

Proposed Clarifications for Dwelling Unit

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2.2 Development Capacity

¹ Dwelling unit or unit in this Plan means a building or a portion of a building containing one or more habitable rooms that constitute a self contained living accommodation unit having sleeping, washroom and kitchen facilities. It can refer to a single family dwelling, semidetached dwelling, *cabin, RV*, or a dwelling unit as part of a multi-family development, such as a townhouse unit or apartment unit.

Proposed Amendments for Considering Higher Density, but not Requiring it

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2.5.2 Residential

(b) Multi-Unit Residential

Higher Density Nodes

Figure 4 Land Use Concept illustrates where multi-unit housing will be *considered required* within a 600 metre radius (five minute walk) of the possible (and existing) public access sites. These areas will be referred to as Higher Density Nodes. A minimum of 15% of the units of developments over 25 units proposed within these areas *may be developed will be required to be* in a multi-unit (higher density) form of townhouses and/or apartments, *provided the full bonusing is met*. The remainder of the development will be able to develop as single detached lots in entirety or a mix of multi-unit and single detached lots.

Where multi-unit development is part of a development, the development may exceed the maximum density of one unit per acre, based on the following conditions³:

1. Lakeshore subdivisions within Higher Density Nodes:
 - a. A bonus system shall be used to provide additional publicly accessible open space or Municipal Reserve (MR) with lakefront access in excess of the 10% MR dedication (provided for in the Act) and in excess of the requirement for a minimum 20% of lakeshore frontage provided as MR in the MDP (section 4.7.(d) in the MDP). This bonusing shall be calculated as follows:
 - i. for every 5% or 20 metres (whichever results in less unit yield) of additional lakeshore frontage that is provided as MR⁴, 20 additional dwelling units may be allowed to a maximum of 320 additional units (gained from additional lakeshore frontage provided as MR); and,
 - ii. in addition to subsection 1.a.i., for every 1 ha (2.47 ac) that is provided as additional open space or MR, 20 additional dwelling units may be allowed, given that a minimum of 50% of the lakeshore frontage is dedicated as MR under subsection 1.a.i.

³ The multi-unit portions of the development required under the 15% *mandatory* provision will not require additional open space or MR dedication beyond the 40% and 10%, respectively that is already required.

2. Backlot subdivisions within Higher Density Nodes:
 - a. A bonus system shall be used to provide additional publicly accessible open space in excess of the 10% MR dedication provided for in the Act. This bonusing shall be calculated as follows:

- i. For every 1 ha (2.47 ac) that is provided as additional open space or MR, 20 additional dwelling units may be allowed.

If a developer or municipality builds a public access site not identified in this ASP, but meets the intent of the ASP, then Council can consider allowing multi-family adjacent to the public access site at densities greater than one unit per acre. The conditions outlined in subsections 1. and 2. above will still apply. Furthermore, such additional public access sites must provide a minimum of 30% of the lakeshore frontage for public use and must be abutting the lakeshore.

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Residential Policies

The following policy applies to multi-unit (higher density) residential development:

6. A development that is proposed within a 600 metre radius of a public access site, as identified on Figure 4, ~~may shall~~ provide a minimum of 15% of the units **over 25 units** as multi-unit **dwellings** in the form of townhouses and/or apartments.
7. The maximum density of a development within a Higher Density Node is two (2) units per acre, provided that the full bonusing outlined in this section is met.