

4.4.2 *Tourism*

The Municipality may prepare a tourism strategy to promote tourism development. The Municipality of Lakeshore offers a range of tourism assets and opportunities, which include the waterfront recreational uses associated with Lake St. Clair, cultural and heritage resources, parks and open spaces, and areas of agricultural and natural amenity.

The following will be the policy of the Municipality:

- a) The Municipality may develop a tourism strategy to identify the Municipality's tourism assets and opportunities to promote and enhance tourism.
- b) The Municipality may promote agriculturally related tourism and identify such current and potential uses and provide a regulatory framework to promote the growth of agriculturally related tourism.
- c) The Municipality may promote the maintenance and improvement of existing tourism and tourist destination-oriented uses in the Municipality and encourage the establishment of additional tourism opportunities in the form of accommodation facilities, and appropriate entertainment and recreational attractions.
- d) The Municipality recognizes and supports the development of tourism uses within the Urban Areas and the Lake St. Clair waterfront that will encourage visitor stops, provided such uses do not detract from the principal functions and uses of these areas. Such initiatives may include support for:
 - i) tourist-recreational activities associated with the lakeshore and initiatives to enhance the Primary Nodes;
 - ii) promotion of connected multi-purpose trails systems connecting Lakeshore's Urban Areas and natural amenities;
 - iii) new and existing tourism related attractions such as a craft market, farmer's market, summer theatre and outdoor festivals, particularly if such uses are located to encourage interaction with the major activity nodes in the Primary Nodes or on the waterfront;
 - iv) establishment of Heritage Districts to promote cultural heritage resources, particularly in the established Primary Nodes; and
 - v) bed and breakfast accommodations and other forms of short term accommodation in accordance with the policies of this Plan.
- e) The Municipality will support the development and promotion of scenic, recreational and educational parkways with well signed and interesting attractions along the Lake St. Clair shore and throughout the Municipality.
- f) The Municipality supports the maintenance and improvement of accommodations for tourists, including hotels, motels, bed and breakfast establishments, other forms of short term accommodation, and camping facilities.

6.2 Agricultural Designation

The majority of land within the Municipality is designated Agricultural Designation and consists entirely of prime agricultural lands which includes Canada Land Inventory Classes 2 and 3, and associated agricultural and rural uses. The Provincial Policy Statement requires that these lands be protected for agricultural uses unless appropriate justification is provided for alternative uses.

Traditional as well as agriculture-related use and on-farm diversified uses and associated activities make an important contribution to the economy of The Municipality. The Agricultural Designation is intended to preserve and strengthen the continued viability of the agricultural community. The policies protect agriculture from the intrusion of incompatible uses, such as non-farm related residential dwellings and other uses that are sensitive to contemporary agricultural practices.

6.2.1 Permitted Uses

Subject to the other policies of this Plan, the following policies will apply in determining uses permitted on land designated Agricultural Designation on Schedule “C”:

The primary use of the land shall be agricultural. This includes the growing of crops, including nursery and horticulture crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

- b) Licenced Cannabis Production Facilities (CPFs) in accordance with the Cannabis Act and subject to other pertinent policies of this Plan, may also be considered as a use in certain areas of the “Agriculture” designation as identified on Schedule “C” of the Official Plan, subject to a site-specific zoning amendment and site plan.
- c) Upon receipt of an application for a zoning amendment and site plan control to permit a CPF in the “Agriculture” designation, Council shall be satisfied that the following criteria is met:
 - i) new purpose-built facilities will be encouraged as the first option, and any retrofit or use of existing agricultural buildings or structures must demonstrate suitability in accordance with the policies of 8.3.1.2 of this Plan;
 - ii) that mitigation measures be taken to reduce impacts on nearby residential, institutional, and other sensitive land uses, and, to determine the appropriate separation distance of the proposed facility to existing sensitive land uses and zones, including commercial and recreational land uses frequented by members of the public;
 - iii) that buffering and screening will preserve the agricultural character of the surroundings; and
 - iv) that required facilities will be installed such as, but not be limited to, on-site

water storage, rate-of-flow control facilities and complete Stormwater management facilities as listed under Section 7.3 of this Official Plan.

- d) the Zoning By-law shall permit one primary single unit dwelling per lot;
- e) an additional residence on a lot for the purpose of housing farm help may be allowed once the need for such housing has been adequately demonstrated in terms of the following: the farm helps' working activity is primarily, but not necessarily exclusively, devoted to the farm operation; and the farm operation requires the help to be accommodated close to the farm. The farm help residence should use the same access as the primary single unit dwelling where such dwelling exists, be located within the cluster of farm buildings and will not be eligible for severance in the future.
- f) On-farm diversified uses that are secondary to the principal use of the property are permitted, including but not limited to: small-scale home occupations, subject to 6.2.1 g), small-scale home industries, subject to 6.2.1 h), and those uses which add value to farm produce which may include such uses as the processing, preserving, storing and packaging of the farm's produce on the farm property, fruit/vegetable/flower stands and farm markets, wineries and breweries, sales outlets for agricultural products produced on the farm, and agri-tourism uses such as farm machinery and equipment exhibitions (on a temporary basis), farm tours, petting zoos, hay rides and sleigh rides, processing demonstrations, pick-your-own produce establishments, small-scale farm theme playgrounds for children and small-scale educational establishments that focus on farming instruction. On-farm diversified uses are secondary to the principal agricultural use of the property, and will be limited in area. Proposed on-farm diversified uses will be compatible with, and will not hinder, surrounding agricultural operations. The Zoning By-law will establish provisions related to on-farm diversified uses.
- g) Agriculture-related uses including farm-related commercial and industrial uses directly related to, and supportive of an agricultural operation are permitted, that benefit from being in close proximity to farm operations, provided the following policies are considered:
 - i) the agriculture related commercial or industrial operation is of a small scale and cannot reasonably be located in a non-agricultural designation and is required in close proximity to the farm operation;
 - ii) such uses will be located to conform with the Minimum Distance Separation Formula;
 - iii) an amendment to the Zoning By-law is approved;
 - iv) the agriculture related commercial or industrial use will not require large volumes of water nor generate large volumes of effluent and will be serviced with appropriate water supply and sewage treatment facilities;
 - vi) the agriculture related commercial and industrial uses will be located and designed to minimize potential adverse impacts including noise, visual, odours, and air emissions, upon nearby residential or other sensitive uses by buffering measures such as landscaping, berming and building setback and layout;

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- vi) the location of agriculture related commercial and industrial uses must provide for appropriate access and minimum sight distances in either direction along a municipal road;
 - vii) the use does not substantially change the agricultural character of the area and outdoor storage is limited; and
 - viii) proposed agriculture-related uses will be compatible with, and will not hinder, surrounding agricultural operations.
- h) Greenhouse farms will be permitted in the Agricultural Designation, provided the following policies are considered:
- i) specific development standards are provided in the Zoning By-law;
 - ii) the greenhouse farm is subject to Site Plan Control in accordance with Section 8.3.4; and
 - iii) the recycling of irrigated water by greenhouse farms will be required in order to reduce primary water use.
- v) Forestry and agro-forestry uses related to the growing and harvesting of trees and the processing of trees will be permitted in the Agricultural Designation. Where the use involves the processing of trees, the following policies are considered:
- i) the use will require an amendment to the Zoning By-law and specific development standards are provided in the Zoning By-law; and
 - ii) the use is subject to Site Plan Control in accordance with Section 8.3.4.
- j) Small-scale home occupations will be permitted, provided the use remains clearly secondary to the farm operation and is conducted by a member of the family owning the property, and may include:
- sales outlets for agricultural products produced on the farm;
 - small home occupations conducted from the main residence and normally limited to the occupants of the property;
 - bed and breakfast establishments and other forms of short term accommodation; and
 - agri-tourism uses
- k) Small-scale home industries, which are conducted in whole or in part in an accessory building (e.g., shed or farm building) by a member of the family owning the property, will be permitted. In order to ensure that the scale of the home industry is clearly accessory to the main use, the number of employees, the gross floor area and outside storage associated with a home industry will be limited in the Zoning By-law.
- l) Mushroom operations including the growing, harvesting, cleaning, packaging and shipping of mushrooms and any other uses related to mushroom production are also permitted in the Agricultural Designation, provided the following policies are considered:
- i) specific development standards are provided in the Zoning By-law;
 - ii) the mushroom operation is subject to Site Plan Control in accordance with Section 8.3.4; and

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- iii) the recycling of irrigated water by the mushroom operation will be required in order to reduce primary water use.
 - m) New livestock facilities and the expansion of existing livestock facilities are permitted in the Agricultural Designation without an amendment to the zoning by-law provided the proposed location is in compliance with the Minimum Distance Separation (MDS) Formulae.
 - n) Existing mobile home parks are permitted in the Agricultural Designation. The establishment of new mobile home parks or the expansion of existing mobile home parks will only be permitted in accordance with the policies of Section 4.3.1.5.3.
 - o) The extraction of aggregate, mineral or petroleum resources will be permitted in accordance with the *Aggregate Resources Act*, the *Mining Act* or the *Oil, Gas and Salt Resources Act*, as appropriate, subject to the policies of Section 5.3 of this Plan.
 - p) Uses accessory to any of the permitted uses in the Agricultural Designation are permitted.
 - q) The specific uses permitted and accessory uses will be established in the Zoning By-law. The provisions in the Zoning By-law will include building setbacks from property lines, on-site parking requirements, landscaping, screening and/or buffering requirements, outside storage requirements and lighting control requirements for commercial and industrial uses.
 - r) The Municipality will consider Provincial Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas, when addressing the appropriateness of permitted uses within the Agricultural Designation, while ensuring the greatest flexibility to support the continued viability of agricultural operations in the Municipality.
 - s) an additional residential unit (ARU) shall be permitted within a primary single unit dwelling subject to the following criteria:
 - i. The gross floor area of the ARU is equal to or less than the floor area of the primary single unit dwelling on the lot;
 - ii. The dwelling fronts on and has access to/from a municipal road;
 - iii. There are adequate services including municipal water; and adequate off-street parking is provided;
 - t) a stand-alone ARU, as an ancillary use to a primary single unit dwelling, shall be permitted subject to a Zoning By-law amendment and appropriate zoning regulations being in place. The following criteria will be considered as the basis for all Zoning By-law amendments to permit a stand-alone ARU:
 - i. The ARU is subordinate to the primary dwelling on the lot;
 - ii. There is no other stand-alone ARU or garden suite on the property, however an additional ARU may be permitted within the primary single unit dwelling;
 - iii. The ARU should use the same access as the primary single unit dwelling and be located within the cluster of existing buildings;

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- iv. The ARU will not be eligible for a severance in the future;
 - v. There are adequate services including municipal water; and
 - vi. Other requirements such as parking, tree preservation, landscaping and the provision of amenity areas are adequately addressed;

u) garden suites shall be permitted as a temporary use in accordance with the policies of Section 4.3.1.5.2 of this Plan and subject to the following criteria:

- i. a maximum of one garden suite per lot is permitted;
- ii. sufficient parking is provided;
- iii. the property owner must reside in the primary single unit dwelling on the lot;
- iv. there is no stand-alone ARU on the property, however an additional ARU may be permitted within the primary single unit dwelling;
- v. the property owner has entered into an agreement with the Town with respect to such matters as installation, maintenance, removal and occupancy of the garden suite and has posted suitable financial security with respect to the agreement in accordance with the *Planning Act*;
- vi. a certificate of occupancy will be required prior to occupancy;
- vii. there are no servicing constraints and, where the property is served by private on-site sewage services, approval of a garden suite is subject to approval of the Municipality's Building Department; and
- viii. the garden suite shall be of a temporary nature and shall not entail any major construction or investment on the part of the owner or that the owner will not experience undue hardship in removing the garden suite or converting it to a permitted use.

The Hamlet Areas originated as service and residential centres for the surrounding agricultural community. The Hamlets Areas include the Settlement Areas of North and South Woodslee, Rochester Place/Deerbrook, St. Joachim, Ruscom and Staples. The Hamlet Designation recognizes the continued role and function of these Settlement Areas. Hamlet development, in concentrations of residential, commercial, community and industrial service uses, is the preferred development form over scattered non-farm development in the Agricultural Designation.

6.3.1***Permitted Uses***

Subject to the other policies of this Plan, the following policies will apply in determining uses permitted on land designated Hamlet Designation on Schedule “C”.

- a) Low density residential dwellings will be permitted.
- b) A second dwelling unit may be permitted in accordance with the policies of Section 4.3.1.5.1.
- c) Home occupations will be permitted in association with a residential use.
- d) Bed and breakfast establishments **and other forms of short term accommodation** will be permitted within a single detached residential dwelling, provided that all of the required parking is accommodated on the same lot, and subject to a site-specific amendment to the Zoning By-law.
- e) Small scale commercial and industrial uses will be permitted provided they are of a dry nature and do not require excessive amounts of water for their operations, and are compatible with adjacent uses.
- f) Small scale institutional uses, and park and open space uses will be permitted.
- g) Uses accessory to any of the permitted uses in the Hamlet Designation will be permitted.
- h) The specific uses permitted and accessory uses will be established in the Zoning By-law.

6.4 Waterfront Residential Designation

The Waterfront Residential Designation consists of the historic predominately low density residential dwellings abutting Lake St. Clair or watercourses. The existing lakeshore/rural character of the Waterfront Residential Designation will be recognized and maintained. Development and site alteration will be subject to the environmental policies of Section 5.0 that outline the natural limitations relating to flood and erosion areas, hazard lands, soil, and topography.

6.4.1 Permitted Uses

Subject to the other policies of this Plan, the following policies will apply in determining uses permitted on land designated Waterfront Residential Designation on Schedule “C”.

- a) A single unit residential dwelling will be permitted on a lot suitably sized to accommodate appropriate servicing systems.
- b) Home occupations will be permitted in association with a residential use.
- c) Bed and breakfast establishments and other forms of short term accommodation will be permitted within a single detached residential dwelling, provided that all of the required parking is accommodated on the same lot, and subject to a site-specific amendment to the Zoning By-law.
- d) Small scale institutional uses, and park and open space uses will be permitted.
- e) Uses accessory to any of the permitted uses in the Waterfront Residential Designation will be permitted.
- f) The specific uses permitted and accessory uses will be established in the Zoning By-law.

The Urban Fringe Designation applies to existing concentrations of rural residential, commercial and industrial development at the periphery of the Municipality and adjacent to the urban areas of the Town of Essex and Tilbury urban area. The existing rural character of the Urban Fringe Designation will be maintained.

6.5.1***Permitted Uses***

Subject to the other policies of this Plan, the following policies will apply in determining uses permitted on land designated Urban Fringe Designation on Schedule “C”.

- a) A single unit residential dwelling will be permitted on a lot suitably sized to accommodate appropriate servicing systems.
- b) A second dwelling unit may be permitted in accordance with the policies of Section 4.3.1.5.1.
- c) Small scale commercial and industrial uses will be permitted provided they are of a dry nature and do not require excessive amounts of water for their operations, and are compatible with adjacent uses.
- d) Existing low density residential dwellings on lots suitably sized to accommodate appropriate servicing systems will be permitted to continue.
- e) Home occupations will be permitted in association with a residential use.
- f) Bed and breakfast establishments and other forms of short term accommodation will be permitted within a single detached residential dwelling, provided that all of the required parking is accommodated on the same lot, and subject to a site-specific amendment to the Zoning By-law.
- g) Small scale institutional uses, and park and open space uses will be permitted.
- h) Uses accessory to any of the permitted uses in the Urban Fringe Designation will be permitted.
- i) The specific uses permitted and accessory uses will be established in the Zoning By-law.

The Residential Designation applies to the Urban Areas of the Municipality which consist of predominately residential uses in a variety of housing forms. The Residential Designation is expected to continue to accommodate attractive neighbourhoods and foster the creation of complete communities which provide for neighbourhood facilities and services such as elementary schools, parks, places of worship and local neighbourhood-oriented commercial uses which are integral to and supportive of a residential environment.

A variety of housing types are anticipated to be developed to meet the varying demands and characteristics of the population. Opportunities to provide housing for individuals or groups with special needs including the elderly and those with special physical, social or economic needs within the Municipality will be encouraged.

6.6.1

Permitted Uses

Subject to the other policies of this Plan, the following policies will apply in determining uses permitted on land designated Residential Designation on Schedule “C”.

- a) The predominant use of land will be for a variety of residential dwelling types, including single detached dwellings, semi-detached dwellings and duplex dwellings.
- b) Medium density residential uses will be permitted including triplex dwellings, fourplex dwellings, row or block townhouse dwellings, converted dwellings containing more than two dwelling units, walk-up apartments and similar medium profile residential buildings, subject to the following criteria:
 - i) the density, height and character of the development will be compatible with adjacent uses;
 - ii) the height and massing of the buildings at the edge of the medium density residential development will have regard to the height and massing of the buildings in any adjacent low density residential area and may be subject to additional setbacks, or landscaping to provide an appropriate transition;
 - iii) the development will be encouraged to have direct access to an arterial or collector road, where possible and appropriate;
 - v) the watermains and sanitary sewers will be capable of accommodating the development, or the proponent will commit to extending services at no cost to the Municipality, save and except where private septic systems will be permitted;
 - vi) the development is adequately serviced by parks and school facilities;
 - vi) the development will be designed and landscaped, and buffering will be provided to ensure that the visual impact of the development on adjacent uses is minimized;
 - vii) all required parking will be provided on the site, and cash-in-lieu of required parking in accordance with the policies of Section 7.2.2.2 of this Plan, will not be accepted by the Municipality;

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- viii) in developments incorporating walk-up apartments, block townhouse dwellings and similar medium profile residential buildings, on-site recreational facilities or amenities such as private open space or playground equipment may be required;
 - ix) except for a triplex dwelling, fourplex dwelling or other similar small scale developments, a report on the adequacy of the road network to accommodate the expected traffic flows and the adequacy of water and sewer services may be required to be prepared by the proponent and approved by the Municipality; and
 - x) triplexes, fourplexes, freehold street townhouses or other similar small scale developments, may be subject to site plan control, in accordance with the policies of Section 8.3.4 of this Plan.
- c) A second dwelling unit may be permitted in accordance with the policies of Section 4.3.1.5.1.
- d) Special needs housing, senior citizens' homes or similar housing facilities for senior citizens including nursing or retirement homes will be permitted to develop in accordance with the medium density residential policies of Section 6.6.1 (b).
- e) Bed and breakfast establishments and other forms of short term accommodation will be permitted within a single detached residential dwelling, provided that all of the required parking is accommodated on the same lot, and subject to a site-specific amendment to the Zoning By-law.
- f) Elementary schools and day care centres will be permitted, provided that they have direct access to an arterial or collector road.
- g) Places of worship, neighbourhood community and cultural centres and institutional uses of similar scale will be permitted, provided the following criteria are met:
- i) the use will have direct access to an arterial or collector road;
 - ii) the use will have an overall site area of up to a maximum of 2 hectares;
 - iii) the density, height and character of the development will be compatible with adjacent uses;
 - v) the watermains and sanitary sewers will be capable of accommodating the development, or the proponent will commit to extending services at no cost to the Municipality, save and except where private septic systems will be permitted;
 - v) the development will be designed and landscaped, and buffering will be provided to ensure that the visual impact of the development on adjacent uses is minimized;
 - vi) all required parking will be provided on the site, and cash-in-lieu of required parking in accordance with the policies of Section 7.2.2.2 of this Plan, will not be accepted by the Municipality;
 - vii) driveway access will be approved by the Municipality or County; and
 - viii) the use will be subject to site plan control, in accordance with the policies of Section 8.3.4 of this Plan.

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- h) Neighbourhood parks and trails will be permitted, whereas community parks, major parks and other large-scale recreational uses will only be permitted in the Parks and Open Space Designation.
 - i) A home occupation in a dwelling unit will be permitted, provided the use does not change the residential character of the building and lot, and residential remains the principal use. The use will be compatible with the surrounding residential uses. Sufficient parking will be made available on-site.
 - j) Small scale neighbourhood convenience commercial and personal service uses to serve the daily shopping needs of a neighbourhood will be permitted, provided the following criteria are met:
 - i) no more than one commercial structure or building will be permitted on any site or in any one location, and the gross floor area of the commercial use will generally not exceed 300 square metres;
 - ii) the building height will be limited to one storey unless residential apartments are located on the upper floor(s), in which case the maximum building height will be compatible with the surrounding residential uses;
 - iii) landscaping, fencing, berming and other screening will be provided adjacent to residential land uses where appropriate;
 - v) all required parking will be provided on the site, and cash-in-lieu of required parking in accordance with the policies of Section 7.2.2.2 of this Plan, will not be accepted by the Municipality;
 - vi) driveway access will be approved by the Municipality and/or County;
 - vi) the commercial use will be located at or in close proximity, generally no more than 50 metres, from the intersection of arterial or collector roads, and will not be located mid-block within a residential area;
 - vii) the commercial use will be subject to a zoning by-law amendment, in accordance with Section 8.3.2 of this Plan; and
 - viii) the use will be subject to site plan control, in accordance with the policies of Section 8.3.4 of this Plan.
 - k) Mobile homes and mobile home parks are considered a suitable housing alternative in certain circumstances and will only be permitted in accordance with the policies of Section 4.3.1.5.3.
 - l) Uses accessory to any of the permitted uses in the Residential Designation are permitted.
 - m) The specific uses permitted and accessory uses will be established in the Zoning By-law.

Mixed Use Designation

The Mixed Use Designation applies to lands within the Mixed Use Nodes, including the Lakeshore West Mixed Use Node, and certain lands with frontage along County Road 22, which are located within the County Road 22 Mixed Use Corridor. The Mixed Use Designation provides for a range of commercial and residential uses characteristic of a transit supportive and higher intensity mixed use corridor. The policies provide for a transition of density, height and built form to ensure land use compatibility with adjacent uses.

6.9.1

Permitted Uses

Subject to the other policies of this Plan, the following policies will apply in determining uses permitted on land designated Mixed Use Designation on Schedule “C”.

- a) Low density residential uses may be permitted on an existing lot of record.
- b) Residential uses will be permitted provided that the uses do not negatively impact the planned function of the area and subject to the following provisions:
 - i) in a building of a commercial character, residential uses will only be permitted above the ground floor; and
 - ii) in a building of a residential character, either single detached or multiple dwelling, residential and/or commercial uses will be permitted, provided the residential character of the building is maintained.

For the purposes of this Policy, the residential or commercial character of a building may be determined in consultation with the Chief Building Official of the Municipality.

- c) Existing single detached dwellings may be converted to multiple dwelling units or to commercial buildings provided the building does not substantially change.
- d) Commercial uses such as business and professional offices, eating establishments, service and convenience retail and similar types of uses are permitted.
- e) Commercial and retail establishments which are destination oriented or are intended to serve the travelling public will be permitted, including automobile service stations, vehicle sales and service, public garages, repair service and rental establishments, motels, hotels, restaurants, animal hospitals, commercial recreation uses, private clubs, funeral homes, day care centres, food stores, drug stores, personal service shops, hardware, automotive and highway commercial uses.
- f) Light employment uses are permitted, exclusive of industrial-related uses such as manufacturing, warehousing, processing, assembly, trucking and storage uses.

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- g) Large Format Retail uses are defined as any retail use, including supermarkets, home improvement stores, department stores and specific category retail uses over 3,000 square metres. Large Format Retail uses may be permitted in the Mixed Use Designation provided they are located within a Mixed Use Node in accordance with the policies of Section 3.3.8, site-specific land use policies are established in Section 6.9.3 and implemented through a site-specific amendment to the Zoning By-law, and provided the following criteria are met to the satisfaction of the Municipality:
- i) a planning rationale report will be completed to assess the impact of the Large Format Retail use in relation to the planned function of the Mixed Use and Central Area Designation and impacts on adjacent uses, as well as any other matters determined by the Municipality;
 - ii) a retail market impact study will be completed in accordance with the policies of Section 4.4.3.1 of this Plan;
 - iii) a traffic impact study will be completed in accordance with the specific requirements of the Municipality, the County and the Province, as appropriate;
 - iv) a servicing and stormwater management plan will be completed in accordance with the specific requirements of the Municipality, the County and the Province, as appropriate;
 - v) an Urban Design Study and guidelines will be completed, subject to the policies of Section 4.2.1 of this Plan; and
 - vi) a comprehensive development master plan addressing the total gross floor area, location of buildings, parking, landscaping, pedestrian amenities, phasing and other site elements, will be required when dealing with a development comprised of multiple buildings, irrespective of the proposed size and use of the buildings.
- h) Medium density residential uses will be permitted including triplex dwellings, fourplex dwellings, row or block townhouse dwellings, converted dwellings containing more than two dwelling units, walk-up apartments, hotels, motels, similar medium profile residential buildings, and short term accommodation subject to the following criteria:
- i) the residential use is located within the Urban Area;
 - ii) the density, height and character of the development will be compatible with adjacent uses;
 - iii) the height and massing of the buildings at the edge of the medium density residential development will have regard to the height and massing of the buildings in any adjacent low density residential area and may be subject to additional setbacks, or landscaping to provide an appropriate transition;
 - iv) the development will be encouraged to have direct access to an arterial or collector road, where possible and appropriate;
 - v) the watermains and sanitary sewers will be capable of accommodating the development, or the proponent will commit to extending services at no cost to the Municipality;
 - vi) the development is adequately serviced by parks and school facilities;

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- vii) the development will be designed and landscaped, and buffering will be provided to ensure that the visual impact of the development on adjacent uses is minimized;
 - viii) all required parking will be provided on the site, and cash-in-lieu of required parking in accordance with the policies of Section 7.2.2.2 of this Plan, will not be accepted by the Municipality;
 - ix) in developments incorporating walk-up apartments, block townhouse dwellings and similar medium profile residential buildings, on-site recreational facilities or amenities such as private open space or playground equipment may be required;
 - x) except for a triplex dwelling, fourplex dwelling or other similar small scale developments, a report on the adequacy of the road network to accommodate the expected traffic flows, and the adequacy of water and sewer services may be required to be prepared by the proponent and approved by the Municipality; and
 - xi) triplexes, fourplexes, freehold street townhouses or other similar small scale developments, may be subject to site plan control, in accordance with the policies of Section 8.3.4 of this Plan.
 - i) Places of worship, neighbourhood community and cultural centres and institutional uses of similar scale will be permitted, provided the following criteria are met:
 - i) the use will have direct access to an arterial or collector road;
 - ii) the use will have an overall site area of up to a maximum of 2 hectares;
 - iii) the density, height and character of the development will be compatible with adjacent uses;
 - v) the watermains and sanitary sewers will be capable of accommodating the development, or the proponent will commit to extending services at no cost to the Municipality, save and except where private septic systems will be permitted;
 - vi) the development will be designed and landscaped, and buffering will be provided to ensure that the visual impact of the development on adjacent uses is minimized;
 - vi) all required parking will be provided on the site, and cash-in-lieu of required parking in accordance with the policies of Section 7.2.2.2 of this Plan, will not be accepted by the Municipality;
 - vii) driveway access will be approved by the Municipality or County; and
 - viii) the use will be subject to site plan control, in accordance with the policies of Section 8.3.4 of this Plan.
 - j) Special needs housing, senior citizens' homes or similar housing facilities for senior citizens including nursing and retirement homes will be permitted to develop in accordance with the medium density residential policies of Section 6.9.1 (h).
 - k) Uses accessory to any of the permitted uses in the Mixed Use Designation are permitted.

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- l) The specific uses permitted and accessory uses will be established in the Zoning By- law.