

- 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*.