



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 43-76

A By-law to regulate the use of land and the erection, use, bulk, height and location of buildings located on Parts of Lots 7,8 and 9, Plan BR-25, Lot 8, Concession 1, West of Hurontario Street, in the City of Brampton.

The Council of the Corporation of the City of Brampton enacts as follows:

SECTION 1.0 - DEFINITIONS

In this By-law:

- 1.1 Accessory means naturally and normally incidental, subordinate and exclusively devoted to the principal use, building or structure located on the same lot.
- 1.2 Basement shall mean that portion of a building which is partly below grade and which has more than half of its height measured from floor to ceiling above the finished grade around the exterior of the building.
- 1.3 Building Area means the maximum area of a building at grade measured to the centre of party walls and to the outside of other walls. Building Area includes airwells and all other spaces within the building, but excludes porches, verandahs, steps, cornices, chimney breasts, fire-escapes, exterior stairways, breezeways, detached accessory buildings, ramps and open loading platforms.
- 1.4 Carport means an accessory building or a portion of a main building designed or used for the sheltering of vehicles which has more than forty (40) per cent of its total perimeter open and unobstructed.
- 1.5 Cellar shall mean that portion of a building which is partly or entirely below grade and which has one-half or less than

one-half of its height measured from floor to ceiling above the average finished grade around the exterior of the building.

- 1.6 Corner Lot means a lot situated at the intersection of two or more streets, or at the intersection of two parts of the same street having an angle of intersection of less than one hundred and thirty-five (135) degrees.
- 1.7 Dwelling Unit means one or more habitable rooms, connected together to form a separate unit which constitutes an independent housekeeping unit for one family to sleep, cook and eat and which includes its own sanitary facilities.
- 1.8 Exterior Lot means a corner or reversed corner lot.
- 1.9 Exterior Side Yard means the side yard of an exterior lot which extends from the front yard to the rear lot line between the flankage lot line and the nearest main wall of the main building or structure.
- 1.10 Facing Wall shall mean a wall opposite another and on the same lot, and lying in whole or in part, within the horizontal, perpendicular projection of the other wall, except for completely connected walls having an interior angle of divergence of more than seventy-five (75) degrees and except for completely unconnected walls having an interior angle of divergence of more than eighty-five (85) degrees.
- 1.11 Family means (a) an individual; or (b) two or more persons who are related by consanguinity, marriage or legal adoption; and not more than two (2) persons who receive their lodging and/or board for compensation; or (c) a group of not more than five (5) unrelated persons.
- 1.12 Flankage Lot Line means the longer lot line which abuts the street on an exterior lot.
- 1.13 Front Lot Line means the lot line that divides the lot from the street. In the case of an exterior lot, the shorter lot line that abuts a street is considered the front lot line.

- 1.14 Front Yard means a yard extending across the full width of the lot between the front lot line and the nearest main wall of the main building or structure on the lot.
- 1.15 Grade shall mean the elevation of the average finished ground level abutting a wall or the walls of a building or structure.
- 1.16 Habitable Room shall mean a room in a dwelling unit used or intended to be used to provide accommodation for sleeping, eating, food preparation, or living and shall not include a laundry, bathroom storage area or recreation area.
- 1.17 Height of Building means the vertical distance from grade to the highest point of the roof surface in the case of a flat roof, to the mean height level between the eaves and ridge of a gable, hip or gambrel roof, or to the deck line of a mansard roof.
- 1.18 Interior Lot means a lot other than an exterior lot.
- 1.19 Key Lot means an interior lot in the rear of and adjoining a reversed corner lot but not separated from the corner lot by a lane.
- 1.20 Landscaped Open Space shall mean open space at ground level on a lot which is used for the development, growth, maintenance and preservation of grass, flowers, trees, shrubs and other forms of aesthetic or decorative landscaping, including surfaced walkways, patios, recreational facilities or similar amenities, but excluding any driveway, ramp, car parking or loading area, curb, retaining wall or any covered space beneath or within any main building or structure.
- 1.21 Lot means a parcel of land that is not less than:
- (a) a whole lot on a registered plan of subdivision or;
 - (b) a parcel of land which complies with the provisions of Section 29(2) or Section 29(4) of The Planning Act, R.S.O. 1970, Chapter 349 as amended.

- 1.22 Lot Area means the total horizontal area within the lot lines of a lot, excluding the horizontal area of the lot usually covered by water or marsh, or below the rim of a river bank or watercourse, or between the top and toe of a cliff or embankment, or having a slope of twenty-five (25) per cent or more.
- 1.23 Lot Depth means the horizontal distance between the front and rear lot lines, measured along a line midway between the side lot lines.
- 1.24 Lot Line means any boundary of a lot.
- 1.25 Lot Width means the shortest horizontal distance between the side lot lines measured twenty (20) feet back from the midpoint of the front lot line.
- 1.26 Main Building means the building designed or used for the principal use on the lot.
- 1.27 Main Wall means any exterior wall of a building, but shall be construed to mean the structural members essential to the support of a roof, where they are nearer to a lot line than the main wall.
- 1.28 Open Space shall mean an unoccupied parcel of land open to the sky but not including such land as is used or required for parking purposes by this By-law.
- 1.29 Parking Area means an open area or a structure, other than a street, used for the temporary parking of one or more vehicles and available for use by employees or residents.
- 1.30 Parking Space means a space within a parking area exclusive of driveways, aisles or landscaped open space for the temporary parking of a vehicle.
- 1.31 Private Garage means an accessory building or a portion of a dwelling which is designed or used for the sheltering of one or more vehicles and the storage of household equipment incidental to the residential occupancy of the dwelling.
- 1.32 Public Utility Installation means any building, structure,

plant or equipment essential to the operation of a public utility including any of the following:

- Bell Telephone Company of Canada
- Canadian Pacific Railway Company
- Canadian National Railway Company
- C Consumers Gas Company
- Hydro Electric Commission of Brampton

- 1.33 Rear Lot Line means the lot line opposite the front lot line.
- 1.34 Rear Yard means a yard extending across the full width of the lot between the rear lot line and the nearest main wall of the main building.
- 1.35 Reversed Corner Lot means a corner lot whose flankage lot line is substantially a continuation of the front lot line of a key lot.
- 1.36 Row-House Dwelling shall mean a detached building that is divided vertically into three or more dwelling units, each of which has independent entrances, to a front and rear yard abutting the respective front and rear walls of each dwelling unit.
- 1.37 Semi-Detached Dwelling means a detached building divided vertically into two dwelling units by a common wall.
- 1.38 Side Lot Line means a lot line other than a front or rear lot line.
- 1.39 Side Yard means a yard between the main wall of the main building or structure and the side lot line extending from the front yard to the rear yard.
- 1.40 Street means a public highway.
- 1.41 Street Line shall mean the dividing line between a lot and a street.
- 1.42 Street Setback means the distance between the centre line of a street allowance and the main wall of a building.
- 1.43 Through Lot means an interior lot having lot lines on two streets.

- 1.44 Wall shall mean the exterior face of an exterior wall of a building, and may include a vertical part of a wall, the overall height of which is different from the contiguous part of the wall.
- 1.45 Yard shall mean an open portion of the land on the same lot with the main building or structure, unoccupied and unobstructed except as otherwise provided or required by this By-law, and located between the main building and one of the lot lines of the said lot.

SECTION 2.0 - DESIGNATIONS

2.1 Use Zones

For the purpose of this By-law the land is divided into the following zones:

<u>Zone Designation</u>	<u>Zone Symbol</u>
Residential Two Family	R2
Multiple Family - Row-House Dwelling	R3
Open Space	OS

2.2 Zoning Map

- (a) The zones and the boundaries of the zones are shown on Schedule 'A' which forms part of this By-law and which is referred to as the Zoning Map.
- (b) Where the boundary of a zone is shown on the Zoning Map
- (1) as following a street, lane, railway right-of-way, transmission line or watercourse, the centreline of the street, lane, railway right-of-way, transmission line or watercourse is the boundary.
 - (2) as following lot lines on a registered plan of subdivision, the lot lines are the boundary.

SECTION 3.0 - PUBLIC USES PERMITTED

- 3.1 The provisions of this By-law shall not apply to the use of any land or to the erection or use of any building or structure for the purposes of the Corporation of the City of Brampton or for the purposes of any local Board thereof as defined by The Municipal Affairs Act, R.S.O. 1970,

Chapter 118, provided that:

- (1) The lot coverage, yard and parking requirements are complied with for the zone in which the land, building or structure is located, and
- (2) no goods, material, or equipment are stored in the open in a Residential Zone.

SECTION 4.0 - GENERAL PROVISIONS

4.1 Yards

Every part of a required yard shall be open and unobstructed from the ground to the sky, except as permitted by this By-law.

4.2 Permitted Encroachments Into Required Yards

The structures listed in the following Schedule shall be permitted to project into a required yard.

Schedule 4.2

Structure	Yards in which projections are permitted	Maximum projection from main wall permitted
Sill, belt course, cornice, eave, gutter, chimney or pilaster	any yard	18 inches
Fire Escape and exterior staircase	Front, rear and exterior side yards only	5 feet
Window Bay	Front, rear and exterior side yards only	3 feet over a maximum width of 10 feet
Balcony	Front, rear and exterior side yards only	5 feet
Open or roofed porch not exceeding one storey in height	Rear yard only	8 feet including eaves and cornices

4.3 No porch or terrace permitted by Section 4.2 shall extend above the level of the ground floor of the building exclusive of roof supports; but this shall not prohibit the erection of latticing, screening or a similar structure which permits the free passage of air at all times.

4.4 Lot Coverage Accessory Uses

The building area of all accessory buildings and structures, including a swimming pool covered or enclosed by a permanent structure, shall not exceed ten (10) per cent of the lot area.

4.5 Through Lots

At each end of a through lot there shall be a front yard of the depth required by this By-law but one of the front yards may serve as a required rear yard.

4.6 Building Heights

(a) No accessory building in a Residential Zone shall exceed a height of fifteen (15) feet, and in any other zone no accessory building shall exceed a height of twenty (20) feet.

(b) The height limitations of this By-law shall not apply to church spires, water tanks, elevator enclosures, flag poles, television or radio antennae, ventilators or skylights or chimneys.

4.7 Yards For Non-Residential Buildings

A recreational, institutional or public building in any Residential or Open Space Zone shall be located no closer than one-half the height of the building or twenty-five (25) feet, whichever is the greater, to any lot line of the site on which the building is located where the site abuts a Residential Lot.

4.8 Fences or Hedges

No fence or hedge

- (i) within a required front yard shall exceed three (3) feet in height;
- (ii) within an exterior side yard shall exceed four (4) feet in height, and
- (iii) within any other required yard shall exceed six (6) feet in height except that a chain link fence for a school or park may exceed these permitted heights.

SECTION 5.0 - PARKING

5.1 Parking Accommodation

For every building or property erected, occupied or used minimum off-street automobile parking accommodation located on the same lot with the building or use shall be provided as follows:

- (a) For each dwelling unit in a semi-detached building, two parking spaces which may be located in a driveway;
- (b) For each dwelling unit in a row-house dwelling at least two (2) parking spaces for each dwelling unit plus eight (8) additional parking spaces shall be provided on the same lot with the building.

5.2 Parking Area - Requirements

(a) Where parking facilities are required or permitted for semi-detached dwellings or row-house dwellings:

- (i) Parking spaces shall be located on the same lot as the principal use.
- (ii) No area may be constructed or used for parking or storage within a required front yard or required exterior side yard, however, the parking of one passenger vehicle in a driveway in the required yard is permitted.
- (iii) No driveway shall be less than ten (10) feet in width.
- (iv) No driveway shall be located closer than thirty (30) feet to an intersection of a front lot line and an exterior side lot line.

(b) Where parking facilities are required or permitted for uses other than semi-detached or row-house dwellings:

- (i) Parking facilities shall be located on the same lot as the main use.
- (ii) Parking facilities shall be so arranged that vehicles may enter and leave the property in forward motion.
- (iii) Each parking space shall have unobstructed access to an aisle leading to a driveway.

- (iv) All parking spaces shall be rectangular and shall have the following minimum dimensions:

<u>Arrangement of Parking Space to Aisle</u>	<u>Minimum Width Of Parking Space</u>	<u>Minimum Length Of Parking Space</u>
Parallel	9 feet	23 feet
Angled	9.5 feet	19 feet

- (v) Aisles providing unobstructed access from each parking space to a driveway shall be provided as follows:

<u>Angle of Parking</u>	<u>Minimum Aisle Width</u>
0 to less than 55	13 feet
55 to less than 75	18 feet
75 to 90	21 feet

- (vi) Driveways providing unobstructed access to a public street or lane shall be provided as follows:

<u>Number of Vehicles In Parking Area</u>	<u>Minimum Number of Driveways</u>	<u>Minimum Width of Driveway</u>
Less than 20 vehicles	1	12 feet
20 or more vehicles	2	12 feet
OR		
20 or more vehicles	1	22 feet

- (vii) No driveway shall be located closer than thirty (30) feet to an intersection of a front lot line and an exterior side lot line.

All parking spaces, aisles and driveways shall be usable in all seasons and finished with a stable dustless surface.

- (ix) The lighting facilities of a parking area located within or adjacent to a Residential Zone shall be arranged so as to direct the light away from adjacent residential properties.

5.3 Detached Private Garage or Carport

- (a) A detached private garage or carport as an accessory building may be located in the side or rear yard of a lot in a Residential Zone provided that it is:

- (i) No closer than four (4) feet to a main building and,

(ii) No closer than four (4) feet to a side lot line, if in an interior side yard or two (2) feet to an interior side or a rear lot line, if in a rear yard and,

(iii) No closer to a street than the required setback for a principal building.

(b) A detached private garage or carport may be erected against a lot line in a side or rear yard if:

(i) The garages for both lots are designed as one (1) building and,

(ii) A common wall, on and along the side or rear lot line divides the garages and,

(iii) The garages for both lots are constructed or reconstructed simultaneously.

SECTION 6.0 - RESIDENTIAL TWO FAMILY (R2)

6.1 In a Residential Two Family (R2) Zone no land shall be used and no building or structure shall be erected or used except in conformity with the provision of this section.

6.2 Permitted Uses

(a) Residential

(i) A semi-detached dwelling;

(ii) A building or use accessory to the above, provided that the building is not used for human habitation.

(b) Public

The public uses set out in paragraph (a) of Section 3.0.

6.3 Lot Requirement

(a) In the R2 Zone a single family detached dwelling shall be located on a lot that has:

(i) a minimum lot width of fifty (50) feet for an interior lot or sixty (60) feet for an exterior lot;

(ii) a minimum lot depth of one hundred (100) feet;

(iii) a minimum lot area of five thousand (5,000) square feet for an interior lot or six thousand (6,000) square feet for an exterior lot.

(b) A semi-detached dwelling shall be located on a lot that has:

- (i) a minimum lot width of sixty (60) feet for an interior lot or seventy (70) feet for an exterior lot with a minimum width of thirty (30) feet for an interior part of a lot and forty (40) feet for an exterior part of a lot;
- (ii) a minimum lot depth of one hundred (100) feet;
- (iii) a minimum lot area of six thousand (6,000) square feet for an interior lot and seven thousand (7,000) square feet for an exterior lot with a minimum area of three thousand (3,000) square feet for an interior part of a lot and four thousand (4,000) square feet for an exterior part of a lot.

6.4 Front Yard

The depth of a front yard shall not be less than twenty-three (23) feet.

6.5 Side Yard

(a) The width of an interior side yard shall not be less than four (4) feet for a one (1) storey dwelling and an additional two (2) feet for each additional storey or part adjacent to the side yard except as follows:

- (i) Where there is no attached garage or carport the width of one (1) side yard shall not be less than ten (10) feet for a distance of twenty-two (22) feet measured from the front yard.

(b) The width of an exterior side yard shall not be less than that indicated on Schedule 'A' of this By-law.

(c) In the case of a semi-detached dwelling a side yard is not required for the party wall of a semi-detached dwelling unit.

6.6 Rear Yard

(a) An interior lot shall have a rear yard not less than thirty-five (35) feet in depth except as follows:

The rear yard may be occupied by a portion of a main building located not less than twenty-five (25) feet

from the rear lot line provided that the main building does not occupy more than fifty-five (55) per cent of the rear yard width and that at least thirty-five (35) per cent of the rear yard area is maintained in one contiguous unit with a depth of at least thirty-five (35) feet. No semi-detached dwelling shall be located closer than seventy-five (75) feet to the boundary of a railway right-of-way.

- (b) An exterior lot shall have a rear yard not less than twenty-five (25) feet in depth.

6.7 Public Use Yard

Except in the case of an underground public utility installation or an installation contained in a residential type building, the provisions of Section 4.7 shall apply to a building containing a permitted public use.

6.8 Building Requirement

- (a) Each dwelling unit in a semi-detached dwelling shall have a minimum gross floor area of eight hundred (800) square feet.
- (b) The building area shall not exceed thirty-three and one-third (33 1/3) per cent of the lot area.

SECTION 7.0 - RESIDENTIAL MULTIPLE FAMILY - ROW-HOUSE DWELLING (R3)

7.1 In the Residential Multiple Family - Row-House Dwelling (R3) Zone shown on Schedule 'A', no land shall be used and no building or structure shall be erected or used except in conformity with the provisions of this section and Schedule 'A'.

7.2 Permitted Uses

- (a) Residential
 - (i) A Multiple Family - Row-House dwelling group;
 - (ii) a building or use accessory to the above provided that the building is not used for human habitation.

(b) Public

The public uses as set out in Section 3.0.

7.3 Lot Density

In the R3 Zone a Row-House Dwelling shall be located on a lot that has a minimum lot area of 2,900 square feet per unit. No more than 30 dwelling units shall be erected on the land designated R3 on Schedule 'A' hereto attached.

7.4 Yards

In a Row-House Dwelling (R3) Zone, yard requirements shall be as shown on Schedule 'A' hereto attached.

7.5 Building Requirement

- (a) A Row-House Dwelling shall have a minimum gross floor area of nine hundred (900) square feet.
- (b) The building area shall not exceed 30% of the lot area.
- (c) In an R3 Zone, no single family attached dwelling shall exceed thirty-five (35) feet in height.

SECTION 8.0 - OPEN SPACE ZONE (OS)

8.1 In an Open Space (OS) Zone, no land shall be used and no building or structure shall be erected, or used except in conformity with the provisions of this section.

8.2 Permitted Uses

(a) Recreational

- (i) a park or playground
- (ii) a community centre
- (iii) an arena
- (iv) a tennis club

(b) Public

Public utility installation excluding any uses which are primarily of an administrative, maintenance or storage nature provided that no goods, material, or equipment are stored in the open.

- (c) A use accessory to the above.

8.3 Yards

In the OS Zone, except for underground public utility installation or where the OS Zone does not abut residential uses, the provisions of Section 4.7 shall apply.

8.4 Lot Requirement

In the OS Zone no minimum lot width, depth or area shall apply.

8.5 Building Requirement

In the OS Zone no minimum gross floor area or maximum building area to lot area ratio shall apply.

SECTION 9.0 - ADMINISTRATION

9.1 Administration and Enforcement

This By-law shall be administered by the Building and Zoning Co-ordinator and such other persons who may from time to time be appointed by resolution of Council.

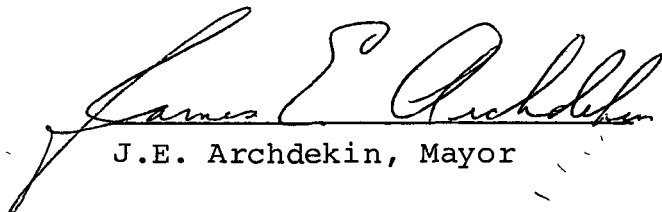
9.2 Violation and Penalty


Every person who contravenes this By-law is guilty of an offense and upon conviction of a breach of any of the provisions of this By-law shall be liable for each offense to a fine of not more than One Thousand Dollars (\$1,000.00) exclusive of costs.

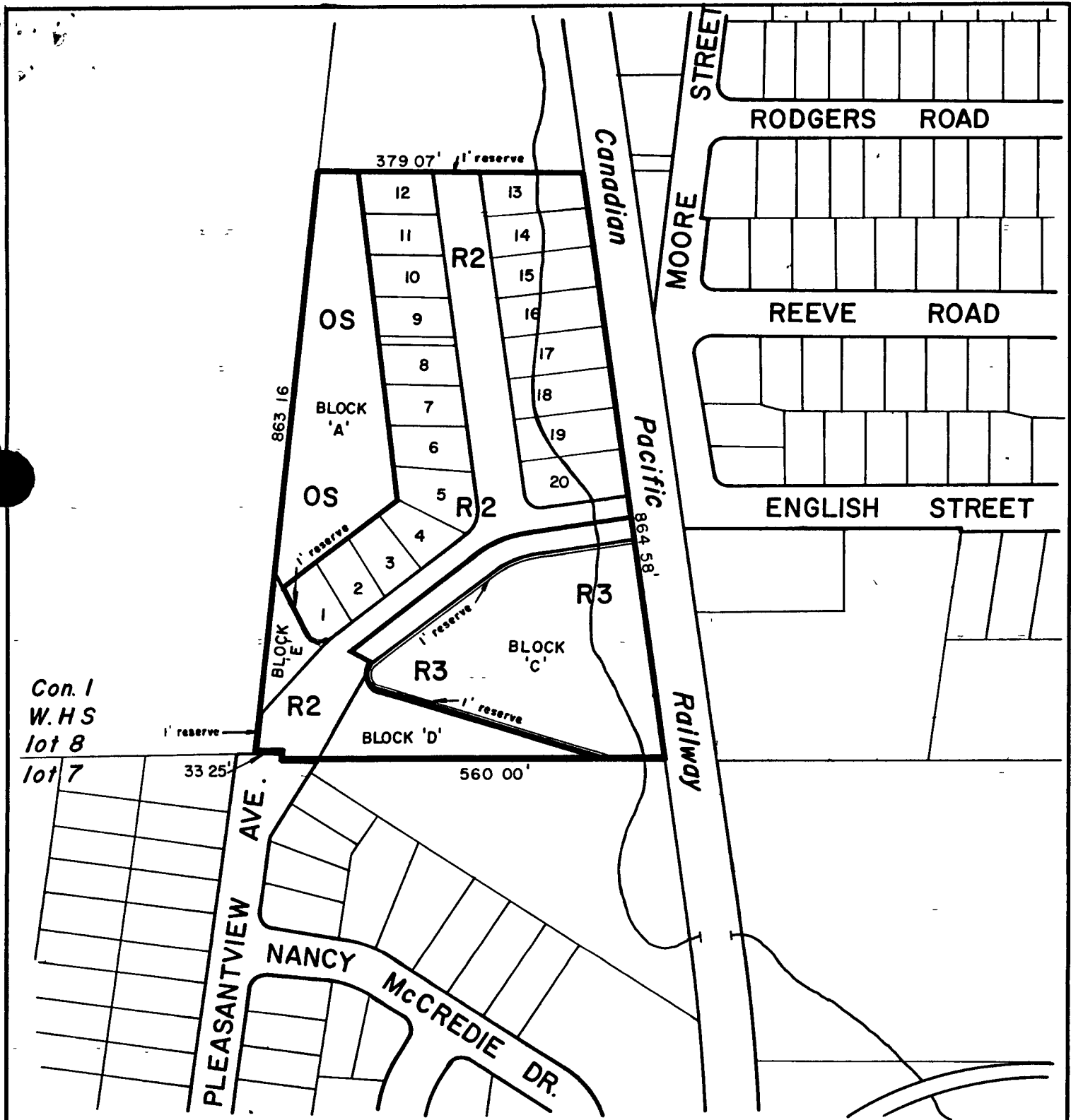
9.3 This By-law shall come into force upon approval by the Ontario Municipal Board and takes effect on the date of the final passing thereof.

READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL

This 9th day of February 1976.


J.E. Archdekin, Mayor


K.R. Richardson, Clerk

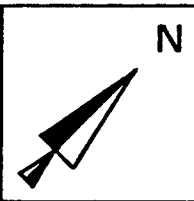
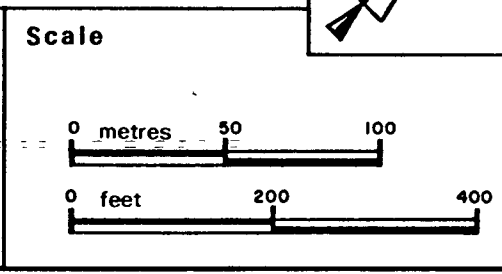


Con. 1
W.H.S
lot 8
lot 7

Application **SCHEDULE 'A'**
CITY OF BRAMPTON BY-LAW NO. 43-76

Legend

- zone boundary
- R2 residential semi-detached
- R3 residential multiple family
- OS open space



Drawn	c. f.
Date	2-2-76
File No.	
Dwg. No	A

**CITY OF
 BRAMPTON**
 PLANNING
 DEPARTMENT



R 76747

Ontario Municipal Board

**IN THE MATTER OF Section 35 of
The Planning Act (R.S.O. 1970,
c. 349),**

- and -

**IN THE MATTER OF an application
by The Corporation of the City
of Brampton for approval of
its Restricted Area By-law 43-76**

B E F O R E :

A. H. ARRELL, Q.C.
Vice-Chairman

- and -

J. A. WHEELER,
Member

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Tuesday, the 22nd day of

June, 1976

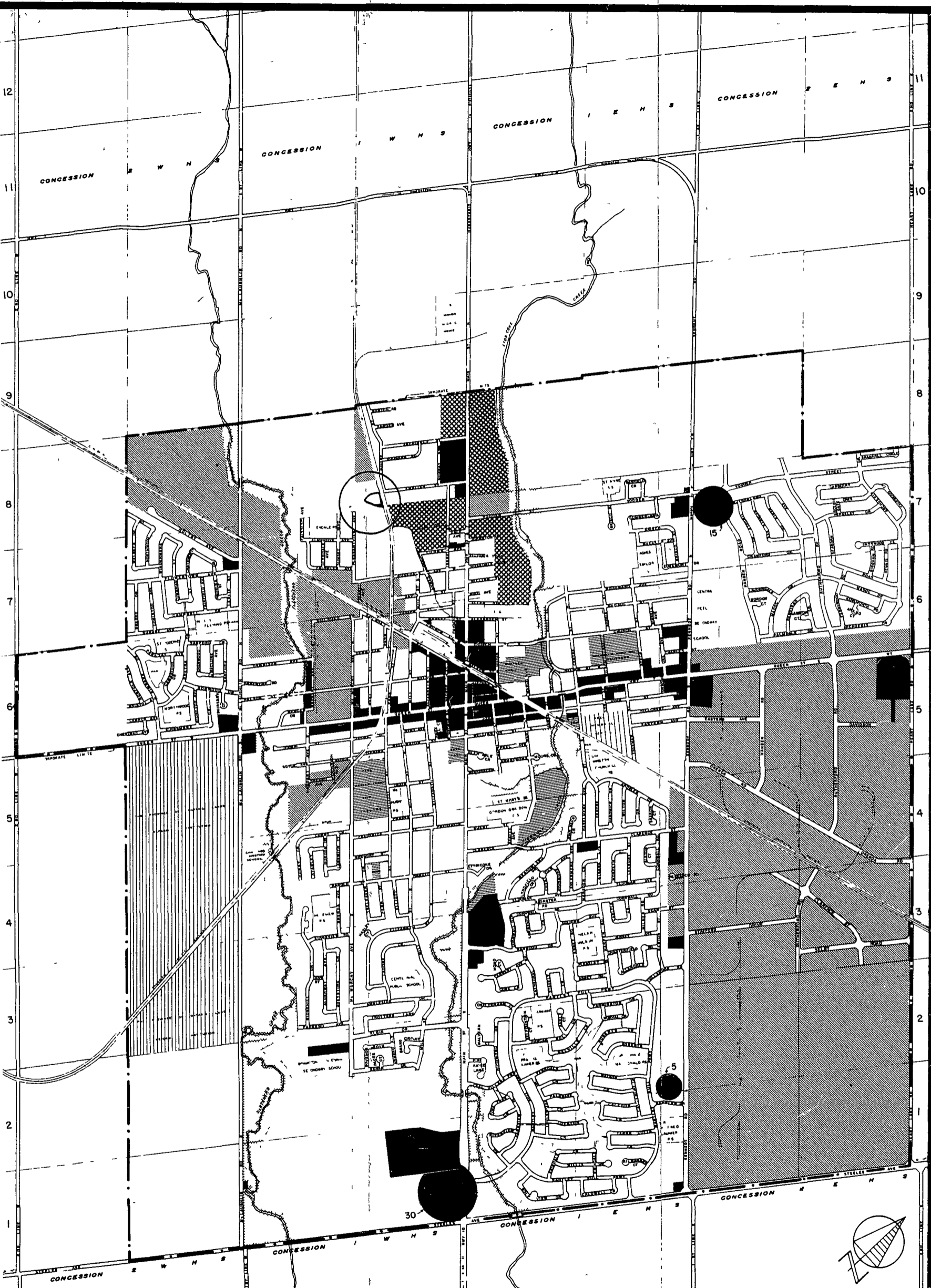
No objections to approval having been received
as required;

THE BOARD ORDERS that By-law 43-76 is hereby
approved.



K. C. ANDREWS
SECRETARY

ENTERED
O. B. No... <i>R76-2</i>
Folio No... <i>168</i>
JUN 29 1976
<i>K. C. Andrews</i>
SECRETARY, ONTARIO MUNICIPAL BOARD



OFFICIAL PLAN OF THE BRAMPTON PLANNING AREA

- INTERPRETATION OF THE PLAN -
 THE BOUNDARIES BETWEEN CLASSES OF LAND USE DESIGNATED IN THIS PLAN ARE GENERAL ONLY AND ARE NOT INTENDED TO DEFINE THE EXACT LIMITS OF EACH SUCH CLASS. IT IS INTENDED THEREFORE THAT MINOR ADJUSTMENTS MAY BE MADE TO THESE BOUNDARIES FOR THE PURPOSE OF ANY BY-LAW TO IMPLEMENT THIS PLAN WITHOUT THE NECESSITY OF MAKING FORMAL AMENDMENTS TO THE OFFICIAL PLAN OTHER THAN SUCH MINOR CHANGES. IT IS INTENDED THAT NO AREAS OR DISTRICTS SHALL BE CREATED THAT DO NOT CONFORM WITH THIS PLAN IN RESPECT OF LAND USE.

THIS MAP DESIGNATED SCHEDULE A TOGETHER WITH THE TEXT CONSTITUTES AMENDMENT No 73

- LEGEND -

- | | | | |
|-----------------|--|---------------|--|
| RESIDENTIAL (R) | | OPEN SPACE | |
| COMMERCIAL (C) | | INSTITUTIONAL | |
| INDUSTRIAL (I) | | AGRICULTURAL | |
| GREENHOUSE | | | |
- area of amendment

**CITY OF BRAMPTON
 PLANNING DEPARTMENT**

SCALE -
 DATE - 14/11/74
 PLAN No - FILE No
 DRAWN BY - JMK REVISED BY - cf

AMENDMENT NO. 73
TO THE
OFFICIAL PLAN
OF THE
FORMER TOWN OF BRAMPTON PLANNING AREA

Part A - Preamble

1.0 Title

The title of this Amendment is Amendment No. 73 to the Official Plan of the former Town of Brampton Planning Area, hereinafter referred to as Amendment No. 73 .

2.0 Relative Parts

Part B only of this Amendment constitutes Amendment No: 73 . Part A - Preamble and Part C - Appendix, are included only to provide background for Part B and should not themselves be read as a statement of policy. Part B, the operative part of this Amendment, is comprised of four sections:

Section 1.0 - Land Use

Section 2.0 - Development Principles

Section 3.0 - Implementation

Section 4.0 - Interpretation

3.0 Location of this Amendment

This amendment is concerned with land in Lot 8, Concession 1, W.H.S. and is more specifically identified as Part of Lot 8, Plan BR-25.

4.0 Purpose of the Amendment

The purpose of Amendment No. 73 is to designate certain low density residential lands as medium density residential, and to establish development standards for a parcel of land with

an area of about 1.984 acres.

5.0 Basis of the Amendment

The draft plan of a proposed subdivision on the subject lands contained a Block "C" which was intended to be developed for Townhouse purposes. The lands, however, have been designated as Low Density Residential by Amendment Number 64 to the Official Plan for the former Town of Brampton Planning Area which was approved by the Ministry of Housing on November 13, 1973. Amendment Number 56 to the Official Plan for the former Town of Brampton Planning Area, approved by the Ministry of Housing on December 30, 1975 supersedes Amendment Number 64 but designates the subject lands as Low Density Residential as well. Therefore, an Official Plan Amendment will be required prior to the rezoning of the subject lands, to permit a Townhouse Development thereon.

Part B - The Amendment

The whole of the part of this document entitled Part B - The Amendment which consists of the following text and the attached map designated as Schedule 'A' Land Use Plan constitutes Amendment No. 73 of the Official Plan of the former Town of Brampton Planning Area.

The Official Plan is hereby amended as follows:

Section 1.0 - Land Use

- 1.1 The land use classification of lands shown as edged with a red border on Schedule 'A' attached hereto shall be designated as a Medium Density Residential Area.
- 1.2 Residential Area shall mean that the predominant use of the land is for dwellings. Various types of dwellings ranging from single-family detached dwelling units to multi-family, multi-storey dwelling structures, shall be included under this category. Similar types shall be located together rather than indiscriminately mixing the various types. This category need not prevent some land being used for other purposes, provided that these purposes are compatible to dwellings and their location in a Residential Area is necessary to serve the surrounding dwellings, and provided further that these uses will in no way, contribute to the depreciation and deterioration of the value and amenity of the area for dwellings, and that precautions are taken by imposing standards on how the land may be used to protect the value and amenity of the