



Discussion Paper Attainable Housing

It is a key goal of the Province is to support a range and mix of housing options, including second units and affordable housing, to serve all sizes, incomes, and ages of households. In Seguin, a significant proportion of housing exists in the form of single-detached dwellings, and average household size is 2.3 persons (Statistics Canada, 2016).

Provincial Policy

The Provincial Policy Statement (PPS) and the Growth Plan for Northern Ontario provide direction on specific issues. The Township Official Plan must conform to the PPS which sets out the following policies:



Healthy & Sustainable Communities

Permit and facilitate all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements, and all forms of residential intensification, including second units.

Direct development of new housing towards locations where appropriate levels of

infrastructure and public service facilities are, or will be, available to support current and projected needs.

Promote densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation.

Establish development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

Supply

Provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the regional market area. Permit second units. Maintain at all times the ability to accommodate residential growth for a minimum of 10 years through intensification and redevelopment and, if necessary, lands which are designated and available for residential development.

Maintain at all times, where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

Attainability

Establish and implement minimum targets for provision of housing that will be affordable to low and moderate income households. Second units and inclusionary zoning policies will support provision of attainable housing units.

Current Township Policies

Currently there is no specified section for housing in the Official Plan, but there are a number of policies within Settlement Areas (Section A.2.4) that are applicable to housing. Because this section is most applicable to housing, the goal of the Settlement Areas in Seguin Township is pertinent: *"It is the goal of this Plan to protect and enhance the character of existing Settlement Areas and to maintain them as diverse, liveable, safe, thriving and attractive communities."* (Section A.2.4) In this section there are two objective that stand out in regards to housing, and these objectives are:

"h) To ensure Settlement Areas are compact, pedestrian-friendly, with a mix of housing types, community facilities, commercial uses and open spaces.

j) To encourage the use of surplus public lands for affordable housing where the site is appropriate for such a use and where the use would be compatible with adjacent uses."

Section B of the Official Plan, which focuses on general development policies, includes housing topics that can be found in Sections B.7 through B.10, including: Group Homes (B.7), Home Occupations and Industries (B.8), Garden Suite Dwelling Unit (B.9), and Secondary Dwelling Unit (B.10). Section B.12 Subdivision of Land is also relevant to the provision of lots for new housing.

Section C Land Use Designations has more detail on Settlement Areas that are applicable to housing needs in Seguin Township. The intent of housing in settlement areas have the following objects:

"b) encourage the provision of a range of housing types to accommodate persons with diverse social and economic backgrounds, needs and desires based on servicing capability of the Township;

c) ensure that Settlement Areas permit a variety of complementary and compatible land uses including special needs housing, community facilities, schools, commercial and small-scale employment uses, and open space areas;" (Section C.2.1.1.b-c)"

Additionally, in Section C.2.1.3.1 Residential Development and Density *"it is a policy of this Plan that new growth be directed to the existing Settlement Areas of the Township. [...] The Township goal to maintain its rural and small*

community character." It is also mentioned in Section C.3.1.3.1 Residential Development Policies that in Shoreline Areas, residential development shall consist primarily of single detached dwellings on separate lots.

What changes would you like to see?

Your opinion matters! Visit the [Official Plan Website](#) to give your input on what changes you would like to see by answering the questions below on the [forum](#) or [private comment](#).

1. Do you think that the Township has an appropriate mix and choice of housing to accommodate all needs? If not, what additional housing choices should be made available and where?
2. Do you agree that residential development in settlement areas should occur through intensification, infill, and redevelopment opportunities?
3. How do you think the character of a community can be retained while intensification and new development occurs? Should the Township consider development of guiding principles for complete communities and integration of land uses?
4. Should the Township consider establishment of a minimum target for a housing units within settlement areas which will need to be attainable? Should the Township consider policies establishing targets for a minimum number of units which are: designed to be accessible to people with disabilities, designed to accommodate larger families, and designed to be age-friendly?
5. Please provide any other comments you may have for consideration in the development of new policies.