

#### **4.1.3 Minimum Distance Separation Formulae**

New or expanding livestock operations shall only be established in compliance with the Minimum Distance Separation II (MDS II) formulae, as amended from time to time. Permitted non-farm uses such as residential, commercial and industrial shall only be established in compliance with the Minimum Distance Separation I (MDS I) formulae, as amended from time to time.

#### **4.1.4 Applications for Severances Permitted by Consent**

The policies with regard to the subdivision of land by consent to sever within the Agricultural land use designation are set out in Section 5 of this Plan.

#### **4.1.5 Re-designation of Agricultural Lands**

In evaluating an amendment to the Official Plan to change the designation from Agriculture to another designation, Council shall be satisfied that there is a demonstrated need for the proposed use for which the amendment is sought, and that it cannot be reasonably located on lands outside the Agricultural designation or on lands within the Agricultural designation with a lower agricultural capability. In the case of adjusting the Hamlet boundaries upon lands designated as Agriculture, the policies of Section 2.4.4 and 3.1.3 of this Plan shall apply.

### **4.2 RURAL**

The Rural designation is applied to lands outside of settlement areas and prime agricultural lands and is typically comprised of those lands where soil classes 4 to 7 as defined by the Canada Land Inventory of Soil Capability for Agriculture predominate. Within the Rural designation, agricultural activities are present but tend to be fragmented by other uses, such as rural residential and rural estate developments, aggregate resource areas and environmental protection areas. It is the intent of this Plan to recognise existing development throughout the Rural designation in a manner which reflects the rural character of the Municipality while ensuring there are no demands placed on the Municipality for additional services which are expensive or difficult to provide.

The Rural designation is intended to maintain the natural and scenic qualities of the Municipality by preserving the rural character and lifestyle. The predominant use of the land shall be for

agricultural, conservation, forestry, public and private recreation. Other uses permitted include non-farm residential, existing estate residential, institutional, forestry, open space, places of worship, small scale commercial and dry industrial uses servicing and directly related to the rural economy, and residential uses accessory to the above permitted uses. Home occupations and bed and breakfast establishments are also permitted, as are wayside pits, wayside quarries and portable asphalt and concrete plants in accordance with the policies of Section 3 of this Plan.

#### **4.2.1 Agricultural Uses**

Agricultural uses in the Rural designation shall conform with the policies of Section 4.1.2 of this Plan.

#### **4.2.2 Limited Non-farm Residential Development**

Limited non-farm residential development may be permitted provided the lot fronts on an open and publicly maintained road, complies with the Minimum Distance Separation (MDS) Formulae, and meets the requirements of Section 3.2.9, 3.16.2 and 4.1.3 of this Plan.

Non-farm related residential development in the form of one single detached dwelling on a lot may be permitted on any vacant lot in existence or granted consent prior to the approval of the Official Plan by the Minister of Municipal Affairs. The Comprehensive Zoning By-law shall set out the specific provisions and regulations that apply.

Bed and breakfast establishments and a secondary unit generally intended to accommodate one or two persons will also be permitted within a single detached dwelling, subject to all other policies of this plan and the implementing Zoning By-law regulations.

#### **4.2.3 Rural Commercial and Industrial Uses**

The following commercial and industrial uses are permitted in the Rural area:

- i) Farm-related commercial and farm-related industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation;
- ii) Agri-businesses such as feed mills, abattoirs, livestock marketing or sales yards, seed cleaning plants, or other similar agri-businesses, which are “agricultural uses” or

“agriculture-related uses” in accordance with Sections 4.1.2.1 and 4.1.2.2 respectively;

- iii) One accessory residential unit provided the residential use is located on the same lot as the main commercial or industrial use. No future severance shall be permitted for the residential use. In such cases, the lot area requirement for the residential and non-residential use shall be the total of the minimum lot area required for each use individually.

Lots shall be of adequate size to permit the location of the commercial or industrial use in an unobtrusive manner, and to provide adequate off-street parking and loading facilities.

The general principles to be considered in the development and zoning of commercial and industrial uses shall be as outlined in the Agricultural designation, Section 4.1 of this Plan.

#### **4.2.3.1 Small Scale Rural Commercial Uses**

The Municipality supports the development of small scale rural businesses, including those associated with the creative economy, which improve the ability of small rural entrepreneurs to access markets and stimulate market-oriented private investments in rural areas. Small-scale commercial uses serving or related to the rural economy and associated with a single detached residential dwelling, may be permitted, by a site specific exception to the Rural Zone in the Municipality’s Zoning By-law.

#### **4.2.3.2 Conservation, Forestry, and Recreational Uses**

Private landowners are encouraged to reforest idle lands. Landowners of properties with a high forestry potential are encouraged to enter into appropriate management programs with the MNR or Conservation Authority.

Passive outdoor recreational uses, forestry, tree farms, conservation uses are permitted. In addition, active recreational uses such as riding and sport clubs, and municipal recreation facilities are permitted, but exclude such uses as commercial resort uses, tourist camps, tent and trailer parks, marinas, golf courses, provided:

- i) The uses are compatible with adjoining uses and do not adversely affect adjacent farming operations;

- ii) The uses have adequate quantity and quality of potable water; and
- iii) The uses can adequately dispose of sewage to the satisfaction of the Municipality.

#### **4.2.3.3 *Minimum Distance Separation (MDS) Formulae***

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#### **4.2.3.4 *Zoning***

Uses permitted in the Rural designation will be placed in appropriate zones in the implementing Zoning By-law.

#### **4.2.4 *Special Rural Areas***

##### **4.2.4.1 *Special Rural Area One (Golden Pond Retirement Home)***

A senior citizens' retirement home existing at the date of adoption of this Plan is permitted in Part Lot 3, Concession 6 along with the expansion of the home, subject to an amendment to the Zoning By-law and provided that the requirements of the Health Unit/Ministry of Environment regarding water supply and sewage disposal can be satisfied.

##### **4.2.4.2 *Special Rural Area Two (McQuoids Chiropractic)***

A chiropractic operation is permitted on the property described as Part of Lot 32, Concession 1, and Part of the Road Allowance between Lots 32 and 33, Concession 1 designated as Part 1 on Plan 38R-5364, provided that the use is compatible with the surrounding uses with respect to matters such as parking, traffic generation, signage, building design and buffering, and subject to an amendment to the Zoning By-law.

##### **4.2.4.3 *Special Rural Area Three (Elemental Embrace)***

A spa treatment centre operation is permitted on the property described as Part 1 on deposited Plan 39R-09687 and Part 5 on deposited Plan 39R-6737, within Part of Lot 32, Concession A, provided that the use is compatible with the surrounding uses with respect to matters such as

parking, traffic generation, signage, building design and buffering and subject to an amendment to the zoning by-law.

**4.2.4.4 Special Rural Area Four (Smithfield Indoor Storage)**

On the property described as Part of Lot 24, Concession 'A', designated as Part 1 on Plan 38R-2659, save and except Parts 1 and 2 on Plan 39R-10620, the following special provisions shall apply:

1. A limited range of commercial uses shall be permitted on this property; specifically the sale service, repair and outdoor storage of motor vehicles, recreational vehicles and trailers and boats; an indoor self-storage facility (mini-storage); as well as a single detached dwelling.
2. An amendment to the Comprehensive Zoning By-law shall be required, such amendment may include site specific provisions regarding but not limited to the following permitted uses, setbacks, buffer strips and fencing.
3. Development shall be subject to site plan control.

**4.2.4.5 Special Rural Area Five - Seasonal Tourist Establishment (KOA) in Part Lot 10 Concession 2, Brighton**

Notwithstanding any other provision of this Plan to the contrary, the uses permitted on lands designated a Rural Special Policy Area Five in Part Lot 10 Concession 2 in the former Township of Brighton, shall be limited to a seasonal recreational tent and trailer park. A dwelling unit(s) for the owner operator and /or employees of the park, washroom and shower facilities, recreational facilities, and a convenience store and laundry facilities solely to serve the residents within the recreational trailer park, may be permitted as accessory uses to the recreational tent and trailer park.

Any new development associated with the existing recreational trailer park shall be controlled by means of site plan control, and zoning provisions.

Mobile homes double wide mobile homes and modular homes for any purposes including permanent or year round residential occupation are not permitted on the subject lands.

**4.2.4.6 Special Rural Area Six– Seasonal Tourist Establishment (Cedardale) in Part Lot 23 Concession C, Brighton**

Notwithstanding any other provision of this Plan to the contrary, the uses permitted on lands designated a Rural Special Policy Area Six in Part Lot 23 Concession C in the geographic township of Brighton, shall be limited to a seasonal recreational tent and trailer park. A dwelling unit for the owner operator and /or employees of the park, recreational facilities, a convenience store and laundry facility solely to serve the residents within the recreational trailer park may be permitted as accessory uses to the recreational tent and trailer park.

Any new development associated with the existing recreational trailer park shall be controlled by means of site plan control, and zoning provisions.

Mobile homes, double wide mobile homes and modular homes for any purposes including permanent or year round residential occupation are not permitted on the subject lands.

**4.2.4.7 Special Rural Area Seven – Seasonal Tourist Establishment (Brighton Shores) in Part Lot 24 Concession C in Part Lot 23 Concession C, Brighton**

Notwithstanding any other provision of this Plan to the contrary, the uses permitted on lands designated a Rural Special Policy Area Seven in Part Lot 24 Concession C in the geographic township of Brighton, shall be limited to a seasonal recreational tent and trailer park. A dwelling unit for the owner operator and/or employees of the park, recreational facilities, a convenience store and laundry facility solely to serve the residents within the recreational trailer park may be permitted as accessory uses to the recreational tent and trailer park.

Any new development associated with the existing recreational trailer park shall be controlled by means of site plan control, and zoning provisions.

Mobile homes, double wide mobile homes and modular homes for any purposes including permanent or year round residential occupation are not permitted on the subject lands.

**4.2.4.8 Special Rural Area Eight – Rural Commercial (Brighton Speedway) in Part Lot 24 Concession C, Brighton**

Notwithstanding any other provision of this Plan to the contrary, the uses permitted on lands designated a Rural Special Policy Area Eight in Part Lot 24 Concession C in the geographic township of Murray shall be limited to a 1/3 mile dirt race track for racing of stock cars such as

Canadian Modified, Pro Stock and Comp 4 racing events, pits area, grandstand, concession booths and associated uses. A dwelling unit for the owner operator and /or employees of the speedway, may be permitted as accessory uses to the primary use.

Any new development associated with the existing recreational race track shall be controlled by means of site plan control, and zoning provisions.

**4.2.4.9 *Special Rural Area Nine– Retail Accessory for Trailer Park in Part of Lot 10, Concession 2, Brighton***

Notwithstanding any other provision of this Plan to the contrary, the uses permitted on lands designated Rural Special Policy Area Nine in Part of Lot 10 Concession 2 in the geographic township of Brighton shall be limited to an accessory use to a trailer park including the sale of trailers, recreational vehicles and accessories and a residential use. Permitted buildings and structures include one single detached dwelling, a single wide mobile home and accessory buildings associated with the permitted uses.

**4.2.4.10 *Special Rural Area Ten – Plan of Subdivision at 401 and east of Highway 30 (Grund Subdivision), Part of Lot 41 & Part of Block H, Registered Plan 42 and Part of Lot 3, Concession 3, former Township of Brighton)***

Notwithstanding any other provision of this Plan to the contrary, the uses permitted on lands designated Rural Special Policy Area Ten in Part of Lot 41 & Part of Block H, Registered Plan 42 and Part of Lot 3, Concession 3 in the geographic township of Brighton, a rural residential subdivision consisting of up to 11 lots shall be permitted.

**4.3 RESIDENTIAL - LOW DENSITY URBAN**

The Low Density Residential designation applies to residential areas within Brighton Urban Area where the predominant use of land is single and semi-detached dwellings, and duplexes. Local convenience stores to serve the day-to-day needs of the immediate surrounding residential area, Home occupations, bed and breakfast establishments, places of worship, parks and open spaces, public uses and utilities in appropriate locations are also permitted.

**4.3.1 Policies**

Various forms of housing will not be intermixed indiscriminately. Housing types will be arranged in a gradation so that medium density developments will complement those of lower density,