approved Plans of Subdivision or registered plans.

### **3.4.2 Intensification**

- 1) Residential intensification shall be achieved by: developing vacant or underutilized lots within existing developed areas; allowing for a secondary dwelling unit (i.e., apartment) within new dwellings; converting or expanding existing residential buildings to create new residential dwellings; converting or expanding existing industrial, commercial and institutional buildings for residential use; and, redeveloping brownfield sites.
- 2) It is recognized that intensification may require relief from one or more provisions of the Township's Zoning By-law. Such relief shall be granted where Council is satisfied that proper land use planning is occurring.

### **3.4.3 Affordability**

- 1) "Affordable Housing" is defined as follows:
  - a) In the case of home ownership, is the least expensive of the following:

- i) Housing where the purchase price is at least 10 percent below the average purchase price of a resale unit in Grey County or,
  - ii) Annual housing expenses do not exceed 30% of gross household income for low and moderate incomes (i.e., before tax household income).
- b) In the case of rental housing, is the least expensive of the following:
  - i) At or below the average market rent in Grey County or,
  - ii) Rent prices do not exceed 30% of gross household income for low and moderate incomes.
- 2) The Township strongly encourages affordable ownership and rental housing, and in this regard has set a target for 30% of all new dwellings to fall within this price range.
- 3) The bulk of the affordable rental units will likely be provided in the form of secondary suites, as explained below.
- 4) Semi-detached dwellings, townhouses, and low-rise apartment buildings generally provide the best opportunities for affordable housing.
- 5) In order to encourage affordable housing, the Township may consider a request for a grant in lieu of residential development charges, planning fees and building permit fees in return for a commitment by the developer to meet specified affordability targets.
- 6) The Township will actively support the County's efforts to establish an affordable housing committee and their efforts to increase the amount of affordable housing within the Township and throughout Grey County.
- 7) This Official Plan also encourages the creation of new dwellings that do not fall within the "affordable housing" category to still be financially attainable for low and medium-income households whenever possible.
- 8) The Township may also give consideration to a variety of zoning standards and subdivision design standards, where appropriate, including smaller lot areas and frontages, reduced yard requirements and increased lot coverage

in order to facilitate affordable and attainable housing. In some instances, it may also be appropriate to reduce the onsite parking requirements of the Zoning By-law as a means of facilitating more affordable and attainable housing.

- 9) During the next update of the Township's Zoning By-law, and also at other appropriate times, the Township will give consideration to rezoning specific properties or general areas of Dundalk to allow for increased densities and facilitate affordable or attainable housing, including rental units.
- 10) The Township's Zoning By-law should include a minimum floor area requirement that allows for small, affordable dwellings in all zones where residential dwellings are permitted. The Zoning By-law could simply defer to the Ontario Building Code for minimum floor area requirements.

#### **3.4.4 Secondary Dwelling Units**

- 1) A secondary dwelling unit is defined as either a second unit within a principal dwelling (i.e., apartment) or a dwelling unit situated within a separate building that is ancillary to the principal dwelling on the site.
- 2) Secondary dwelling units provide an excellent opportunity for affordable rental housing and/or for the provision of housing for a family member in need of some level of supervision.
- 3) Within the designated urban areas, a secondary dwelling unit will be permitted within a detached dwelling. A secondary dwelling within a semi-detached dwelling or townhouse may be considered where the land owner can satisfy the concerns of the Township with regard to parking congestion, snow storage space and visual impact on the streetscape.
- 4) A secondary dwelling within an ancillary building will also be permitted on larger lots outside of the settlement areas, subject to restrictions on unit size, location on the property, sharing of driveways, etc.
- 5) The provisions for the secondary dwelling units will be provided in the Comprehensive Zoning By-law.

### **3.4.5 Short-Term Accommodation**

- 1) The Township recognizes that short-term accommodations, including bed and breakfast establishments, farm vacation homes and houses that are rented for a few days, can attract tourism to the area on a year-round basis, which can be beneficial to the economy. Some short-term accommodation facilities, however, can be a nuisance for some neighbours. Council shall study this matter and adopt a Short-Term Accommodation By-law.