

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.

A blend of housing types that includes lower density single detached dwellings and medium density uses within a single development is encouraged provided the development contributes to the Municipality achieving density targets described in Section 3.1. 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 lower density areas.

Medium density sites, particularly for seniors housing, should be situated in close proximity to parks, recreational facilities, or commercial areas and have convenient access to a collector or arterial roads. Any proposed location which would have the effect of drawing traffic through low density residential areas shall be discouraged.

Places of worship and local convenience stores to serve the day-to-day needs of the immediate surrounding residential area are permitted in the medium density urban residential designation.

4.4.1 Location Factors

Where a medium density residential use is proposed to be introduced adjacent to a low density residential area, the development should be designed to ensure compatibility with neighbouring low density residential areas. Buffering between medium and low density uses to minimize adverse impacts between uses may be required.

Proposals for new medium density development should include, wherever possible, opportunities for co-ordinated 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.

Council may require the developer to submit a plan showing relationship of the building to the remainder of the site and adjoining lower density uses. Such a plan shall show possible location and massing of buildings, parking facilities, open spaces, existing property fabric, and existing services. Adequate off-street parking shall be provided. Access points to such parking facilities shall be limited in number and designed in a manner that will minimize the conflict between vehicular and pedestrian traffic.

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.

4.4.2 Infilling, Intensification and Redevelopment

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. In order to encourage the enhancement and preservation of existing housing stock and address demands for rental accommodation, the conversion of existing single unit residential dwellings to two, three, or four unit residential dwellings may be provided:

- i) Any exterior renovations shall have regard to the massing, design, and the relationship of the buildings to adjacent buildings and streets;
- ii) The lot is capable of supporting the minimum number of off-street parking spaces in accordance with the provisions of the implementing Zoning By-law;
- iii) The proposed use will conform with the Municipality's By-laws and the Ontario Building Code Act;
- iv) Adequate open space and amenity area is provided to meet the needs of the residents;
- v) Municipal services such as water, sewers, drainage, roads, etc., are adequate or can be made adequate;
- vi) The development proposal includes, wherever possible, opportunities for co-ordinated 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;
- vii) The development has incorporated opportunities for minimization of negative impacts on air quality and improvements in energy efficient design;
- viii) The applicant may be requested to submit a report prepared by a registered architect and/or engineer detailing the condition of the building and the necessary improvements thereto and stating to what extent the existing services meet the municipality's specifications and requirements;

- ix) The property is rezoned to an appropriate zone category permitting converted multi-unit residential dwellings: and,
- x) Notwithstanding paragraph ix), accessory apartments within single-detached, semi-detached or row house dwellings shall be a permitted use in the Zoning By-law in accordance with Section 3.18.1 of this Plan and Section 35.1(1) of the Planning Act.

4.4.3 Heritage Buildings and Resources

Residential development in older, established residential areas of heritage value will be 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. Reference should also be made to Section 4.18 of this Plan concerning the conversion of existing residential dwellings within the Core for Commercial Use.

4.4.4 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.

4.4.5 Zoning By-law Provisions

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

4.4.6 Special Medium Density Urban Area No. 1 – Mobile Home Park

The Special Medium Density Urban Area No. 1 - Mobile Home Park applies to an existing Mobile Home Park within the Brighton Urban Settlement Area.

The uses permitted shall include mobile homes of the "single width"(1) variety and shall have a floor area of not less than 600 square feet. Self-propelled tourist type vehicles are not a permitted use.

Mobile home shall mean any dwelling that is designed to be made mobile, and constructed or manufactured to provide a permanent residence for one or more

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.