

persons, but does not include a travel trailer or tent trailer or trailer otherwise designed.

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

4.4.7 Zoning

Mobile Home Residential uses may be placed in one or more separate zoning categories in the implementing Zoning By-law.

4.5 SHORELINE RESIDENTIAL AREA

4.5.1 Purpose

The natural recreational resources associated with the shoreline have attracted a significant level of residential development. Rural Shoreline residential development is deemed to be “resource-based recreational development,” in accordance with the provisions of the PPS. Nevertheless, the approval of new development in shoreline areas should have regard to the general objective of this Plan that the Brighton Urban Areas and existing Hamlets shall be the focus of new growth in the Municipality.

It is the intent of the Shoreline Residential designation to recognize existing development of the shoreline areas for limited service and seasonal residential and permanent residential purposes, while maintaining and/or enhancing the environmental integrity of the waterfront. Where possible, a minimum water setback of 30 metres, together with the maintenance of the vegetative cover within this setback, should be provided on existing lots of record in the Resource-based Recreation designation.

The Shoreline Residential Area designation on Schedule "A – Map 1" is designed to recognize residential development along the shoreline of Lake Ontario and Percy Reach and to provide for limited new development on publicly maintained roads.

4.5.2 Main Permitted Uses

The Shoreline Residential Area designation on Schedule "A" means that the main permitted use shall be permanent single detached dwellings on public roads and existing dwellings on private roads.

Shoreline Residential development associated with the shoreline recreation resource may be permitted provided that the development plan is specifically oriented towards the shoreline resource. Such development will take the form of a plan of subdivision, plan of condominium, or land lease community with access from a public road subject to the policies in Section 4.9.1.2. Infilling on individual severed lots within existing shoreline areas may be permitted on assumed public roads subject to the policies in Section 5.

Shoreline Residential development may also be permitted in plans of subdivision or on severed lots for seasonal residential uses along the shoreline of Percy Reach where only water access is possible, provided that adequate mainland parking and boat launching facilities are available.

4.5.3 Limited Service Shoreline

Limited Service shoreline residential development occurs where the existing means of vehicular access is a non-municipally maintained or an unassumed municipal road or private road which is not maintained on a year-round basis by the Municipality.

In areas of Limited Service, the uses permitted shall be limited to existing dwellings, home occupation uses, public parks and public uses where the lots have access to public roads. It is not the intention of this plan to permit the development of new areas of limited service residential development. However, limited infilling development within existing developed areas may be considered on a site-specific basis. Any request to the Municipality to provide services shall generally be refused, unless it is to the Municipality's economic advantage to provide such services.

Conversions of seasonal dwellings to permanent dwellings shall be in accordance with the policies of Section 4.5.6.1 of this Plan.

4.5.4 Secondary Permitted Uses

Secondary uses which may be permitted in the Shoreline Residential Area designation include:

- i) Home occupations on lots on public roads;
- ii) Boat storage facilities;
- iii) Non-farm residential uses which take the form of one single detached dwelling constructed on an existing lot of record held in distinct and separate ownership from abutting lands subject to the criteria in Section 4.1.2.6; and
- iv) A new dwelling on a severed lot in the south half of Lot 24, Concession C with a private access through the lands to the east.

4.5.5 Residential Plans of Subdivision

Applications for approval of new residential plans of subdivision in the Shoreline Residential Area and an amendment to the Zoning By-law will be evaluated by Council based on the submission of a Planning Justification Report, Servicing Options Report, Preliminary Stormwater Management Plan, Archaeological Assessment, Traffic Impact Assessment, to the satisfaction of the Municipality.

Council will also evaluate an application for approval of a Plan of Subdivision based on conformity with the following criteria:

- i) The site fronts directly onto a public road which is maintained on a year-round basis and which is paved or will be paved as a condition of development or, if the site is located on Percy Reach and no road access is available, water access only will be permitted where adequate mainland parking and boat launching facilities can be provided;
 - a) In the case of a plan of subdivision, all internal roads shall be built to municipal standards and will be assumed by the municipality as public roads;
 - b) In the case of a plan of condominium or land lease community, all internal roads shall be built to municipal standards so as to allow access for emergency vehicles, and will remain the responsibility of the Condominium Corporation or Private Corporation having ongoing responsibility for the development.

- c) The development is located adjacent to the shoreline and has water access, or is in proximity to a public access and is designed to provide views of the Lake or Percy Reach;
- d) The subdivision is designed on the basis that the dwellings may eventually be occupied year-round, even if their original use is of a seasonal nature and standards for services and roads would reflect this fact;
- ii) Proposed site design shall promote a compact form which retains the natural features of the site and accommodates principles of healthy communities, including walking and cycling paths, open spaces, opportunities for use of renewable and passive solar energy systems and provides for adequate buffering between adjacent uses and roads;
- iii) Communal servicing may be considered where it can be demonstrated to the satisfaction of Council that the benefits of communal servicing at this location are sufficient to outweigh any possible long-term liability for the municipality.
- iv) Consideration is given to all matters contained in Section 51 of the Planning Act.
- v) The impact on the water quality of Lake Ontario of a proposed multi-lot plan of subdivision should also be assessed. The study should consider the existing water quality of the water body, surface run-off, impact and loadings of phosphorous from septic systems, type of soils, stormwater management and nature of vegetation.

4.5.6 Additional Shoreline Development Design Requirements

New shoreline development shall be in conformity with Section 4.14.4 of this Plan and designated to be compatible with the natural landscape. Proposals for new development within the Shoreline Residential designation, shall, wherever feasible, be designed in such a manner as to avoid a linear or strip development pattern adjacent to the shoreline, and shall be located outside of the hazardous lands associated with Lake Ontario. Development proposals that allow for the clustering of residential uses back from the shoreline areas shall be encouraged.

New shoreline residential uses shall be set back a minimum of 30 metres from the high water mark of Lake Ontario, or such additional distance to ensure the following:

- i) Building envelopes are sited outside of the hazardous lands associated with Lake Ontario;
- ii) Development and site alteration will have no disturbance on the natural character of the shoreline environment, including shoreline vegetation, wetlands and fish habitat
- iii) Minimal visual impact on the shoreline and the Lake; and,
- iv) Any additional setback requirements as determined through an approved supporting study (e.g. Environmental Impact Study) to the Planning Act application.

4.5.6.1 Conversions of Seasonal Dwellings to Permanent Dwellings

In areas designated Shoreline Residential, conversions of existing dwellings to permanent use may be permitted subject to the following:

- i) The lot shall be of an adequate size and frontage as specified in the comprehensive Zoning By-law;
- ii) There shall be an adequate source of potable water whose year-round use will not impair the supply to other buildings and which will be to the satisfaction of the local Health Unit and/or Ministry of the Environment;
- iii) There shall be sewage disposal system suitable for year-round operation installed and working so as not to result in any pollution to the environment and which will be to the satisfaction of the local Health Unit and/or MOE
- iv) The dwelling shall be of adequate size and construction for permanent occupation as specified in the Comprehensive Zoning By-law;
- v) The dwelling shall be on a lot that fronts on a public road that is maintained on a year-round basis;
- vi) The dwelling shall be in an area that is provided with adequate year-round services, including road maintenance, school bus service, garbage disposal, fire and police protection;
- vii) The dwelling shall not contribute singly or with other uses, to a demand for services that are not feasible or economic for the Municipality or other public authority to provide, improve or maintain, and shall not result in the creation of any additional financial burden on any public authority;

- viii) The dwelling and sewage disposal system will be outside of the 30-metre development setback and the natural hazards (flooding, erosion, dynamic beach) along the shoreline, and will not result in negative impacts to natural heritage features or functions; and
- ix) Each application for conversion shall be the subject of a site-specific amendment to the Zoning By-law. The application for rezoning shall be accompanied by a report which shall include information on the above noted standards and criteria, comments from the School Board, the local Health Unit, Lower Trent Conservation and if appropriate, the Ministry of the Environment, and a copy of the Certificate of Occupancy.

4.5.6.2 Zoning By-law Provisions

It is intended that where lands within the Resource-based Recreation designation are also identified as flood and erosion susceptible lands and are accordingly designated as Environmental Protection, shall be zoned the or Environmental Protection Zone and shall be subject to the setbacks for development in the implementing Zoning By-law.

4.5.7 Development on Private Roads Not Permitted

Existing development on private roads and improvements and modifications to such development or replacement of such development, and the development of existing lots of record, which conform to the Zoning By-law or amendment thereto shall be permitted on private roads.

However, no new subdivisions or severances of new lots shall be permitted on existing or new private roads in the Shoreline Residential Area designation.

4.5.8 Zoning By-law Provisions

Shoreline residential areas will be placed in appropriate categories in the implementing Zoning By-law.

4.6 HAMLET

The purpose of the Hamlet designation is to recognize the essential mixed-use character of these settlements and the important role they play as residential, commercial and social centres