

- vii) That traffic and parking conditions of the vicinity will not be adversely affected by the application, and traffic hazards will be kept to a minimum by appropriate design of ingress and egress points to and from the site and improvement of sight conditions, especially in proximity to intersections;
- viii) That adequate provision has been, or will be made for the off-street parking and loading facilities; and
- ix) Applicable municipal services such as storm drainage, water supply and roads, etc. are adequate or can be made adequate.

3.21.1.5 Council Decision

Council will not pass a Zoning By-law Amendment pursuant to Section 34(10) of the *Planning Act* before being satisfied as to the policies contained in Section 3.19 hereof.

3.22 COMMITTEE OF ADJUSTMENT

Section 45 of the *Planning Act* concerns applications to the Committee of Adjustment. The Committee may authorize minor variances from the provisions of Implementing Zoning By-laws or such other By-laws, as considered appropriate by Council. The Committee shall only approve a minor variance if in the opinion of the Committee such variance meets the tests of a minor variance, as set out in Section 45 of the *Planning Act*.

3.23 PUBLIC USES

Public parks, public utilities, public road and railway right-of-ways, and other public uses shall be permitted within all land-use designations provided that the use is necessary in the area, and measures are taken to reduce any environmental impact or incompatibility with surrounding uses. No buildings or structures will be allowed in an identified floodplain without the written approval of the appropriate Conservation Authority. Notwithstanding the above permitted uses, buildings accessory to the use shall generally not be permitted within the Environmental Protection designation.

Notwithstanding the above, public uses may be permitted upon lands designated as Agricultural subject to demonstrating the following:

- i) The lands do not comprise a specialty crop area;

- ii) There is a demonstrated need within the 20-year planning horizon of this Plan for additional land to be designated to accommodate the proposed use;
- iii) There are no reasonable alternative locations which avoid prime agricultural areas;
and
- iv) There are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands.

3.24 ACCESSORY USES

Any use, building or structure, which is normally incidental and accessory to a main use, shall also be permitted. However, none of the following accessory uses shall be permitted by the implementing Comprehensive Zoning By-law except in those specific zones where such accessory use is listed as a permitted use:

- i) An accessory manufacturing use;
- ii) A building or portion thereof used for human habitation;
- iii) A gasoline pump island;
- iv) A livestock building;
- v) A marine facility;
- vi) Any occupation for gain or profit conducted within or accessory to a dwelling unit; or
- vii) An open storage area.

3.25 FEES AND COST RECOVERY

It is the principal of this Plan that the cost of servicing new development or redevelopment shall be borne by that development or redevelopment proposal. To finance the net capital costs of satisfying the service demands and burdens resulting from growth, the Municipality may impose a development charge under the *Development Charges Act and Regulations* with respect to new growth through development and the redevelopment of land. In addition, the Municipality may utilize the financing arrangements permitted under the Front-End Payments provisions of the *Development Charges Act and Regulations*.