

Town of Carleton Place

Official Plan Ad Hoc Committee



Scope of Area Subject to Consideration:

Affordable Housing policies apply generally to all residential developments within the Town of Carleton Place. As a result, no contextual mapping is provided for reference.

Instructions:

- 1) *Review the policy sections included in the information package;*
- 2) *If there are provisions from other sections of the OP referenced in the sections under review, refer to the copy of the Official Plan on the [website](#).*
- 3) *Go for a walk (or drive) through the identified neighbourhoods;*
- 4) *Think about how these policies have (or have not) been applied to the development in the neighbourhoods;*
 - *Has development in the last 10 years reflected this policy mandate?*
 - *Does this policy seem relevant today?*
 - *Does this policy reflect the type of development I want to see in the community?*
 - *Are there policies I would like to see that do not exist today?*

Policy for Review:

The Official Plan is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation. When more than one policy is relevant, a decision-maker should consider all of the relevant policies to understand how they work together.

The language of each policy, including the Implementation and Interpretation policies, will assist decision-makers in understanding how the policies are to be implemented.

While specific policies sometimes refer to other policies for ease of use, these cross-references do not take away from the need to read the Official Plan as a whole.

There is no implied priority in the order in which the policies appear.

6.21.1 Affordable Housing

Council will strive to meet a target of 25% of all new housing to be affordable housing by enabling a full range of housing types and densities to meet projected demographic and market requirements of current and future residents of the Town by:

1. Monitoring the need for social assisted housing for households and seniors. Where specific needs are identified, Council will work with the Ministry of Municipal Affairs and Housing and the Social Services Department of the County of Lanark to meet identified needs.
2. Encouraging infill and housing intensification. This may be achieved through the conversion of single detached dwellings to multiple units, through the provision of secondary suites, through re-development at higher densities, through land severances on large under-utilized lots which create opportunities for development on the severed lot (subject to the relevant policies elsewhere in this plan) and through infill on vacant lands.
3. Ensuring a minimum 10-year supply of residential land at all times.
4. Working with the development industry to ensure that a 3-year minimum supply of registered or draft approved lots and blocks for new residential development is available at all times based on sufficient servicing capacity.
5. Monitoring population projections and the residential development targets.
6. Making provision for alternative housing types such as accessory dwelling units.
7. Encouraging cost-effective development standards and densities for new residential development to reduce the cost of housing.
8. Providing for increased density through bonus provisions as stated in Section 3.5.4.1.

Affordable housing is defined as housing which is valued at 10% below the average resale price of housing in the regional market area.

Is the provincial definition of Affordable Housing appropriate for application in Carleton Place?

A lot of the policies included in the Official Plan are aspirational. Do you believe this is reasonable? If not, how do you believe the policies should be changed to be action oriented?

How should the Town focus resources to assist in making affordable housing more available?

6.21.2 Group Homes

A group home is defined as a single housekeeping unit in a residential dwelling in which 3 to 10 residents (excluding supervisory or operating staff) live together under responsible supervision consistent with the requirements of its residents. The home is licensed or approved under provincial statute and is in compliance with municipal by-laws.

A group home shall be permitted in all residential land use designations.

A group home shall be permitted in a single detached dwelling or a semi-detached or duplex dwelling provided that both units are occupied by one group home operation and that the total number of residents does not exceed ten (10).

An accessory dwelling unit or a garden suite shall not be permitted on the same lot as a licensed group home.

The Official Plan does not establish provisions for other forms of housing beyond Group Homes. Do you believe there are other housing models that should be specified in the plan (ie. rooming houses, cooperative housing, seniors supportive housing)?