

# Springwater Official Plan

## Section 25 – Special Use Policies

### 25.1. Definitions

25.1.1. The policies of this section relate to uses which may be permitted throughout the Township or through a number of land use designations.

### 25.2. Bed & Breakfast Facilities

25.2.1. Bed and breakfast uses are defined as residential uses which provide overnight tourist accommodation, which may include meals, but shall not offer or provide services to non guests.

25.2.2. Bed and breakfast uses shall generally be restricted to existing single detached dwelling units occupied as a permanent residence of the host.

25.2.3. Bed and breakfast uses may be subject to a Zoning By-law Amendment to be permitted unless otherwise specifically permitted within the applicable zone.

25.2.4. The Township Zoning By-law shall regulate bed and breakfast uses with respect to signage, noise, storage, displays, number of rooms, parking and other such matters to ensure the bed and breakfast use does not interfere with the quiet and reasonable enjoyment of adjacent residential properties nor detract from the character of the neighbourhood or surrounding area.

25.2.5. Where the property is served by a private well and/or private sewage disposal facility, the approval of the appropriate government agency having jurisdiction shall be required.

25.2.6. Bed and breakfast establishments shall conform with all provincial and local standards and regulations concerning safety for uses of this nature.

25.2.7. To monitor and control bed and breakfast uses, the Township may require the appropriate licensing of such uses as may be provided for under the Municipal Act.

### 25.3. Home Occupations

25.3.1. Home occupation uses are defined as the partial use of a single detached dwelling unit by the occupant(s) of the dwelling unit for gainful employment involving the production, provision and/or sale of goods produced on site and/or services. Pursuant to the implementing Zoning By-law this may also include in specified zones, an accessory building or structure and the By-law

may also include provisions concerning the involvement of persons other than the occupants of the dwelling.

- 25.3.2. Home occupation uses are recognized by Council as an effective and reasonable opportunity to expand employment opportunities, support small business and provide convenient and/or needed services to the residents of the Township. In this regard home occupations are permitted in all areas where residential uses are permitted subject to the provisions of the Zoning By-law.
- 25.3.3. It is acknowledged that certain home occupation uses may, by their nature, hours of operations, potential for traffic generation or other factors, interfere with the quiet and reasonable enjoyment of adjacent residential properties or have the effect of detracting from the residential character of the neighbourhood. In such instances certain uses may need to be restricted or limited. Should such uses be identified these may be set out in the Zoning By-law which may prohibit the specific use or require, in regard to specific zones, the need to amend the Zoning By-law to permit the proposed use.
- 25.3.4. The Zoning By-law shall regulate home occupation uses with respect to signage, noise, storage, displays, floor area, parking and other such matters so as to ensure that the use does not interfere with nor detract from surrounding uses or the character of the neighbourhood.
- 25.3.5. To monitor and control home occupation uses, the Township may require the appropriate licensing of such uses as may be provided for under the Municipal Act.
- 25.3.6. Such uses intending to locate along provincial highways should ensure that the requirements of the Ministry of Transportation can be met concerning entrance approval.

#### **25.4. Home Industries**

- 25.4.1. Home industries are defined as uses located outside of settlement areas and are accessory and subordinate to the residential and/or agricultural use of the property. Such uses may include machine shops, welding and repair shops, farm implement and machinery repair shops, carpentry shops, fabrication of wood and metal products, craft and art studios and other similar uses.
- 25.4.2. Home industry uses may be carried out in an accessory building.
- 25.4.3. The Zoning By-law may regulate home industries with respect to signage, noise, storage, displays, parking, floor area, minimum lot size and other such matters so as to ensure that the use does not interfere with nor detract from surrounding uses or the rural character of the area.

- 25.4.4. To monitor and control home industry uses, the Township may require the appropriate licensing of such uses as may be provided for under the Municipal Act.
- 25.4.5. Such uses intending to locate along Provincial highways and County roads should ensure that the requirements of the Ministry of Transportation and/or the County of Simcoe can be met concerning entrance approval.

## **25.5. Group Homes**

- 25.5.1. Group homes are defined as a single housekeeping unit in a detached residential dwelling which is intended to provide a community based group living arrangement for a maximum of 10 persons, exclusive of staff, who are receiving care and supervision consistent with their particular needs and for their well being. Group homes include a home for foster children, a home for elderly persons, a home for mentally and physically challenged persons and a convalescent home for people who are under medical supervision.
- 25.5.2. All group homes shall be approved or licensed in accordance with provincial statute. Council may pass a By-law pursuant to the Municipal Act as amended, concerning the registration of provincially licensed or approved group homes. Furthermore a group home shall be in compliance with all Municipal By-laws and the Ontario Building Code particularly as they relate to fire, health, safety and occupancy regulations.
- 25.5.3. In considering the registration of any group home Council should be satisfied with the need for the facility, the proposed management plan and qualifications of staff, the availability of support services and facilities for the future residents of the group home and the adequacy of the proposed program as it relates to the well being of the future group home residents.
- 25.5.4. For the purpose of this Official Plan, a group home does not include a facility maintained and operated for persons who have been placed on probation under the statutes of Ontario or Canada, who have been released on parole under the statutes of Ontario or Canada or who are admitted to the group home for correctional purposes.
- 25.5.5. The implementing Zoning By-law shall set out the zone or zones within which group homes may be permitted. Also the Zoning Bylaw may include a minimum separation distance between group homes and may also contain provisions in regard to off street parking, minimum lot size and other related items. As a general rule the minimum separation distance between group homes should be 300 metres (1000 feet).