

- 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*.

3.25.1 Other Financing Sources

The capital costs of providing municipal services that are not required to meet the demands and burdens of growth within the Municipality shall be financed through general tax revenues and available grants, subsidies and donations.

The Municipality has the authority under applicable statutes to finance any capital project through local improvement charges, special area rates and special purpose funds, and other forms of financing. The Municipality may utilize any or all of these financing alternatives as it deems appropriate.

Debentures may be issued to finance any capital projects with debt servicing requirements provided by way of general tax revenues, specified revenues, reserves, reserve funds or development charges.

3.25.2 Economic Impact Study

The Municipality may conduct or require the proponent of a development or redevelopment proposal to conduct an Economic Impact Study of the development on the Municipality of Brighton including:

- i) Capital costs;
- ii) The degree to which development charges finance these costs;
- iii) Current revenue and expenditures and;
- iv) Potential mitigation that could reduce the magnitude of any negative impacts.

The Municipality shall continue to maintain a balance between the demands for services and its overall fiscal capacity and in approving new development shall be cognizant of maintaining an appropriate balance between residential and non-residential assessment.

3.25.3 Definitions

The following definitions of key terms used in the Plan serve as a guide to their interpretation:

Prime agricultural land shall mean land that includes speciality crop lands and/or Canada Land Inventory Classes 1, 2 and 3 soils, in this order of priority for protection.

Non-prime agricultural land shall mean land with Canada Land Inventory Classes 4, 5, 6 and 7 soils, excluding specialty crop lands.

Mobile Home, single wide shall mean a mobile home unit designed to be towed in a single load.

Mobile Home, double wide shall mean a mobile home consisting of two sections, separately towable and when placed on a foundation is deemed to be a single detached residence.

Group Home shall mean a single housekeeping unit in a residential dwelling in which three to ten residents (excluding staff or receiving family) live as a family under responsible supervision consistent with the requirements of its residents. The home shall be licensed or approved under provincial statute and shall serve the needs of the local residents.

Infilling shall mean development along the frontage of a public road existing at the date of the adoption of this Plan, in an area in which a significant amount of residential development exists. Generally, such development would take place where the distance between two existing buildings used for residential purposes is not greater than 100 metres (328 feet) on the same side of the road.

Wetlands shall mean lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case, the presence of abundant water has caused the formation of hydric soils (soils in which there is an abundance of water) and has favoured the dominance of either plants which commonly grow in water or in waterlogged soils or water tolerant plants. The four major categories of wetland are swamps, marshes, bogs or fens. Lands being used for agricultural purposes, that are periodically soaked or wet, are not considered to be Wetlands. Such lands, whether or not they are Wetlands at one time are considered to be converted to an alternate use.

Retiring Farmer shall mean a farmer who has owned and worked his/her farm for a minimum of twenty years.

Seasonal Dwelling shall mean a dwelling which is used for recreation purposes and which is not used for continuous year-round habitation and, specifically is not given as a permanent address by an owner or tenant for legal purposes and/or income tax matters.

Accessory Apartment shall mean a self-contained apartment created through the conversion of part of, or an addition to, an existing single detached residence.

Lot shall mean a parcel of land held in distinct and separate ownership from abutting lands and described in a registered deed(s) or other document(s) legally capable of conveying land or shown as a lot or block on a registered plan of subdivision.

Minimum distance separation formulae shall mean formulae developed by the Province to separate uses so as to reduce incompatibility concerns about odour and other nuisances from livestock facilities.

Net Residential Hectare means a hectare of residential land which does not include road allowance or land for other uses accessory to the basic residential use. The land for accessory uses would include land for churches, neighbourhood parks, playgrounds, schools and local commercial uses.