

- ii) Class 2 Industrial Facility - 70 metres
- iii) Class 3 Industrial Facility - 300 metres

3.17.3 Separation or Buffer Areas and Vegetation Planting Strips

Separation or buffer areas between industrial uses and sensitive land uses may include open space, berms, walls, fences, vegetation planting strips, municipal streets, or another land use different from the two conflicting uses, but compatible with both the industrial and sensitive land use. A vegetation planting strip means a continuous un-pierced hedgerow of evergreens or shrubs, not less than 1.5 metres high at planting and 3 metres wide, immediately adjacent to the lot line or portion thereof along which such planting strip is required.

Notwithstanding the above, compatibility between sensitive land uses and mineral aggregate operations shall be considered in accordance with the policies of Sections 3.16, 4.11 and 5.3.1.8 of this Plan.

3.18 HOUSING POLICIES

The Municipality will attempt to maintain a ten year supply of land for housing purposes, including a three year supply of draft approved lots capable of being readily serviced and/or registered lots and blocks on plans of subdivision.

The Municipality will support the intensification requirements set out by the Ministry of Municipal Affairs and Housing in the Growth Plan for the Greater Golden Horseshoe, by reviewing the Official Plan policies and Zoning By-laws and recommending changes that promote intensification.

The Municipality recognizes the need for rental accommodation and will look favourably upon applications for rental accommodation where adequate servicing is available.

The Municipality will encourage communication with property owners who have not proceeded with housing projects where zoning exists or approvals have been granted and determine the reasons for not proceeding. The Municipality will attempt to suggest remedies which could expedite the development process.

The Municipality will ensure, in conjunction with developers, that subdivisions shall provide a variety of housing types and densities.

In order to provide for an appropriate range of housing types and densities required to meet projected requirements of current and future residents of the regional market area, Council shall:

- i) Maintain land with servicing capacity to provide a supply of residential units which is consistent with the growth forecasts and intensification and density targets established in Section 3.1. Policies respecting phasing of growth within the municipality are included in Section 3.3 of this Plan;
- ii) Encourage the provision of a mix and range of housing types in the Municipality;
- iii) Encourage housing forms and densities designed to meet the objectives of the GPGGH and to provide affordable housing opportunities for moderate and lower income households; The Municipality recognizes that “Affordable Housing” refers to both affordable ownership and affordable rental as described within the PPS and the GPGGH, issued by the Ministry of Environment and Infrastructure (MEI). Affordable Housing means housing which is modest in terms of floor area and amenities, based on household needs and community norms, and is priced at or below average market housing rents or selling prices for comparable housing in a community or area at levels affordable to agreed upon target groups who are on or are eligible to be on social housing waiting lists;
- iv) Ensure that 25% of all new housing is affordable to low and moderate income households. Council may revise this target through the implementation of an Affordable Housing Strategy and amendment to this Plan;
- v) Encourage the building of long-term care and assisted living facilities; and,
- vi) Encourage residential intensification where such intensification is in harmony with the existing lot fabric within an established neighbourhood or area and helps achieve the 42% intensification target.

3.18.1 Accessory Apartments

Subject to the provisions of Section 4.3, 4.4 and 4.5 of this Plan, up to one accessory apartment shall be permitted in a single-detached, semi-detached or row house dwelling, pursuant to Section 16(3) of the Planning Act.

3.19 BED AND BREAKFAST ESTABLISHMENTS

Bed and breakfast uses are defined as residential uses which provide overnight tourist accommodation, which may include meals, but shall not offer or provide services to non-guests. Bed and breakfast establishments will generally be permitted in all land use designations where residential uses are permitted subject to the following:

- i) A bed and breakfast establishment shall only be permitted in a single detached dwelling;
- ii) The property shall be the principle residence of the person operating the bed and breakfast establishment;
- iii) The bed and breakfast establishments shall not interfere with the quiet and reasonable enjoyment of adjacent residential properties nor detract from the character of the neighbourhood or surrounding area.
- iv) The Municipality may require the appropriate licensing or registration of such uses as may be provided for under the *Municipal Act*.
- v) Bed and breakfast establishments shall conform to all provincial and local standards and regulations concerning safety for uses of this nature.
- vi) Appropriate regulations shall be included in the Comprehensive Zoning By-law to govern the establishment and operation of bed and breakfast establishments within the Municipality. Matters to be included in the Zoning By-law may include:
 - a) The maximum number of guest rooms per bed and breakfast establishment (which shall not exceed three guest rooms).
 - b) The provision of an appropriate number of off-street parking spaces.
 - c) Restrictions on the type of dwelling in which such use may be established.
 - d) Restrictions on the size and nature of advertising signs and displays.