

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,

with sufficient spacing to ensure compatibility, while maintaining privacy and the amenity value of low density areas.

The provision of walkways, sidewalks or bicycle paths is encouraged to facilitate access throughout the residential areas and to schools, parks, and other focal points such as places to shop or work, and to facilitate the safe separation of pedestrian and vehicular traffic.

A proposal for new development should include, wherever possible, opportunities for coordinated design with existing development on adjacent properties, to provide maximum opportunities for linkages, walking and cycling paths and mixed use development consistent with healthy communities design. The development, as proposed, should incorporate opportunities for minimization of negative impacts on air quality and improvements in energy efficient design.

The maximum density for low density residential development shall be 30 units per net residential hectare.

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.

Bed and Breakfast uses and Home Occupations will be governed by the policies of Sections 3.17.1 and 3.18.1 and of this Plan.

4.3.2 Redevelopment, Infilling and Intensification Plans

The provisions of this Plan do not apply to prohibit the development or redevelopment of residential uses on legal lots of record existing as of the date of adoption of this Plan or the development of new residential uses by a consent to land severance, where such development represents infilling within an established residential neighbourhood where it is neither practical nor feasible to employ noise attenuation measures.

Low density residential development proposals near existing or proposed industrial uses or areas should comply with the MOE Guidelines governing the separation distance between industrial facilities and sensitive land uses. Development proposals near existing or proposed

railway corridors or major roads such as arterials and collectors shall comply with Section 7 of this Plan.

In reviewing redevelopment or infilling or intensification plans, Council will ensure that the character of the residential area will be maintained or enhanced and that such redevelopment will not burden existing facilities and services.

Residential development in older, established residential areas of heritage value is encouraged to employ designs which maintain and reinforce the character of the area. This includes having regard to the existing scale and pattern of development and the existing streetscape qualities so as not to adversely impact upon heritage resources.

4.3.3 Lands within 300 metres of Lake Ontario

Where development is proposed on any lands within 300 metres of the Lake Ontario Shoreline, such development shall only be developed in accordance with the policies of Section 4.14 - Environmental Protection of this Plan.

4.3.4 Zoning By-law Provisions

Low-density Residential Areas will be placed in appropriate categories in the implementing Zoning By-law.

4.4 RESIDENTIAL - MEDIUM DENSITY URBAN

Medium density residential uses include row or cluster housing, converted single detached dwellings creating not more than four (4) dwelling units, street front townhouses, low rise apartment dwelling houses, parks and open spaces, public uses and utilities and accessory uses. It is the policy of this Plan that development within the Medium Density Urban Residential designation shall be at a minimum of 20 units per net hectare up to a maximum density of fifty five (55) units per net hectare.

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.