

### 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.

- e) Restriction on outdoor storage.
- f) Where the property is served by a private well and/or private sewage disposal facility, the approval of the appropriate government agency having jurisdiction, shall be required.

### **3.19.1 Garden Suites**

**Garden Suite** means a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable.

Council recognizes that Garden Suites may offer alternative housing opportunities in the Municipality. Garden Suites shall be regulated as temporary uses under the provisions of Sections 39 and 39.1 of the *Planning Act*. Council may require the owner of the garden suite or any other person to enter into an agreement with the Municipality dealing with such matters related to the temporary use of the garden suite as the Council considers necessary or advisable, including:

- i) The installation, maintenance and removal of the garden suite;
- ii) The period of occupancy of the garden suite by any of the persons named in the agreement; and
- iii) The Municipality related the monetary or other form of security that Council may require for actual or potential costs to the garden suite.

The implementing Zoning By-law shall contain regulations pertaining to garden suites such as, but not limited to, the zone classifications where they may be permitted, minimum lot area requirements, the maximum number of garden suite buildings per lot, building setbacks, and the minimum and/or maximum dimensions of a garden suite.

### **3.19.2 Group Homes**

Group Homes shall be permitted within the residential, rural and agricultural designations. Where a Group Home is to be established within the Agricultural designation, the Home may only be located in an existing house and shall not qualify for a severance.

A Group Home is a permitted use and shall be defined as a single housekeeping unit in a residential dwelling in which individuals live as a unit under responsible supervision consistent

with the particular requirements of the resident, and which provides accommodation for 3 to 10 persons.

New Group Homes located within the Municipality shall generally accommodate the needs of the residents of the area. Group Homes shall be licensed, approved and/or funded under provincial and federal statutes and maintained in compliance with municipal by-laws.

Council may pass a By-law providing for the registration of Group Homes in accordance with Section 166 of the *Municipal Act*, R.S.O., 2001.

### **3.20 HOME OCCUPATIONS & HOME INDUSTRIES**

Home occupations and home industries provide opportunities for business people to develop new businesses at a small-scale to create new full-time or part-time employment in the Municipality. Home occupations and home industries are not intended to be activities that are more appropriately located on lands that are specifically designated for commercial or industrial uses.

#### **3.20.1 Home Occupations**

**Home occupation** means an occupation or business conducted for gain or profit entirely within a dwelling unit or in an accessory building on the lot by a person residing thereon. Examples of businesses which are permitted as home occupations by the policies of this Plan include professional offices, art/design or photographic studios, dressmaker's or tailoring shop, hair styling salons, art or music teacher's studios, and home day care.

The following policies shall apply to home occupations:

- i) Home occupations shall be permitted in all designations that permit residential uses.
- ii) A home occupation shall not change the appearance of the dwelling as a residence. In addition, the use must be compatible with the surrounding uses and shall not generate significant traffic or include uses more appropriately located in non-residential areas.
- iii) Adequate off-street parking shall be provided.