

4.1 Living Areas

4.1.1 Objectives

- a) Living areas are intended to provide for residential uses and local commercial, institutional and recreational uses which are normally associated with everyday activities within residential areas.
- b) The policies of this Plan are intended to provide for stable residential areas, which will encourage continuous improvement in property standards and housing conditions and encourage pedestrian access.
- c) Residential areas should provide for a variety of housing types to meet the demands of the present and future inhabitants of the Town. The desired mix of housing in the Town will be:

Dwelling Type	Percent	Density Units/Net ha
Low Density	65 %	12 – 16 units/ha
Medium Density	20 %	17 – 39 units/ha
High Density	15 %	40 or higher units/ha

- d) The Town will promote opportunities for residential intensification and redevelopment on lands located within the serviced area of the Town.
- e) The Town will promote pedestrian-friendly neighbourhoods and encourage the application of sustainable design criteria for new buildings and neighbourhoods.

4.1.2 Permitted Uses

The uses permitted in Living Areas include all forms of residential development such as group homes, home businesses and garden suites, and small scale institutional uses such as elementary schools, health care services, places of worship and neighbourhood parks.

4.1.3 Residential Development

- a) Residential development may occur by plan of subdivision, consent to sever lands or as intensification within the existing developed areas. Where more than three lots are being created and significant extensions or new municipal roadways or major sewer, water or other municipal services are being provided or improved to service the development, a plan of subdivision will generally be required. The islands within the Town limits may be developed subject to the approval of private individual sewage disposal facilities by the Northwestern Health Unit, pursuant to the requirements of Part 8 of the Ontario Building Code.
- b) Wherever possible, roads and services should follow grid systems, which are similar to the original lot configuration in the Town in order to provide a variety of routes for pedestrian and vehicular traffic.
- c) New housing developments should reflect a range of lot and housing sizes, including smaller, affordable housing units, which would be suitable for seniors

and smaller families. Where the development of smaller forms of housing occurs adjacent to older housing on larger lots, the new development should be designed and landscaped to be compatible with the character of the surrounding neighbourhoods.

- d) Within and nearby Living Areas there are uses which have existed prior to this plan. These uses may not be compatible with future residential uses, but are of economic importance to the community. In addition, uses may be permitted within adjacent areas that are not compatible with existing or future residential and sensitive uses.

New residential and sensitive uses shall be designed to consider pre-existing uses such that those existing uses can continue to function without ongoing conflicts between the new and prior existing uses.

The zoning by-law shall identify appropriate setbacks between proposed sensitive uses and existing non-compatible uses. Mitigation measures such as setbacks, fences and landscaping, may be required to minimize impacts.

Where development is proposed within 100 metres of the CNR rail line, the proponent shall provide noise mitigation and safety features to the satisfaction of the Ministry of Environment and the CNR.

- e) Prior to approving new residential uses, Council shall be satisfied that the development can be adequately serviced with sanitary sewers, municipal water, fire protection and utilities. Provisions for storm water management shall be provided on-site to ensure that the predevelopment run-off rates are maintained or improved. Council shall also be satisfied that there is safe access to the development for existing and future traffic.
- f) The implementing Zoning By-law will establish separate zones for low density, medium density and high density residential. Development of medium density and high density uses will require an Amendment to the Zoning By-law. In considering such an application, Council shall ensure that the development satisfies the land use compatibility policies in this Plan.
- g) Where a draft plan of subdivision is proposed adjacent to a provincial highway, the layout of the subdivision is to be designed such that the lots back onto the provincial highway and front onto a local internal street.

4.1.4 Small Scale Commercial Uses

- a) Commercial uses that serve the needs of the immediate neighbourhood shall be permitted throughout Living Areas. These uses may include convenience stores, entertainment sales/rental outlets and personal services.
- b) The size of local commercial uses shall be limited in the Zoning By-law to ensure that these uses are compatible with the built form of the surrounding residential uses. Council may use Site Plan Control to ensure that there is sufficient

landscaping, and that fencing, parking and signs do not detract from the attractive nature of the adjacent residential lands.

4.1.5 Small Scale Institutional Uses

- a) Places of worship, medical clinics and offices and elementary schools are examples of small scale institutional uses, which serve the day-to-day needs of the community. These uses are encouraged to locate where residents can walk from their homes to use these services.
- b) New institutional uses in Living Areas will require an Amendment to the Zoning By-law. When considering such an application, Council will ensure that the scale and design of the proposed use is in character with the adjacent residential uses. Site Plan control may be used to ensure that the design of the building, parking, landscaping, lighting and signs is in keeping with the residential character of the neighbourhood.

4.1.6 Neighbouring Parks

- a) Within Living Areas, neighbourhood parks should be provided within 1000 meters of all residential uses. Pedestrian and bicycle access to and between these parks should be developed wherever possible.
- b) Neighbourhood parks should be between 1.5 and 2.0 ha in size and should have suitable dimensions to provide for junior soccer pitches and junior baseball diamonds.

4.1.7 Islands

- a) The islands in Rainy Lake within the Town limits may be developed subject to the approval of adequate sewage disposal facilities by Northwestern Health Unit, pursuant to the requirements of Part 8 of the *Ontario Building Code*.
- b) Development on islands will be linked to recreational and seasonal uses. No municipal services will be provided to islands. Prior to approving development on islands, the Town shall be satisfied that adequate mainland parking has been secured.

4.1.8 Additional Residential Policies

(a) Design Policies for Existing Neighbourhoods

New Development in existing neighbourhoods (redevelopment or intensification) shall reinforce and improve upon the character defined by the existing built form and landscaping. The Town will maintain and improve existing neighbourhoods through tools such as By-laws (e.g., property standards, tree cutting), civic beautification, heritage conservation initiatives, and urban design guidelines.

(b) Location and Design of Elementary School Sites

Elementary schools should be located adjacent to public parks and open spaces, where possible. Generally, the school should be centrally located in regard to the area being served. The location should be selected and designed in consultation with the School

Boards. The location should also be selected and designed to minimize traffic conflicts with pedestrians. Sidewalks are considered to be an integral design aspect and will be required to link all school sites to adjacent neighbourhoods; bicycle lanes will be incorporated wherever feasible.

(c) Location and Design of Places of Worship

Where possible, places of worship should be located on the appropriate road classification. Places of worship should provide on-site parking located at the rear or side of the building. Proposals for developing new places of worship may require the applicant to submit a traffic impact study, lighting study, parking study and other studies deemed appropriate by the Town.

(d) Infill and Intensification Development

Infilling and intensification is encouraged throughout the Town's existing built up residential areas. Intensification in residential areas should address (notwithstanding the requirements for a severance, site plan or plan of subdivision):

- I. Land use and neighbourhood character compatibility;
- II. Lot pattern and configuration;
- III. Accessibility;
- IV. Parking requirements;
- V. The potential for additional traffic and traffic maneuverability;
- VI. Natural (including natural hazards) and built heritage conservation/protection;
- VII. The available capacity of municipal infrastructure; and
- VIII. Residential intensification targets identified in this Plan.

(e) Live/Work Opportunities

Medium density and high density residential units designed for live/work may be permitted subject to Site Plan Approval and provision of sufficient parking. Live/work development is encouraged to locate on collector and arterial roads and/or in an area planned for intensification.

(f) Affordable Housing

The Town will work with the appropriate housing agencies to ensure that a sufficient supply of housing is provided which is affordable to low and moderate income households. The Town will also consider alternative requirements for residential lot standards and required floor space in the Zoning By-law which would support the provision of affordable housing.

(g) Accessible Housing

The Town will work with the Province and the private sector to ensure that an adequate supply of accessible housing is provided to meet long term demand for persons with physical disabilities.

(h) Group Homes

Group homes administered by the Ministry of Health or Ministry of Community and Social Services under Provincial legislation shall be permitted in any residential area. The types of group homes which are permitted include:

- I. Approved homes;

- II. Homes for special care;
- III. Supportive housing programs;
- IV. Accommodation for adult mental health programs;
- V. Accommodation services for individuals with a developmental disability;
- VI. Satellite residences for seniors; and
- VII. Homes for individuals who have physical disabilities, where the Province licenses, funds or approves such a group home program.

(i) Accessory Dwelling Units

Once (1) Accessory Dwelling Unit may be permitted, in addition to the principal dwelling unit, of single-detached and semi-detached dwellings through a Zoning By-law or minor variance application. The following criteria shall be considered when evaluating proposals for the creation of accessory dwelling units:

- I. The floor area of the accessory unit is equal to, or less than, the gross floor area of the principal unit without any modification to the building's bulk or massing;
- II. The Accessory Dwelling Unit is not located in an attached garage;
- III. One additional one (1) unit on-site parking space is provided exclusively for the accessory dwelling unit;
- IV. The outdoor private amenity area is adequate for the amenity and leisure needs of all occupants;
- V. The Accessory Dwelling Unit meets the requirements of the Town's Zoning By-law, the Building Code and Fire Code;
- VI. A lot may not have both an Accessory Dwelling Unit and a Garden Suite.

(j) Second units ¹

Second units are permitted for:

- I. the use of two residential units in a detached house, semi-detached house or row house if no building or structure ancillary to the detached house, semi-detached house or row house contains a residential unit; and
- II. the use of a residential unit in a building or structure ancillary to a detached house, semi-detached house or row house if the detached house, semi-detached house or row house contains a single residential unit.

(k) Garden Suites

One (1) Garden Suite may be permitted, but only on a lot Zoned for a single-detached dwelling. The Garden Suite will be a small, temporary building which is physically separate from the principal dwelling unit and will be adequately serviced by the primary residence. The exterior design of the Garden Suite will be in character with the design of the principal dwelling unit and the location of the Garden Suite on the lot will not adversely impact the privacy of adjacent yards. Garden Suites will be subject to a Temporary Use By-law. A lot may not have both an Accessory Dwelling Unit and a Garden Suite. Garden Suites must meet the requirements of the Town's Zoning By-law, Building Code and Fire Code.

¹ Section (j) – MMAH modification prior to approval (December 3, 2012)