

**THE CORPORATION OF THE TOWNSHIP OF PRINCE
BY-LAW 2017-32
OFFICIAL PLAN AMENDMENT No. 14
TO THE
PRINCE TOWNSHIP OFFICIAL PLAN**

PURPOSE

As a result of the "*Strong Communities through Affordable Housing Act, 2011*" the Planning Act requires that the Official Plan include policies allowing for Secondary Units within or accessory to existing dwellings in order to address the following needs;

- 1 To provide affordable housing options.
- 2 To allow second units for aging parents or caregivers.
- 3 To allow home owners an additional source of income.
- 4 To provide a better use of existing infrastructure.

LOCATION

The Zoning By-law allows residential development in the following zones;

- 1 Hamlet
- 2 Rural Area

There are areas within both the Hamlet and Rural Areas where secondary units are not recommended due to;

- 1 natural hazards,
- 2 soil conditions,
- 3 lack of access to year-round municipal owned and maintained roadway,
- 4 the inability of the lot soils or septic system to support the additional sewage,

BASIS

This amendment is necessary in view of the "*Strong Communities through Affordable Housing Act, 2011*".

Council now considers it mandatory to amend the Official Plan to permit the proposed uses.

DETAILS OF THE ACTUAL AMENDMENT & RELATED POLICIES

- Land-use Schedule "A" of the Prince Township Official Plan is hereby amended to include the policies in Appendix "A" of this agreement;
- Appendix "A" forms part of this by-law.


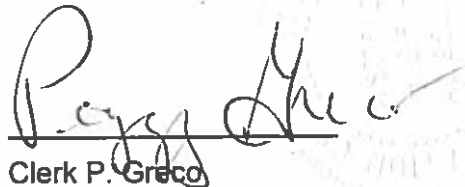
INTERPRATION

The provisions of the Official Plan as amended from time to time will apply to this Amendment.

Read three times and passed this 12th day of December 2017



Mayor K. Lamming



Clerk P. Greco

Appendix "A" **to By-Law 2017-32**

Official Plan Policies

PART CA Second Unit Policies

The following policies to be added to the Official Plan for Prince Township.

CA 1 Second Units

The Township of Prince supports the "*Strong Communities through Affordable Housing Act*" in allowing for Second Units within or accessory to existing dwellings in order address the following needs;

- 1 To provide affordable housing options.
- 2 To allow second units of aging parents or caregivers.
- 3 To allow home owners an additional source of income.
- 4 To provide a better use of existing infrastructure.

CA 1.2 Which Dwellings Can Support Second Units

This Official Plan authorizes the use of a second residential unit as follows;

- (1) the use of two residential units in a detached dwelling or a semi-detached dwelling or rowhouse dwelling, where permitted if no building or structure ancillary to the detached dwelling, semi-detached dwelling or rowhouse dwelling contains a residential unit; and
- (2) the use of a residential unit in a building or structure ancillary to a detached dwelling, or a semi-detached dwelling or rowhouse dwelling where permitted, if the detached dwelling, semi-detached dwelling or rowhouse dwelling contains a single residential unit.

CA 1.3 Where Are Second Units Allowed

Second units are allowed within the Hamlet, and Rural (Agricultural and Rural Residential Designations) as shown on Schedule C of this Plan. However, the following section lists restrictions; based on the ability to supply an onsite supply of potable water and a sewage system capable of supporting two units. These are as follows;

- a) The supporting property must be on an existing road which is municipally owned and maintained by the municipality year-round.
- b) The supporting lot cannot be in an area that is sensitive to development and shown as the "Conservation Authority Regulated Area" on Schedule D.
- c) Second Units are not allowed on any lake that has not been evaluated to show that the lake has the capability to support additional development.

CA 1.4 Lot and Size Restrictions

In order to preserve the intent of the legislation and the character of development in Prince Township as a Rural Community the following restrictions apply to Second Units and the Lots upon which second units are proposed;

- a) A second unit must be clearly secondary to the main unit in the following manner;
- 1) The second unit be within the structure of the main unit.
 - 2) If the second unit is within an accessory building it must be smaller than the primary structure and must not exceed 93 square metres (1001 sq. ft).
 - 3) The minimum lot size supporting a second unit is 0.8 ha. (1.97 ac.).