

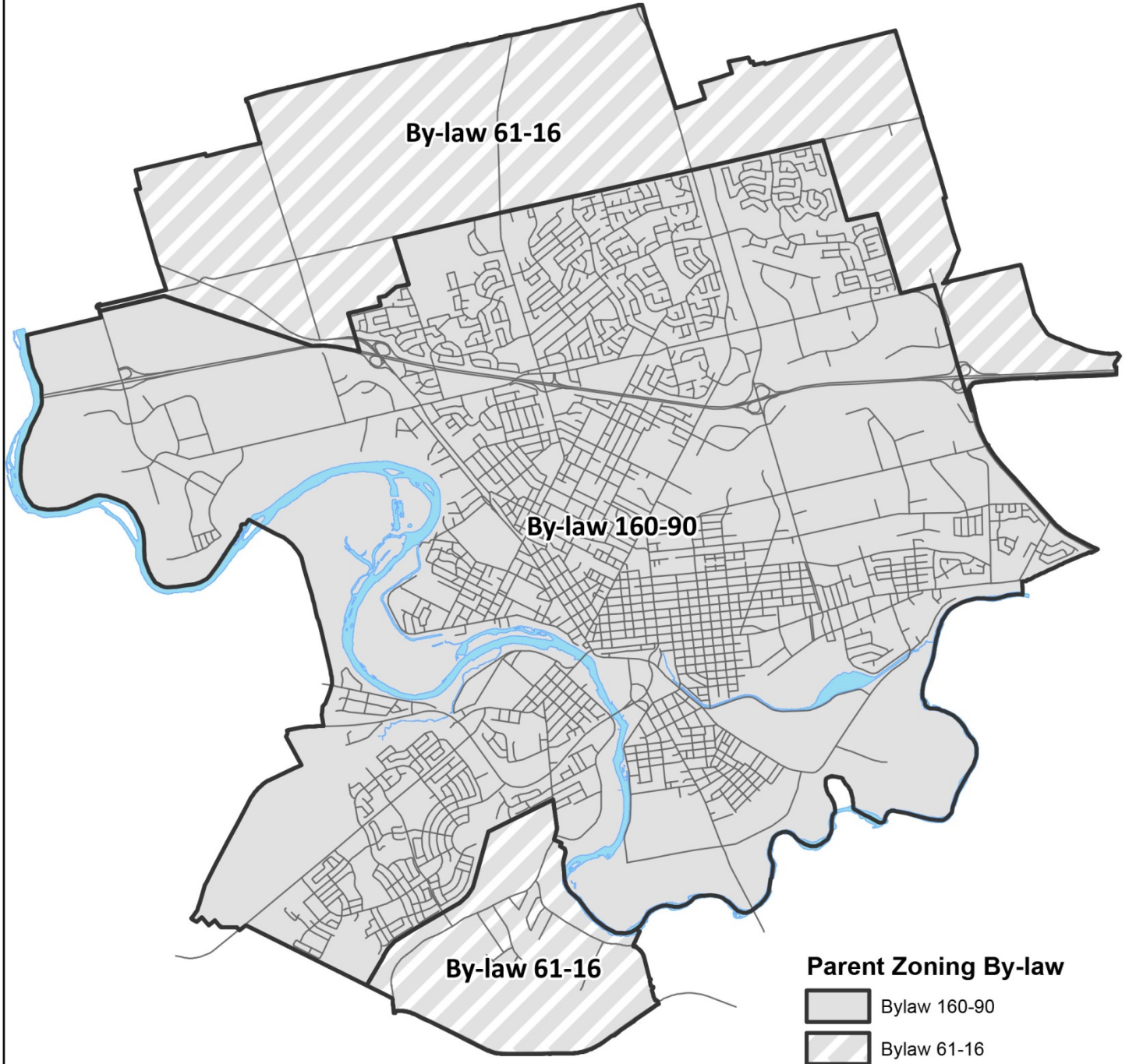
# Comprehensive Zoning Bylaw

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Office Consolidation  
City of Brantford

# Parent Zoning By-laws of Brantford

The City of Brantford currently has two zoning by-laws in effect. Most of the developed area of the city is covered by Zoning By-law 160-90. The lands transferred to the City on January 1, 2017 are covered by County of Brant Zoning By-law 61-16, which was adopted by the City at that time and has been updated and maintained separately from the original County version. Both bylaws are available online at [www.brantford.ca](http://www.brantford.ca)



## **NOTE TO USERS**

The following document is an office consolidation of Bylaw No. 160-90, as originally enacted by City Council on October 9, 1990, and its subsequent amendments. It includes all modifications to the text and maps. The bylaws which amend the text are noted in the left hand margin. The title blocks of the maps identify the amending bylaws that affect these schedules.

This consolidation has been prepared for convenience purposes only. For interpretation or accurate reference, please refer to the original Bylaw No. 160-90 and specific amendments thereto.

**LIST OF REVISIONS INCLUDED**

<b>REVISION REFERENCE</b>	<b>COUNCIL ENACTMENT</b>	<b>CLERK CERTIFICATION/ O.M.B. or LPAT ORDER</b>
Bylaw No. 16-91	January 21, 1991	March 5, 1991
Bylaw No. 17-91	January 21, 1991	March 5, 1991
Bylaw No. 25-91	February 11, 1991	OMB Order R910193 (December 11, 1991)
Bylaw No. 40-91	March 4, 1991	April 8, 1991
Bylaw No. 58-91	March 25, 1991	April 26, 1991
Bylaw No. 59-91	March 25, 1991	April 26, 1991
Bylaw No. 60-91	March 25, 1991	April 26, 1991
Bylaw No. 70-91	April 15, 1991	May 16, 1991
Bylaw No. 88-91	May 6, 1991	June 4, 1991
Bylaw No. 102-91	June 24, 1991	August 1, 1991
Bylaw No. 110-91	June 24, 1991	N/A (Holding Bylaw)
Bylaw No. 130-91	August 6, 1991	September 6, 1991
Bylaw No. 131-91	August 6, 1991	September 6, 1991
Bylaw No. 132-91	August 6, 1991	September 6, 1991
Bylaw No. 133-91	August 6, 1991	September 6, 1991
Bylaw No. 140-91	August 6, 1991	October 22, 1991
Bylaw No. 147-91	September 16, 1991	October 21, 1991
Bylaw No. 149-91	September 16, 1991	October 21, 1991
Bylaw No. 150-91	September 16, 1991	October 22, 1991
Bylaw No. 151-91	September 16, 1991	October 22, 1991
Bylaw No. 158-91	September 16, 1991	October 21, 1991
Bylaw No. 159-91	September 23, 1991	OMB Order R910607 (August 19, 1992)
Bylaw No. 160-91	September 24, 1991	October 31, 1991
Bylaw No. 168-91	October 7, 1991	November 8, 1991
Bylaw No. 169-91	October 7, 1991	N/A (Holding Bylaw)
Bylaw No. 172-91	October 15, 1992	OMB Order R920248 (May 22, 1992)
Bylaw No. 184-91	October 28, 1991	December 4, 1991
Bylaw No. 186-91	October 28, 1991	OMB Order R920021 (October 9, 1992)
Bylaw No. 188-91	October 28, 1991	December 4, 1991
Bylaw No. 211-91	January 20, 1992	February 25, 1992
Bylaw No. 212-91	December 16, 1991	January 17, 1992
Bylaw No. 213-91	December 16, 1991	January 17, 1992
Bylaw No. 214-91	December 16, 1991	January 17, 1992
Bylaw No. 1-92	January 20, 1992	February 25, 1992
Bylaw No. 2-92	January 20, 1992	February 25, 1992
Bylaw No. 3-92	January 20, 1992	N/A (Holding Bylaw)
Bylaw No. 15-92	February 10, 1992	June 9, 1992
Bylaw No. 38-92	February 10, 1992	March 13, 1992
Bylaw No. 40-92	February 10, 1992	June 2, 1992
Bylaw No. 49-92	March 2, 1992	June 2, 1992

**LIST OF REVISIONS INCLUDED**

<b>REVISION REFERENCE</b>	<b>COUNCIL ENACTMENT</b>	<b>CLERK CERTIFICATION/ O.M.B. or LPAT ORDER</b>
Bylaw No. 51-92	March 2, 1992	June 2, 1992
Bylaw No. 60-92	March 30, 1992	January 29, 1993
Bylaw No. 61-92	March 23, 1992	April 23, 1992
Bylaw No. 65-92	March 30, 1992	OMB Order R9200288 (April 19, 1993)
Bylaw No. 66-92	April 13, 1992	May 25, 1992
Bylaw No. 67-92	April 13, 1992	May 25, 1992
Bylaw No. 84-92	May 4, 1992	June 9, 1992
Bylaw No. 95-92	May 25, 1992	OMB Order R920340 (October 27, 1993)
Bylaw No. 97-92	May 25, 1992	June 30, 1992
Bylaw No. 109-92	June 15, 1992	July 15, 1992
Bylaw No. 110-92	June 15, 1992	July 15, 1992
Bylaw No. 111-92	June 15, 1992	September 11, 1992
Bylaw No. 112-92	June 15, 1992	September 11, 1992
Bylaw No. 115-92	June 29, 1992	August 5, 1992
Bylaw No. 116-92	June 29, 1992	OMB Order R920491 (July 27, 1993)
Bylaw No. 129-92	August 4, 1992	August 31, 1992
Bylaw No. 130-92	August 4, 1992	August 31, 1992
Bylaw No. 131-92	August 4, 1992	August 31, 1992
Bylaw No. 132-92	August 4, 1992	September 1, 1992
Bylaw No. 133-92	August 4, 1992	September 1, 1992
Bylaw No. 134-92	August 4, 1992	September 1, 1992
Bylaw No. 135-92	August 4, 1992	October 7, 1992
Bylaw No. 142-92	September 21, 1992	October 16, 1992
Bylaw No. 143-92	September 21, 1992	October 16, 1992
Bylaw No. 146-92	September 21, 1992	December 17, 1992
Bylaw No. 155-92	October 13, 1992	November 16, 1992
Bylaw No. 161-92	November 2, 1992	N/A (Holding Bylaw)
Bylaw No. 169-92	November 9, 1992	December 9, 1992
Bylaw No. 173-92	November 23, 1992	December 17, 1992
Bylaw No. 174-92	November 23, 1992	June 21, 1993
Bylaw No. 175-92	November 23, 1992	June 21, 1993
Bylaw No. 176-92	November 23, 1992	December 18, 1992
Bylaw No. 177-92	November 23, 1992	OMB Order R920602 (August 11, 1994)
Bylaw No. 195-92	December 14, 1992	October 18, 1993
Bylaw No. 2-93	January 4, 1993	February 2, 1993
Bylaw No. 23-93	January 18, 1993	February 22, 1993
Bylaw No. 33-93	February 8, 1993	March 9, 1993
Bylaw No. 34-93	February 8, 1993	March 12, 1993
Bylaw No. 45-93	March 1, 1993	April 15, 1993

**LIST OF REVISIONS INCLUDED**

<b>REVISION REFERENCE</b>	<b>COUNCIL ENACTMENT</b>	<b>CLERK CERTIFICATION/ O.M.B. or LPAT ORDER</b>
Bylaw No. 46-93	March 22, 1993	April 23, 1993
Bylaw No. 47-93	March 22, 1993	April 23, 1993
Bylaw No. 64-93	April 13, 1993	June 17, 1993
Bylaw No. 73-93	May 3, 1993	June 1, 1993
Bylaw No. 79-93	May 25, 1993	June 18, 1993
Bylaw No. 80-93	May 25, 1993	June 18, 1993
Bylaw No. 82-93	June 14, 1993	July 16, 1993
Bylaw No. 86-93	June 14, 1993	July 7, 1993
Bylaw No. 89-93	December 3, 1993	March 7, 1994
Bylaw No. 90-93	July 5, 1993	August 3, 1993
Bylaw No. 110-93	August 3, 1993	August 31, 1993
Bylaw No. 111-93	August 3, 1993	August 31, 1993
Bylaw No. 112-93	August 3, 1993	October 6, 1993
Bylaw No. 113-93	August 3, 1993	September 1, 1993
Bylaw No. 117-93	September 20, 1993	December 14, 1993
Bylaw No. 134-93	November 22, 1993	December 22, 1993
Bylaw No. 135-93	November 22, 1993	December 22, 1993
Bylaw No. 136-93	November 22, 1993	December 22, 1993
Bylaw No. 137-93	November 22, 1993	December 22, 1993
Bylaw No. 138-93	November 22, 1993	December 22, 1993
Bylaw No. 139-93	November 22, 1993	December 22, 1993
Bylaw No. 144-93	December 13, 1993	January 10, 1994
Bylaw No. 149-93	December 13, 1993	January 10, 1994
Bylaw No. 17-94	January 17, 1994	February 15, 1994
Bylaw No. 18-94	January 17, 1994	March 3, 1994
Bylaw No. 27-94	February 7, 1994	N/A (Holding Bylaw)
Bylaw No. 49-94	February 28, 1994	N/A (Holding Bylaw)
Bylaw No. 50-94	February 28, 1994	March 24, 1994
Bylaw No. 57-94	March 21, 1994	April 21, 1994
Bylaw No. 58-94	March 21, 1994	April 21, 1994
Bylaw No. 66-94	April 11, 1994	May 11, 1994
Bylaw No. 68-94	April 11, 1994	May 11, 1994
Bylaw No. 77-94	April 11, 1994	May 11, 1994
Bylaw No. 86-94	May 2, 1994	June 3, 1994
Bylaw No. 104-94	May 24, 1994	June 23, 1994
Bylaw No. 105-94	May 24, 1994	June 23, 1994
Bylaw No. 119-94	June 13, 1994	July 14, 1994
Bylaw No. 120-94	June 13, 1994	July 14, 1994
Bylaw No. 128-94	June 27, 1994	July 28, 1994
Bylaw No. 129-94	June 27, 1994	July 28, 1994
Bylaw No. 130-94	June 27, 1994	July 28, 1994
Bylaw No. 131-94	June 27, 1994	July 28, 1994
Bylaw No. 132-94	June 27, 1994	July 28, 1994

**LIST OF REVISIONS INCLUDED**

<b>REVISION REFERENCE</b>	<b>COUNCIL ENACTMENT</b>	<b>CLERK CERTIFICATION/ O.M.B. or LPAT ORDER</b>
Bylaw No. 138-94	August 2, 1994	September 7, 1994
Bylaw No. 139-94	August 2, 1994	September 7, 1994
Bylaw No. 140-94	August 2, 1994	September 7, 1994
Bylaw No. 141-94	August 2, 1994	September 7, 1994
Bylaw No. 142-94	August 2, 1994	September 7, 1994
Bylaw No. 143-94	August 2, 1994	September 7, 1994
Bylaw No. 152-94	September 19, 1994	October 17, 1994
Bylaw No. 153-94	September 19, 1994	October 17, 1994
Bylaw No. 154-94	September 19, 1994	October 17, 1994
Bylaw No. 155-94	September 19, 1994	October 17, 1994
Bylaw No. 166-94	October 11, 1994	November 8, 1994
Bylaw No. 170-94	October 31, 1994	N/A (Holding Bylaw)
Bylaw No. 171-94	October 31, 1994	N/A (Holding Bylaw)
Bylaw No. 177-94	November 21, 1994	December 28, 1994
Bylaw No. 178-94	November 21, 1994	December 28, 1994
Bylaw No. 179-94	November 21, 1994	December 20, 1994
Bylaw No. 180-94	November 21, 1994	December 20, 1994
Bylaw No. 191-94	December 19, 1994	January 18, 1995
Bylaw No. 192-94	December 19, 1994	January 18, 1995
Bylaw No. 2-95	January 23, 1995	February 22, 1995
Bylaw No. 3-95	January 23, 1995	February 22, 1995
Bylaw No. 4-95	January 23, 1995	February 22, 1995
Bylaw No. 5-95	January 23, 1995	February 22, 1995
Bylaw No. 19-95	February 13, 1995	N/A (Holding Bylaw)
Bylaw No. 20-95	February 13, 1995	N/A (Holding Bylaw)
Bylaw No. 35-95	March 27, 1995	June 7, 1995
Bylaw No. 45-95	April 18, 1995	May 15, 1995
Bylaw No. 46-95	April 18, 1995	May 15, 1995
Bylaw No. 56-95	May 8, 1995	June 2, 1995
Bylaw No. 74-95	June 19, 1995	July 26, 1995
Bylaw No. 77-95	June 19, 1995	N/A (Holding Bylaw)
Bylaw No. 83-95	July 4, 1995	August 2, 1995
Bylaw No. 84-95	July 4, 1995	N/A (Holding Bylaw)
Bylaw No. 85-95	July 4, 1995	August 2, 1995
Bylaw No. 86-95	July 4, 1995	August 31, 1995
Bylaw No. 87-95	July 4, 1995	August 2, 1995
Bylaw No. 88-95	July 4, 1995	OMB Order R950253 (June 6, 1996)
Bylaw No. 105-95	August 8, 1995	N/A (Holding Bylaw)
Bylaw No. 106-95	August 8, 1995	September 7, 1995
Bylaw No. 107-95	August 8, 1995	N/A (Holding Bylaw)
Bylaw No. 109-95	August 8, 1995	September 7, 1995
Bylaw No. 128-95	September 25, 1995	January 31, 1996

**LIST OF REVISIONS INCLUDED**

<b>REVISION REFERENCE</b>	<b>COUNCIL ENACTMENT</b>	<b>CLERK CERTIFICATION/ O.M.B. or LPAT ORDER</b>
Bylaw No. 137-95	October 10, 1995	November 17, 1995
Bylaw No. 138-95	October 10, 1995	November 8, 1995
Bylaw No. 166-95	November 20, 1995	December 20, 1995
Bylaw No. 175-95	December 11, 1995	April 11, 1995
Bylaw No. 176-95	December 11, 1995	January 10, 1996
Bylaw No. 9-96	January 22, 1996	February 21, 1996
Bylaw No. 10-96	January 22, 1996	February 21, 1996
Bylaw No. 11-96	January 22, 1996	February 21, 1996
Bylaw No. 12-96	January 22, 1996	February 21, 1996
Bylaw No. 15-96	February 12, 1996	March 12, 1996
Bylaw No. 16-96	February 12, 1996	March 12, 1996
Bylaw No. 17-96	February 12, 1996	March 12, 1996
Bylaw No. 38-96	March 25, 1996	April 19, 1996
Bylaw No. 39-96	March 25, 1996	April 19, 1996
Bylaw No. 40-96	March 25, 1996	April 19, 1996
Bylaw No. 55-96	May 6, 1996	May 31, 1996
Bylaw No. 56-96	May 6, 1996	May 31, 1996
Bylaw No. 67-96	May 27, 1996	June 24, 1996
Bylaw No. 68-96	May 27, 1996	June 24, 1996
Bylaw No. 69-96	May 27, 1996	June 24, 1996
Bylaw No. 79-96	June 17, 1996	July 10, 1996
Bylaw No. 80-96	June 17, 1996	July 10, 1996
Bylaw No. 88-96	July 2, 1996	N/A (Holding Bylaw)
Bylaw No. 89-96	July 2, 1996	August 1, 1996
Bylaw No. 90-96	July 2, 1996	August 1, 1996
Bylaw No. 105-96	August 6, 1996	N/A (Holding Bylaw)
Bylaw No. 107-96	August 6, 1996	September 3, 1996
Bylaw No. 140-96	September 16, 1996	October 11, 1996
Bylaw No. 141-96	September 16, 1996	N/A (Holding Bylaw)
Bylaw No. 142-96	September 30, 1996	October 28, 1996
Bylaw No. 149-96	October 7, 1996	N/A (Holding Bylaw)
Bylaw No. 150-96	October 7, 1996	November 5, 1996
Bylaw No. 161-96	October 28, 1996	November 26, 1996
Bylaw No. 162-96	October 28, 1996	November 28, 1996
Bylaw No. 175-96	November 18, 1996	December 19, 1996
Bylaw No. 176-96	November 18, 1996	December 17, 1996
Bylaw No. 189-96	December 9, 1996	January 8, 1997
Bylaw No. 190-96	December 9, 1996	January 8, 1997
Bylaw No. 191-96	December 9, 1996	January 8, 1997
Bylaw No. 192-96	December 9, 1996	January 8, 1997
Bylaw No. 193-96	December 9, 1996	January 8, 1997
Bylaw No. 12-97	January 20, 1997	February 17, 1997
Bylaw No. 13-97	January 20, 1997	March 14, 1997



**LIST OF REVISIONS INCLUDED**

<b>REVISION REFERENCE</b>	<b>COUNCIL ENACTMENT</b>	<b>CLERK CERTIFICATION/ O.M.B. or LPAT ORDER</b>
Bylaw No. 14-97	January 20, 1997	February 17, 1997
Bylaw No. 15-97	January 20, 1997	February 17, 1997
Bylaw No. 24-97	February 10, 1997	March 7, 1997
Bylaw No. 25-97	February 10, 1997	March 7, 1997
Bylaw No. 26-97	February 10, 1997	N/A (Holding Bylaw)
Bylaw No. 28-97	February 10, 1997	March 10, 1997
Bylaw No. 36-97	March 3, 1997	April 2, 1997
Bylaw No. 37-97	March 3, 1997	April 2, 1997
Bylaw No. 44-97	March 24, 1997	April 25, 1997
Bylaw No. 45-97	March 24, 1997	N/A (Holding Bylaw)
Bylaw No. 52-97	April 14, 1997	N/A (Holding Bylaw)
Bylaw No. 54-97	April 14, 1997	July 7, 1997
Bylaw No. 55-97	April 14, 1997	May 13, 1997
Bylaw No. 56-97	April 14, 1997	May 13, 1997
Bylaw No. 81-97	May 26, 1997	August 5, 1997
Bylaw No. 90-97	June 16, 1997	September 19, 1997
Bylaw No. 92-97	June 16, 1997	July 18, 1997
Bylaw No. 103-97	June 30, 1997	N/A (Holding Bylaw)
Bylaw No. 114-97	August 5, 1997	OMB Order R970274 (May 28, 1998)
Bylaw No. 134-97	September 15, 1997	December 24, 1997
Bylaw No. 141-97	October 6, 1997	November 10, 1997
Bylaw No. 142-97	October 6, 1997	November 10, 1997
Bylaw No. 149-97	October 27, 1997	November 27, 1997
Bylaw No. 150-97	October 27, 1997	November 27, 1997
Bylaw No. 177-97	December 15, 1997	January 8, 1998
Bylaw No. 6-98	January 19, 1998	February 19, 1998
Bylaw No. 7-98	January 19, 1998	February 17, 1998
Bylaw No. 8-98	January 19, 1998	February 17, 1998
Bylaw No. 23-98	February 9, 1998	March 5, 1998
Bylaw No. 37-98	March 2, 1998	May 7, 1998
Bylaw No. 38-98	March 2, 1998	April 3, 1998
Bylaw No. 39-98	March 2, 1998	April 3, 1998
Bylaw No. 40-98	March 2, 1998	March 31, 1998
Bylaw No. 41-98	March 2, 1998	March 31, 1998
Bylaw No. 50-98	March 23, 1998	April 15, 1998
Bylaw No. 51-98	March 23, 1998	April 15, 1998
Bylaw No. 60-98	April 20, 1998	May 15, 1998
Bylaw No. 63-98	April 20, 1998	May 15, 1998
Bylaw No. 71-98	May 11, 1998	January 26, 1999
Bylaw No. 72-98	May 11, 1998	June 8, 1998
Bylaw No. 73-98	May 11, 1998	June 8, 1998

**LIST OF REVISIONS INCLUDED**

<b>REVISION REFERENCE</b>	<b>COUNCIL ENACTMENT</b>	<b>CLERK CERTIFICATION/ O.M.B. or LPAT ORDER</b>
Bylaw No. 74-98	May 4, 1998	OMB Order R980093 (December 4, 1998)
Bylaw No. 88-98	May 25, 1998	June 22, 1998
Bylaw No. 89-98	May 25, 1998	June 22, 1998
Bylaw No. 90-98	May 25, 1998	June 22, 1998
Bylaw No. 99-98	June 15, 1998	N/A (Holding Bylaw)
Bylaw No. 100-98	June 15, 1998	July 21, 1998
Bylaw No. 111-98	July 27, 1998	August 18, 1998
Bylaw No. 117-98	August 4, 1998	August 28, 1998
Bylaw No. 118-98	August 4, 1998	August 28, 1998
Bylaw No. 119-98	August 4, 1998	August 28, 1998
Bylaw No. 120-98	August 4, 1998	August 28, 1998
Bylaw No. 141-98	September 21, 1998	N/A (Holding Bylaw)
Bylaw No. 142-98	September 21, 1998	N/A (Holding Bylaw)
Bylaw No. 143-98	September 21, 1998	October 20, 1998
Bylaw No. 144-98	September 21, 1998	October 26, 1998
Bylaw No. 145-98	September 21, 1998	October 20, 1998
Bylaw No. 146-98	September 21, 1998	October 20, 1998
Bylaw No. 156-98	October 13, 1998	November 6, 1998
Bylaw No. 158-98	October 13, 1998	November 16, 1998
Bylaw No. 165-98	November 2, 1998	November 25, 1998
Bylaw No. 181-98	December 14, 1998	January 12, 1999
Bylaw No. 5-99	January 18, 1999	February 15, 1999
Bylaw No. 8-99	January 18, 1999	February 15, 1999
Bylaw No. 13-99	February 8, 1999	March 3, 1999
Bylaw No. 14-99	February 8, 1999	March 3, 1999
Bylaw No. 29-99	March 1, 1999	March 31, 1999
Bylaw No. 48-99	March 29, 1999	N/A (Holding Bylaw)
Bylaw No. 49-99	March 29, 1999	April 22, 1999
Bylaw No. 51-99	March 29, 1999	April 22, 1999
Bylaw No. 63-99	April 12, 1999	N/A (Holding Bylaw)
Bylaw No. 64-99	April 12, 1999	May 6, 1999
Bylaw No. 66-99	April 12, 1999	May 6, 1999
Bylaw No. 74-99	May 3, 1999	May 27, 1999
Bylaw No. 90-99	May 25, 1999	N/A (Holding Bylaw)
Bylaw No. 91-99	May 25, 1999	June 17, 1999
Bylaw No. 107-99	June 14, 1999	July 9, 1999
Bylaw No. 108-99	June 14, 1999	July 9, 1999
Bylaw No. 122-99	July 5, 1999	August 6, 1999
Bylaw No. 123-99	July 5, 1999	August 6, 1999
Bylaw No. 135-99	August 9, 1999	September 10, 1999
Bylaw No. 136-99	August 9, 1999	September 10, 1999
Bylaw No. 137-99	August 9, 1999	September 10, 1999

**LIST OF REVISIONS INCLUDED**

<b>REVISION REFERENCE</b>	<b>COUNCIL ENACTMENT</b>	<b>CLERK CERTIFICATION/ O.M.B. or LPAT ORDER</b>
Bylaw No. 138-99	August 9, 1999	September 10, 1999
Bylaw No. 154-99	September 20, 1999	October 15, 1999
Bylaw No. 155-99	September 20, 1999	October 15, 1999
Bylaw No. 156-99	September 20, 1999	October 15, 1999
Bylaw No. 166-99	October 12, 1999	November 5, 1999
Bylaw No. 174-99	November 1, 1999	November 26, 1999
Bylaw No. 199-99	December 13, 1999	January 14, 2000
Bylaw No. 200-99	December 13, 1999	January 11, 2000
Bylaw No. 201-99	December 13, 1999	January 11, 2000
Bylaw No. 209-99	November 22, 1999	December 21, 1999
Bylaw No. 210-99	November 22, 1999	December 21, 1999
Bylaw No. 13-2000	January 24, 2000	February 25, 2000
Bylaw No. 28-2000	February 21, 2000	March 28, 2000
Bylaw No. 34-2000	March 6, 2000	March 31, 2000
Bylaw No. 35-2000	N/A	OMB Order 2028 (December 12, 2001)
Bylaw No. 41-2000	March 27, 2000	April 28, 2000
Bylaw No. 54-2000	April 17, 2000	May 19, 2000
Bylaw No. 55-2000	April 17, 2000	May 19, 2000
Bylaw No. 57-2000	April 17, 2000	May 19, 2000
Bylaw No. 65-2000	May 8, 2000	May 31, 2000
Bylaw No. 66-2000	May 8, 2000	May 31, 2000
Bylaw No. 67-2000	May 8, 2000	May 31, 2000
Bylaw No. 79-2000	May 29, 2000	June 21, 2000
Bylaw No. 108-2000	June 19, 2000	July 18, 2000
Bylaw No. 118-2000	June 26, 2000	July 21, 2000
Bylaw No. 124-2000	July 31, 2000	August 25, 2000
Bylaw No. 129-2000	September 5, 2000	September 29, 2000
Bylaw No. 147-2000	October 2, 2000	October 27, 2000
Bylaw No. 148-2000	October 2, 2000	October 27, 2000
Bylaw No. 149-2000	October 2, 2000	October 27, 2000
Bylaw No. 157-2000	October 23, 2000	April 27, 2001
Bylaw No. 158-2000	October 23, 2000	November 27, 2000
Bylaw No. 163-2000	November 6, 2000	December 8, 2000
Bylaw No. 164-2000	November 6, 2000	December 8, 2000
Bylaw No. 165-2000	November 6, 2000	December 8, 2000
Bylaw No. 167-2000	November 6, 2000	December 8, 2000
Bylaw No. 168-2000	November 6, 2000	December 8, 2000
Bylaw No. 169-2000	November 6, 2000	December 8, 2000
Bylaw No. 170-2000	November 6, 2000	November 30, 2000
Bylaw No. 171-2000	November 6, 2000	December 1, 2000
Bylaw No. 172-2000	November 6, 2000	N/A (Holding Bylaw)
Bylaw No. 186-2000	December 18, 2000	January 18, 2001

**LIST OF REVISIONS INCLUDED**

<b>REVISION REFERENCE</b>	<b>COUNCIL ENACTMENT</b>	<b>CLERK CERTIFICATION/ O.M.B. or LPAT ORDER</b>
Bylaw No. 187-2000	December 18, 2000	January 18, 2001
Bylaw No. 22-2001	January 22, 2001	February 15, 2001
Bylaw No. 44-2001	March 5, 2001	April 3, 2001
Bylaw No. 45-2001	March 5, 2001	April 3, 2001
Bylaw No. 46-2001	March 5, 2001	April 3, 2001
Bylaw No. 47-2001	March 5, 2001	April 3, 2001
Bylaw No. 48-2001	March 5, 2001	April 6, 2001
Bylaw No. 71-2001	April 17, 2001	May 18, 2001
Bylaw No. 78-2001	May 7, 2001	June 8, 2001
Bylaw No. 79-2001	May 7, 2001	June 8, 2001
Bylaw No. 80-2001	May 7, 2001	June 8, 2001
Bylaw No. 81-2001	May 7, 2001	June 8, 2001
Bylaw No. 84-2001	May 7, 2001	June 6, 2001
Bylaw No. 111-2001	June 25, 2001	July 24, 2001
Bylaw No. 112-2001	June 25, 2001	July 24, 2001
Bylaw No. 133-2001	July 30, 2001	August 24, 2001
Bylaw No. 134-2001	July 30, 2001	August 24, 2001
Bylaw No. 135-2001	July 30, 2001	August 24, 2001
Bylaw No. 137-2001	July 30, 2001	N/A
Bylaw No. 150-2001	October 1, 2001	October 25, 2001
Bylaw No. 157-2001	October 22, 2001	November 20, 2001
Bylaw No. 185-2001	December 3, 2001	January 10, 2002
Bylaw No. 203-2001	December 17, 2001	January 10, 2002
Bylaw No. 18-2002	January 28, 2002	February 27, 2002
Bylaw No. 19-2002	January 28, 2002	February 27, 2002
Bylaw No. 20-2002	January 28, 2002	February 27, 2002
Bylaw No. 21-2002	January 28, 2002	N/A (Holding Bylaw)
Bylaw No. 37-2002	February 18, 2002	March 13, 2002
Bylaw No. 60-2002	April 2, 2002	May 1, 2002
Bylaw No. 61-2002	April 2, 2002	May 1, 2002
Bylaw No. 62-2002	April 2, 2002	May 1, 2002
Bylaw No. 64-2002	April 2, 2002	May 1, 2002
Bylaw No. 72-2002	May 13, 2002	June 7, 2002
Bylaw No. 73-2002	April 22, 2002	May 24, 2002
Bylaw No. 92-2002	May 13, 2002	June 7, 2002
Bylaw No. 93-2002	May 13, 2002	June 7, 2002
Bylaw No. 95-2002	May 13, 2002	O.M.B. Order 1280
Bylaw No. 96-2002	May 13, 2002	June 7, 2002
Bylaw No. 99-2002	May 13, 2002	June 7, 2002
Bylaw No. 110-2002	June 10, 2002	July 4, 2002
Bylaw No. 114-2002	June 10, 2002	July 4, 2002
Bylaw No. 123-2002	July 2, 2002	August 6, 2002
Bylaw No. 124-2002	July 2, 2002	August 6, 2002

**LIST OF REVISIONS INCLUDED**

<b>REVISION REFERENCE</b>	<b>COUNCIL ENACTMENT</b>	<b>CLERK CERTIFICATION/ O.M.B. or LPAT ORDER</b>
Bylaw No. 139-2002	July 15, 2002	O.M.B. Order 1734
Bylaw No. 140-2002	July 15, 2002	August 16, 2002
Bylaw No. 160-2002	September 23, 2002	N/A (Repealing Bylaw)
Bylaw No. 161-2002	September 23, 2002	October 21, 2002
Bylaw No. 162-2002	September 23, 2002	October 21, 2002
Bylaw No. 175-2002	October 15, 2002	November 8, 2002
Bylaw No. 185-2002	October 28, 2002	November 22, 2002
Bylaw No. 190-2002	November 4, 2002	November 28, 2002
Bylaw No. 214-2002	December 16, 2002	January 10, 2003
Bylaw No. 21-2003	January 27, 2003	February 18, 2003
Bylaw No. 34-2003	February 17, 2003	March 13, 2003
Bylaw No. 50-2003	March 10, 2003	April 14, 2003
Bylaw No. 52-2003	March 10, 2003	April 2, 2003
Bylaw No. 64-2003	March 31, 2003	N/A (Holding Bylaw)
Bylaw No. 85-2003	May 12, 2003	June 9, 2003
Bylaw No. 86-2003	May 12, 2003	June 4, 2003
Bylaw No. 87-2003	May 12, 2003	June 6, 2003
Bylaw No. 103-2003	June 3, 2003	June 27, 2003
Bylaw No. 106-2003	June 3, 2003	N/A (Holding Bylaw)
Bylaw No. 117-2003	June 30, 2003	July 25, 2003
Bylaw No. 118-2003	June 30, 2003	July 25, 2003
Bylaw No. 119-2003	June 30, 2003	July 25, 2003
Bylaw No. 133-2003	July 14, 2003	August 13, 2003
Bylaw No. 134-2003	July 14, 2003	August 8, 2003
Bylaw No. 135-2003	July 14, 2003	August 7, 2003
Bylaw No. 150-2003	September 22, 2003	October 15, 2003
Bylaw No. 151-2003	September 22, 2003	October 15, 2003
Bylaw No. 152-2003	September 22, 2003	October 16, 2003
Bylaw No. 153-2003	September 22, 2003	October 17, 2003
Bylaw No. 154-2003	September 22, 2003	October 17, 2003
Bylaw No. 155-2003	September 22, 2003	October 15, 2003
Bylaw No. 164-2003	October 14, 2003	November 7, 2003
Bylaw No. 171-2003	October 14, 2003	November 6, 2003
Bylaw No. 178-2003	November 3, 2003	November 27, 2003
Bylaw No. 179-2003	November 3, 2003	November 28, 2003
Bylaw No. 180-2003	December 15, 2003	January 16, 2004
Bylaw No. 185-2003	November 3, 2003	November 28, 2003
Bylaw No. 199-2003	December 15, 2003	January 9, 2004
Bylaw No. 200-2003	December 15, 2003	January 9, 2004
Bylaw No. 201-2003	December 15, 2003	January 9, 2004
Bylaw No. 44-2004	March 8, 2004	April 6, 2004
Bylaw No. 45-2004	March 8, 2004	April 6, 2004
Bylaw No. 46-2004	April 19, 2004	May 25, 2004

**LIST OF REVISIONS INCLUDED**

<b>REVISION REFERENCE</b>	<b>COUNCIL ENACTMENT</b>	<b>CLERK CERTIFICATION/ O.M.B. or LPAT ORDER</b>
Bylaw No. 65-2004	March 29, 2004	April 21, 2004
Bylaw No. 76-2004	April 19, 2004	May 11, 2004
Bylaw No. 97-2004	May 25, 2004	N/A (Holding Bylaw)
Bylaw No. 109-2004	June 14, 2004	July 9, 2004
Bylaw No. 110-2004	June 14, 2004	July 9, 2004
Bylaw No. 142-2004	July 12, 2004	August 5, 2004
Bylaw No. 152-2004	August 17, 2004	September 9, 2004
Bylaw No. 153-2004	August 17, 2004	September 10, 2004
Bylaw No. 154-2004	August 17, 2004	September 17, 2004
Bylaw No. 155-2004	August 17, 2004	N/A (Holding Bylaw)
Bylaw No. 173-2004	September 27, 2004	October 21, 2004
Bylaw No. 174-2004	September 27, 2004	October 21, 2004
Bylaw No. 187-2004	October 18, 2004	November 15, 2004
Bylaw No. 188-2004	October 18, 2004	November 15, 2004
Bylaw No. 189-2004	October 18, 2004	November 15, 2004
Bylaw No. 200-2004	November 8, 2004	December 1, 2004
Bylaw No. 202-2004	November 8, 2004	December 8, 2004
Bylaw No. 203-2004	November 8, 2004	December 1, 2004
Bylaw No. 206-2004	November 8, 2004	December 8, 2004
Bylaw No. 214-2004	November 29, 2004	January 4, 2005
Bylaw No. 215-2004	November 29, 2004	December 23, 2004
Bylaw No. 232-2004	December 13, 2004	January 17, 2005
Bylaw No. 15-2005	January 31, 2005	February 23, 2005
Bylaw No. 40-2005	March 21, 2005	April 12, 2005
Bylaw No. 41-2005	March 21, 2005	April 13, 2005
Bylaw No. 52-2005	April 11, 2005	May 4, 2005
Bylaw No. 53-2005	April 11, 2005	May 5, 2005
Bylaw No. 54-2005	April 11, 2005	May 3, 2005
Bylaw No. 55-2005	April 11, 2005	May 5, 2005
Bylaw No. 56-2005	April 11, 2005	OMB Order R050092 (August 2, 2005)
Bylaw No. 71-2005	May 2, 2005	May 25, 2005
Bylaw No. 72-2005	May 2, 2005	May 26, 2005
Bylaw No. 73-2005	May 2, 2005	May 25, 2005
Bylaw No. 108-2005	June 20, 2005	July 15, 2005
Bylaw No. 111-2005	June 20, 2005	July 15, 2005
Bylaw No. 126-2005	July 4, 2005	August 2, 2005
Bylaw No. 127-2005	July 4, 2005	August 2, 2005
Bylaw No. 151-2005	August 22, 2005	September 15, 2005
Bylaw No. 152-2005	August 22, 2005	N/A (Holding Bylaw)
Bylaw No. 158-2005	September 26, 2005	October 20, 2005
Bylaw No. 160-2005	September 26, 2005	October 20, 2005
Bylaw No. 162-2005	September 26, 2005	October 20, 2005

**LIST OF REVISIONS INCLUDED**

<b>REVISION REFERENCE</b>	<b>COUNCIL ENACTMENT</b>	<b>CLERK CERTIFICATION/ O.M.B. or LPAT ORDER</b>
Bylaw No. 163-2005	September 26, 2005	October 21, 2005
Bylaw No. 164-2005	September 26, 2005	October 21, 2005
Bylaw No. 165-2005	September 26, 2005	October 21, 2005
Bylaw No. 166-2005	September 26, 2005	October 21, 2005
Bylaw No. 175-2005	October 17, 2005	November 9, 2005
Bylaw No. 177-2005	October 17, 2005	November 9, 2005
Bylaw No. 185-2005	November 7, 2005	December 7, 2005
Bylaw No. 196-2005	November 30, 2005	January 6, 2006
Bylaw No. 208-2005	December 12, 2005	January 6, 2006
Bylaw No. 15-2006	January 30, 2006	March 2, 2006
Bylaw No. 33-2006	February 20, 2006	March 20, 2006
Bylaw No. 45-2006	March 6, 2006	March 31, 2006
Bylaw No. 53-2006	March 27, 2006	April 28, 2006
Bylaw No. 56-2006	March 27, 2006	April 20, 2006
Bylaw No. 75-2006	May 15, 2006	November 22, 2006
Bylaw No. 77-2006	May 8, 2006	June 1, 2006
Bylaw No. 78-2006	May 8, 2006	May 31, 2006
Bylaw No. 93-2006	May 23, 2006	June 20, 2006
Bylaw No. 100-2006	June 26, 2006	June 27, 2006
Bylaw No. 101-2006	June 26, 2006	June 27, 2006
Bylaw No. 109-2006	June 26, 2006	July 20, 2006
Bylaw No. 132-2006	September 25, 2006	October 24, 2006
Bylaw No. 139-2006	September 25, 2006	October 20, 2006
Bylaw No. 140-2006	September 25, 2006	September 29, 2006
Bylaw No. 148-2006	October 16, 2006	November 15, 2006
Bylaw No. 153-2006	October 16, 2006	November 14, 2006
Bylaw No. 155-2006	October 16, 2006	November 15, 2006
Bylaw No. 180-2006	December 18, 2006	February 6, 2007
Bylaw No. 181-2006	December 18, 2006	January 26, 2007
Bylaw No. 183-2006	December 18, 2006	January 30, 2007
Bylaw No. 5-2007	January 8, 2007	February 5, 2007
Bylaw No. 24-2007	February 19, 2007	March 13, 2007
Bylaw No. 29-2007	February 19, 2007	March 20, 2007
Bylaw No. 44-2007	March 19, 2007	April 18, 2007
Bylaw No. 66-2007	April 10, 2007	May 4, 2007
Bylaw No. 67-2007	April 10, 2007	May 4, 2007
Bylaw No. 68-2007	April 10, 2007	N/A (Holding Bylaw)
Bylaw No. 74-2007	May 7, 2007	N/A (Holding Bylaw)
Bylaw No. 87-2007	May 28, 2007	June 29, 2007
Bylaw No. 103-2007	June 25, 2007	N/A (Holding Bylaw)
Bylaw No. 122-2007	August 13, 2007	September 7, 2007
Bylaw No. 123-2007	August 13, 2007	September 6, 2007
Bylaw No. 125-2007	August 13, 2007	September 7, 2007

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<b>REVISION REFERENCE</b>	<b>COUNCIL ENACTMENT</b>	<b>CLERK CERTIFICATION/ O.M.B. or LPAT ORDER</b>
Bylaw No. 127-2007	August 13, 2007	September 7, 2007
Bylaw No. 134-2007	September 4, 2007	September 27, 2007
Bylaw No. 135-2007	September 4, 2007	September 27, 2007
Bylaw No. 136-2007	September 4, 2007	March 26, 2008
Bylaw No. 153-2007	November 12, 2007	December 5, 2007
Bylaw No. 154-2007	November 12,2007	December 5, 2007
Bylaw No. 155-2007	November 12,2007	December 5, 2007
Bylaw No. 157-2007	November 12, 2007	December 5, 2007
Bylaw No. 160-2007	November 19, 2007	December 12, 2007
Bylaw No. 184-2007	N/A	OMB Order 1003 (April 13, 2007)
Bylaw No. 15-2008	February 11, 2008	March 4, 2008
Bylaw No. 21-2008	March 3, 2008	April 4, 2008
Bylaw No. 22-2008	March 3, 2008	April 4, 2008
Bylaw No. 25-2008	March 3, 2008	March 26, 2008
Bylaw No. 26-2008	March 3, 2008	March 26, 2008
Bylaw No. 27-2008	March 3, 2008	March 26, 2008
Bylaw No. 51-2008	April 7, 2008	April 30, 2008
Bylaw No. 56-2008	April 28, 2008	May 21, 2008
Bylaw No. 72-2008	May 20, 2008	June 11, 2008
Bylaw No. 73-2008	May 20, 2008	June 11, 2008
Bylaw No. 89-2008	June 9, 2008	July 16, 2008
Bylaw No. 100-2008	July 7, 2008	August 6, 2008
Bylaw No. 130-2008	October 6, 2008	November 4, 2008
Bylaw No. 132-2008	October 6, 2008	November 5, 2008
Bylaw No. 133-2008	October 6, 2008	November 3, 2008
Bylaw No. 144-2008	October 27, 2008	November 25, 2008
Bylaw No. 145-2008	October 27, 2008	November 24, 2008
Bylaw No. 154-2008	November 17, 2008	December 17, 2008
Bylaw No. 156-2008	November 17, 2008	December 17, 2008
Bylaw No. 158-2008	November 17, 2008	December 17, 2008
Bylaw No. 163-2008	August 24, 2010	OMB Order PL081568 August 24, 2010
Bylaw No. 171-2008	December 8, 2008	January 8, 2009
Bylaw No. 172-2008	December 8, 2008	January 7, 2009
Bylaw No. 173-2008	December 8, 2008	January 14, 2009
Bylaw No. 22-2009	March 2, 2009	March 27, 2009
Bylaw No. 23-2009	March 2, 2009	March 27, 2009
Bylaw No. 53-2009	May 4, 2009	May 29, 2009
Bylaw No. 56-2009	May 4, 2009	May 28, 2009
Bylaw No. 66-2009	May 25, 2009	June 19, 2009
Bylaw No. 68-2009	May 25, 2009	June 19, 2009



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<b>REVISION REFERENCE</b>	<b>COUNCIL ENACTMENT</b>	<b>CLERK CERTIFICATION/ O.M.B. or LPAT ORDER</b>
Bylaw No. 69-2009	May 25, 2009	June 18, 2009
Bylaw No. 75-2009	June 22, 2009	July 16, 2009
Bylaw No. 81-2009	June 22, 2009	July 17, 2009
Bylaw No. 97-2009	September 14, 2009	October 29, 2009
Bylaw No. 99-2009	September 14, 2009	November 6, 2009
Bylaw No. 111-2009	June 11, 2010	OMB Order PL091065 June 11, 2010
Bylaw No. 7-2010	January 25, 2010	February 23, 2010
Bylaw No. 8-2010	January 25, 2010	February 18, 2010
Bylaw No. 9-2010	January 25, 2010	February 17, 2010
Bylaw No. 11-2010	January 25, 2010	February 19, 2010
Bylaw No. 15-2010	February 1, 2010	March 5, 2010
Bylaw No. 23-2010	February 16, 2010	March 25, 2010
Bylaw No. 30-2010	March 8, 2010	April 6, 2010
Bylaw No. 39-2010	April 19, 2010	May 14, 2010
Bylaw No. 57-2010	May 10, 2010	June 11, 2010
Bylaw No. 75-2010	June 28, 2010	August 6, 2010
Bylaw No. 90-2010	August 23, 2010	September 24, 2010
Bylaw No. 91-2010	August 23, 2010	September 24, 2010
Bylaw No. 105-2010	September 20, 2010	October 22, 2010
Bylaw No. 106-2010	September 20, 2010	October 22, 2010
Bylaw No. 113-2010	October 4, 2010	November 23, 2010
Bylaw No. 114-2010	October 4, 2010	N/A (Holding Bylaw)
Bylaw No. 20-2011	March 7, 2011	April 4, 2011
Bylaw No. 41-2011	April 4, 2011	May 2, 2011
Bylaw No. 50-2011	May 2, 2011	May 27, 2011
Bylaw No. 68-2011	May 24, 2011	June 24, 2011
Bylaw No. 69-2011	May 24, 2011	June 20, 2011
Bylaw No. 75-2011	June 27, 2011	N/A (Holding Bylaw)
Bylaw No. 76-2011	June 27, 2011	N/A (Holding Bylaw)
Bylaw No. 79-2011	June 27, 2011	August 8, 2011
Bylaw No. 80-2011	June 27, 2011	OMB Decision 20110019 April 19, 2011
Bylaw No. 92-2011	August 15, 2011	OMB Decision 20110017 March 17, 2011
Bylaw No. 95-2011	August 15, 2011	September 13, 2011
Bylaw No. 96-2011	September 12, 2011	October 11, 2011
Bylaw No. 119-2011	October 3, 2011	November 29, 2011
Bylaw No. 122-2011	October 24, 2011	November 29, 2011
Bylaw No. 140-2011	December 5, 2011	January 5, 2012
Bylaw No. 142-2011	December 5, 2011	January 5, 2012
Bylaw No. 149-2011	December 5, 2011	January 5, 2012
Bylaw No. 155-2011	December 19, 2011	January 20, 2012

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<b>REVISION REFERENCE</b>	<b>COUNCIL ENACTMENT</b>	<b>CLERK CERTIFICATION/ O.M.B. or LPAT ORDER</b>
Bylaw No. 156-2011	December 19, 2011	January 20, 2012
Bylaw No. 24-2012	February 21, 2012	April 13, 2012
Bylaw No. 49-2012	May 22, 2012	June 14, 2012
Bylaw No. 63-2012	June 18, 2012	July 20, 2012
Bylaw No. 78-2012	August 27, 2012	September 28, 2012
Bylaw No. 93-2012	October 22, 2012	November 21, 2012
Bylaw No. 94-2012	October 22, 2012	November 21, 2012
Bylaw No. 98-2012	October 22, 2012	OMB Decision PL121376 April 16, 2013
Bylaw No. 100-2012	November 13, 2012	December 7, 2012
Bylaw No. 122-2012	December 17, 2012	December 17, 2012
Bylaw No. 124-2012	December 17, 2012	January 29, 2013
Bylaw No. 7-2013	January 28, 2013	February 21, 2013
Bylaw No. 18-2013	February 19, 2013	March 18, 2013
Bylaw No. 53-2013	May 21, 2013	June 17, 2013
Bylaw No. 6-2013	July 23, 2013	OMB Decision PL130224 July 19, 2013
Bylaw No. 60-2013	June 24, 2013	July 24, 2013
Bylaw No. 62-2013	June 24, 2013	July 24, 2013
Bylaw No. 69-2013	June 24, 2013	June 28, 2013
Bylaw No. 71-2013	June 24, 2013	July 24, 2013
Bylaw No. 77-2013	August 26, 2013	September 20, 2013
Bylaw No. 84-2013	August 26, 2013	September 20, 2013
Bylaw No. 87-2013	September 23, 2013	October 21, 2013
Bylaw No. 90-2013	September 23, 2013	October 21, 2013
Bylaw No. 92-2013	September 23, 2013	October 21, 2013
Bylaw No. 100-2013	October 21, 2013	November 27, 2013
Bylaw No. 106-2013	November 18, 2013	December 17, 2013
Bylaw No. 107-2013	November 18, 2013	December 17, 2013
Bylaw No. 109-2013	November 18, 2013	December 20, 2013
Bylaw No. 110-2013	November 18, 2013	December 19, 2013
Bylaw No. 118-2013	November 18, 2013	December 17, 2013
Bylaw No. 41-2014	April 22, 2014	May 26, 2014
Bylaw No. 42-2014	April 22, 2014	May 26, 2014
Bylaw No. 43-2014	April 22, 2014	OMB Decision PL140436 April 1, 2015
Bylaw No. 57-2014	May 26, 2014	June 19, 2014
Bylaw No. 69-2014	May 26, 2014	May 26, 2014
Bylaw No. 75-2014	June 23, 2014	July 21, 2014
Bylaw No. 100-2014	August 25, 2014	September 26, 2014
Bylaw No. 110-2014	September 11, 2014	October 20, 2014
Bylaw No. 119-2014	September 29, 2014	October 30, 2014
Bylaw No. 121-2014	September 29, 2014	N/A Holding Bylaw

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<b>REVISION REFERENCE</b>	<b>COUNCIL ENACTMENT</b>	<b>CLERK CERTIFICATION/ O.M.B. or LPAT ORDER</b>
Bylaw No. 122-2014	September 29, 2014	OMB Decision PL141289 December 2, 2015
Bylaw No. 126-2014	September 29, 2014	October 30, 2014
Bylaw No. 127-2014	September 29, 2014	OMB Decision PL141287 December 2, 2015
Bylaw No. 135-2014	December 22, 2014	January 28, 2015
Bylaw No. 137-2014	December 22, 2014	January 28, 2015
Bylaw No. 2-2015	January 26, 2015	February 20, 2015
Bylaw No. 3-2015	January 26, 2015	February 27, 2015
Bylaw No. 14-2015	February 17, 2015	March 12, 2015
Bylaw No. 42-2015	April 20, 2015	May 19, 2015
Bylaw No. 51-2015	May 19, 2015	June 15, 2015
Bylaw No. 66-2015	June 22, 2015	N/A Holding Bylaw
Bylaw No. 90-2015	August 31, 2015	October 2, 2015
Bylaw No. 102-2015	August 31, 2015	October 2, 2015
Bylaw No. 106-2015	September 21, 2015	October 23, 2015
Bylaw No. 118-2015	October 26, 2015	November 30, 2015
Bylaw No. 128-2015	November 16, 2015	December 11, 2015
Bylaw No. 133-2015	November 16, 2015	January 4, 2016
Bylaw No. 10-2016	January 26, 2016	February 25, 2016
Bylaw No. 24-2016	February 23, 2016	April 5, 2016
Bylaw No. 40-2016	March 29, 2016	April 28, 2016
Bylaw No. 41-2016	March 29, 2016	April 28, 2016
Bylaw No. 73-2016	May 24, 2016	October 18, 2016
Bylaw No. 74-2016	May 24, 2016	June 23, 2016
Bylaw No. 76-2016	May 24, 2016	June 21, 2016
Bylaw No. 77-2016	May 24, 2016	N/A Holding Bylaw
Bylaw No. 83-2016	May 24, 2016	N/A Holding Bylaw
Bylaw No. 93-2016	June 28, 2016	August 10, 2016
Bylaw No. 94-2016	June 28, 2016	August 10, 2016
Bylaw No. 107-2016	August 30, 2016	N/A Holding Bylaw
Bylaw No. 130-2016	September 27, 2016	October 26, 2016
Bylaw No. 138-2016	October 25, 2016	November 22, 2016
Bylaw No. 139-2016	October 25, 2016	November 22, 2016
Bylaw No. 147-2016	November 22, 2016	December 20, 2016
Bylaw No. 151-2016	November 22, 2016	November 22, 2016
Bylaw No. 167-2016	December 20, 2016	N/A Holding Bylaw
Bylaw No. 105-2017	June 27, 2017	N/A Holding Bylaw
Bylaw No. 12-2017	January 17, 2017	February 15, 2017
Bylaw No. 43-2017	March 28, 2017	April 28, 2017
Bylaw No. 44-2017	March 28, 2017	April 28, 2017
OMB Decision PL100472	N/A	OMB Decision PL100472 April 6, 2017

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<b>REVISION REFERENCE</b>	<b>COUNCIL ENACTMENT</b>	<b>CLERK CERTIFICATION/ O.M.B. or LPAT ORDER</b>
Bylaw No. 60-2017	April 25, 2017	May 25, 2017
Bylaw No. 61-2017	April 25, 2017	May 24, 2017
Bylaw No. 96-2017	June 27, 2017	August 1, 2017
Bylaw No. 97-2017	June 27, 2017	August 1, 2017
Bylaw No. 105-2017	June 27, 2017	N/A Holding Bylaw
Bylaw No. 113-2017	August 22, 2017	September 19, 2017
Bylaw No. 114-2017	August 22, 2017	September 19, 2017
Bylaw No. 116-2017	August 22, 2017	September 19, 2017
Bylaw No. 140-2017	October 24, 2017	November 17, 2017
Bylaw No. 146-2017	October 24, 2017	N/A Holding Bylaw
Bylaw No. 161-2017	November 28, 2017	December 28, 2017
Bylaw No. 176-2017	December 19, 2017	January 18, 2018
Bylaw No. 177-2017	December 19, 2017	January 15, 2018
Bylaw No. 178-2017	December 19, 2017	N/A Holding Bylaw
Bylaw No. 4-2018	January 30, 2018	March 1, 2018
Bylaw No. 60-2018	April 24, 2018	May 24, 2018
Bylaw No. 65-2018	April 24, 2018	May 24, 2018
Bylaw No. 103-2018	June 26, 2018	N/A Holding Bylaw
Bylaw No. 107-2018	July 24, 2018	August 24, 2018
Bylaw No. 112-2018	July 24, 2018	OMB Decision PL180743 October 16, 2018
Bylaw No. 119-2018	July 24, 2018	August 24, 2018
Bylaw No. 120-2018	July 30, 2018	N/A Holding Bylaw
Bylaw No. 122-2018	August 14, 2018	September 12, 2018
Bylaw No. 123-2018	August 14, 2018	September 12, 2018
Bylaw No. 127-2018	August 17, 2018	N/A Holding Bylaw
Bylaw No. 141-2018	September 18, 2018	October 16, 2018
Bylaw No. 142-2018	September 18, 2018	October 15, 2018
Bylaw No. 147-2018	October 2, 2018	October 31, 2018
Bylaw No. 148-2018	October 2, 2018	October 30, 2018
Bylaw No. 159-2018	December 18, 2018	January 14, 2019
Bylaw No. 160-2018	December 18, 2018	N/A
Bylaw No. 3-2019	January 29, 2019	February 25, 2019
Bylaw No. 12-2019	January 29, 2019	N/A Holding Bylaw
Bylaw No. 65-2019	May 8, 2019	N/A Holding Bylaw
Bylaw No. 82-2019	June 4, 2019	N/A Holding Bylaw
Bylaw No. 83-2019	May 28, 2019	June 27, 2019
Bylaw No. 84-2019	June 4, 2019	N/A Holding Bylaw
Bylaw No. 85-2019	May 28, 2019	June 24, 2019
Bylaw No. 87-2019	May 28, 2019	June 24, 2019
Bylaw No. 88-2019	June 4, 2019	N/A Holding Bylaw
Bylaw No. 102-2019	July 23, 2019	N/A Holding Bylaw
Bylaw No. 103-2019	June 25, 2019	N/A Holding Bylaw

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<b>REVISION REFERENCE</b>	<b>COUNCIL ENACTMENT</b>	<b>CLERK CERTIFICATION/ O.M.B. or LPAT ORDER</b>
Bylaw No. 104-2019	June 25, 2019	July 23, 2019
Bylaw No. 106-2019	June 25, 2019	N/A Holding Bylaw
Bylaw No. 122-2019	August 27, 2019	October 1, 2019
Bylaw No. 124-2019	August 27, 2019	October 1, 2019
Bylaw No. 144-2019	September 24, 2019	October 21, 2019
Bylaw No. 145-2019	September 27, 2019	N/A Holding Bylaw
Bylaw No. 165-2019	November 19, 2019	December 13, 2019
Bylaw No. 166-2019	November 19, 2019	December 13, 2019
Bylaw No. 206-2019	December 18, 2019	N/A Holding Bylaw
Bylaw No. 207-2019	December 18, 2019	N/A Holding Bylaw
Bylaw No. 8-2020	January 28, 2020	February 21, 2020
Bylaw No. 11-2020	January 28, 2020	February 21, 2020
Bylaw No. 26-2020	February 25, 2020	June 16, 2020
Bylaw No. 71-2020	May 26, 2020	N/A Holding Bylaw
Bylaw No. 97-2020	June 23, 2020	July 20, 2020
Bylaw No. 101-2020	July 14, 2020	August 11, 2020
Bylaw No. 104-2020	July 14, 2020	N/A Holding Bylaw
Bylaw No. 157-2020	September 22, 2020	October 27, 2020
Bylaw No. 178-2020	October 27, 2020	December 1, 2020
Bylaw No. 195-2020	November 24, 2020	December 23, 2020
Bylaw No. 196-2020	November 24, 2020	December 23, 2020
Bylaw No. 197-2020	November 24, 2020	December 23, 2020
Bylaw No. 198-2020	November 24, 2020	N/A Holding Bylaw
Bylaw No. 204-2020	November 24, 2020	N/A Holding Bylaw
Bylaw No. 219-2020	December 15, 2020	N/A Holding Bylaw
Bylaw No. 220-2020	December 15, 2020	N/A Holding Bylaw
Bylaw No. 2-2021	January 26, 2021	February 23, 2021
Bylaw No. 15-2021	January 26, 2021	February 23, 2021
Bylaw No. 43-2021	February 23, 2021	N/A Holding Bylaw
Bylaw No. 49-2021	February 23, 2021	March 23, 2021
Bylaw No. 61-2021	March 23, 2021	April 27, 2021
Bylaw No. 62-2021	March 23, 2021	April 1, 2021
Bylaw No. 65-2021	March 23, 2021	N/A Holding Bylaw
Bylaw No. 66-2021	March 23, 2021	N/A Holding Bylaw
Bylaw No. 70-2021	March 23, 2021	N/A Holding Bylaw
Bylaw No. 95-2021	April 27, 2021	June 1, 2021
Bylaw No. 99-2021	April 27, 2021	N/A Holding Bylaw
Bylaw No. 100-2021	April 27, 2021	N/A Holding Bylaw
Bylaw No. 101-2021	April 27, 2021	N/A Holding Bylaw
Bylaw No. 116-2021	N/A	LPAT Order PL180358 May 5, 2021
Bylaw No. 124-2021	May 25, 2021	June 29, 2021
Bylaw No. 135-2021	May 25, 2021	N/A Holding Bylaw

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<b>REVISION REFERENCE</b>	<b>COUNCIL ENACTMENT</b>	<b>CLERK CERTIFICATION/ O.M.B. or LPAT ORDER</b>
Bylaw No. 173-2021	August 24, 2021	N/A Holding Bylaw
Bylaw No. 174-2021	August 24, 2021	N/A Holding Bylaw
Bylaw No. 166-2021	August 24, 2021	September 23, 2021
Bylaw No. 167-2021	August 24, 2021	September 22, 2021
Bylaw No. 175-2021	August 24, 2021	N/A Holding Bylaw
Bylaw No. 176-2021	August 24, 2021	N/A Holding Bylaw
Bylaw No. 206-2021	October 26, 2021	November 22, 2021
Bylaw No. 207-2021	October 26, 2021	November 22, 2021
Bylaw No. 212-2021	November 4, 2021	N/A Holding Bylaw
Bylaw No. 2-2022	January 25, 2022	February 23, 2022
Bylaw No. 11-2022	February 23, 2022	N/A Holding Bylaw
Bylaw No. 51-2022	March 22, 2022	April 19, 2022
Bylaw No. 71-2022	N/A	OLT Decision 22-003890 January 24, 2023
Bylaw No. 72-2022	April 26, 2022	June 13, 2022
Bylaw No. 85-2022	May 24, 2022	N/A Holding Bylaw
Bylaw No. 86-2022	May 24, 2022	June 23, 2022
Bylaw No. 93-2022	June 28, 2022	July 28, 2022
Bylaw No. 119-2022	July 26, 2022	August 26, 2022
Bylaw No. 121-2022	July 26, 2022	August 26, 2022
Bylaw No. 122-2022	July 26, 2022	August 26, 2022
Bylaw No. 123-2022	July 26, 2022	August 26, 2022
Bylaw No. 124-2022	July 26, 2022	August 26, 2022
Bylaw No. 135-2022	September 20, 2022	October 18, 2022
Bylaw No. 136-2022	September 20, 2022	August 22, 2023
Bylaw No. 137-2022	September 20, 2022	January 3, 2022
Bylaw No. 145-2022	October 4, 2022	October 28, 2022
Bylaw No. 146-2022	October 4, 2022	October 28, 2022
Bylaw No. 147-2022	October 4, 2022	October 28, 2022
Bylaw No. 148-2022	October 4, 2022	October 28, 2022
Bylaw No. 167-2022	November 29, 2022	N/A Holding Bylaw
Bylaw No. 169-2022	November 29, 2022	N/A Holding Bylaw
Bylaw No. 177-2022	December 20, 2022	January 20, 2023
Bylaw No. 179-2022	December 20, 2022	January 20, 2023
Bylaw No. 192-2022	December 20, 2022	N/A Holding Bylaw
Bylaw No. 13-2023	January 31, 2023	February 27, 2023
Bylaw No. 22-2023	February 28, 2023	March 30, 2023
Bylaw No. 31-2023	February 28, 2023	N/A Holding Bylaw
Bylaw No. 34-2023	February 28, 2023	March 30, 2023
Bylaw No. 51-2023	March 28, 2023	April 27, 2023
Bylaw No. 70-2023	March 28, 2023	April 27, 2023
Bylaw No. 96-2023	May 23, 2023	June 15, 2023
Bylaw No. 128-2023	June 27, 2023	July 26, 2023

**LIST OF REVISIONS INCLUDED**

<b>REVISION REFERENCE</b>	<b>COUNCIL ENACTMENT</b>	<b>CLERK CERTIFICATION/ O.M.B. or LPAT ORDER</b>
Bylaw No. 149-2023	August 29, 2023	September 29, 2023
Bylaw No. 150-2023	August 29, 2023	September 29, 2023
Bylaw No. 155-2023	August 29, 2023	September 29, 2023
Bylaw No. 162-2023	September 26, 2023	October 20, 2023
Bylaw No. 166-2023	September 29, 2023	N/A Holding Bylaw
Bylaw No. 175-2023	October 24, 2023	November 24, 2023
Bylaw No. 189-2023	November 28, 2023	December 22, 2023
Bylaw No. 194-2023	November 28, 2023	N/A Holding Bylaw
Bylaw No. 195-2023	December 11, 2023	N/A Holding Bylaw
Bylaw No. 217-2023	December 29, 2023	January 24, 2024
Bylaw No. 10-2024	February 8, 2024	March 7, 2024
Bylaw No. 19-2024	February 27, 2024	
Bylaw No. 29-2024	March 1, 2024	April 2, 2024
Bylaw No. 35-2024	March 26, 2024	April 25, 2024
N/A	N/A	OLT Decision 22-004400 April 3, 2024
Bylaw No. 42-2024	April 16, 2024	May 14, 2024
Bylaw No. 48-2024	April 30, 2024	May 30, 2024
Bylaw No. 49-2024	April 30, 2024	May 30, 2024
Bylaw No. 50-2024	April 30, 2024	May 30, 2024
Bylaw No. 70-2024	May 6, 2024	N/A Holding Bylaw
Bylaw No. 76-2024	May 20, 2024	June 21, 2024
Bylaw No. 103-2024	June 25, 2024	July 26, 2024
Bylaw No. 104-2024	June 25, 2024	July 26, 2024
Bylaw No. 105-2024	June 25, 2024	July 26, 2024
Bylaw No. 106-2024	June 25, 2024	July 26, 2024
Bylaw No. 113-2024	August 27, 2024	October 2, 2024
Bylaw No. 118-2024	August 27, 2024	N/A Holding Bylaw
Bylaw No. 123-2024	September 24, 2024	October 21, 2024
Bylaw No. 151-2024	October 21, 2024	November 26, 2024

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**BYLAW NO. 160-90  
OF  
THE CORPORATION OF THE CITY OF BRANTFORD**

Being a Bylaw to repeal certain Bylaws and to regulate the use of lands and the location and use of buildings and structures in the City of Brantford.

\*\*\*\*\*

The Municipal Council of the Corporation of the City of Brantford, in accordance with the provisions of Section 34 of the Planning Act, S.O. 1983, hereby enacts as follows:

**SECTION 1.0 - TITLE AND STATUS**

- 1.1 This Bylaw may be cited as the "Zoning Bylaw".
- 1.2 The following bylaws of the City of Brantford, together with all amendments thereto, are repealed in their entirety:

Amended	.1	Bylaw No. 3649
by	.2	Bylaw No. 25-76
Bylaws No.	.3	Bylaw No. 122-78
25-91, 1-92	.4	Bylaw No. 168-81
	.5	Bylaw No. 111-82
	.6	Bylaw No. 65-83
	.7	Bylaw No. 41-83
	.8	Bylaw No. 237-88
	.9	Bylaw No. 164-89
	.10	Bylaw No. 161-90
	.11	Bylaw No. 176-90
	.12	Bylaw No. 177-90
	.13	Bylaw No. 199-90

- 1.3 The following bylaws of the Township of Brantford, together with all amendments thereto, are hereby repealed insofar as these bylaws apply to any area within the geographic limits of the City of Brantford as of the date of passing of this Bylaw:

.1	Bylaw No. 3070
.2	Bylaw No. 4562
.3	Bylaw No. 4600
.4	Bylaw No. 4897

- 1.4 This Bylaw shall become effective from and after the date of passing thereof.

## SECTION 2.0: DEFINITIONS

In this Bylaw:

- 2.1 A**
- 2.1.1.1** **Abattoir:** shall mean a lot and a building or structure, or portion thereof whose primary activity consists of the butchering of animals.  
Amended by Bylaw No. 68-2011
- 2.1.1.2** **Accessory Building:** shall mean any building the use of which is normally incidental to, and subordinate to, the use of the main building or to the principal use of the lot on which such building is located; and such accessory building shall be separate from the main building on the lot on which both are located.  
Amended by Bylaw No. 68-2011
- 2.1.2** **Accessory Structure:** shall mean any structure the use of which is normally incidental to, and subordinate to, the use of the main building or to the principal use of the main building or to the principal use of the lot on which such building is located; and such accessory structure shall be separate from the main building on the lot on which both are located.
- 2.1.3** **Accessory Use:** shall mean a use of a building, structure, or lot which is normally incidental to, and subordinate to the principal use of the building, structure, or lot.
- 2.1.4** **Act (as a noun):** shall mean an Act of the Ontario provincial government, as amended or replaced from time to time, and any regulations thereunder.
- 2.1.4.1** **Adult Live Entertainment Parlour:** shall mean a lot and a building or structure, or portion thereof used for entertainment including activities, facilities, performances, exhibitions, viewings or encounters designed to appeal to erotic or sexual appetites or inclinations of which a principal feature or characteristic is the nudity or partial nudity of any person. A Body Rub Parlour shall not be considered an Adult Entertainment Establishment.  
Amended by Bylaw No. 120-94 60-2017
- 2.1.5** **Agricultural Use:** shall mean the use of land for the purpose of growing field crops, berry crops, or tree crops, flower gardening, market gardening, horticultural nurseries, aviaries, apiaries, or farms for the grazing, breeding, raising, boarding or training of livestock, or the breeding and raising of hogs or poultry, and the use of buildings and structures erected on the land which are necessary for and essential to the operation of the business, and including the sale of produce, crops, livestock, hogs, or poultry produced on the said premises.
- 2.1.6** **Alteration:** shall mean any change in the use of land, or a building or structure; or any change in the area, height, or cubic content of a building or structure.
- 2.1.6.1** **Alternative Health Care:** shall mean the kneading, manipulating, rubbing, massaging, touching or stimulating, by any means, of a person's body or part thereof, and which is performed for the sole purpose of medical or therapeutic treatment, and is offered by a person duly trained and qualified to perform such medical or therapeutic treatment. This definition shall not  
Amended by Bylaw No. 81-2009

include “Body Rub” uses. Alternative Health Care includes, but is not limited to such uses as reflexology, shiatsu and aromatherapy.

#### 2.1.6.2

Amended by  
Bylaw No.  
81-2009

**Alternative Health Care Practice:** shall mean a lot and a building or structure, or part thereof, where alternative health care is administered, offered or solicited; in which all of the practitioners are duly trained and qualified to perform alternative health care services practices. This definition shall not include “Body Rub Parlours”.

#### 2.1.7

**Amenity Space:** shall mean space within a building or outside of a building which provides common active and/or passive recreation areas for residents of a residential use.

#### 2.1.8

**Amusement Arcade:** shall mean a lot and a building or structure, or portion thereof where four or more amusement devices are provided and a fee is charged for their use in any manner whatsoever.

#### 2.1.9

Amended by  
Bylaw No.  
74-98

**Amusement Device:** shall mean any machine, device, or contrivance for playing any game of chance or skill or of mixed chance and skill which is used to afford entertainment or amusement to the player of the device and without limiting the generality of the foregoing, includes what are commonly known as a pinball game, an electronic game, and a video game, but does not include pool tables, billiard tables, bowling alleys, table games, or slot machines.

#### 2.1.9.1

Amended by  
Bylaw No.  
123-2018

**Animal Shelter and Control Facility:** shall mean a lot and/or building or part thereof, used or intended to be used for shelter, accommodation or enclosure of animals, and may include some of the following accessory uses: accessory retail, accessory offices, kennel, public hall, trade school, and veterinary clinic.

#### 2.1.10

**Art Gallery:** shall mean a lot and a building, or structure, or portion thereof, used for the display and showing of works of art such as paintings, sculpture, pottery, glass, weaving, or plastic art, and may include accessory retail sales.

#### 2.1.10.1

Amended by  
Bylaws No.  
175-96, 157-2020

**Artist's Studio:** shall mean a lot and a building or structure, or portion thereof, which is the workplace of an artisan involved in the creation of works of art such as paintings, sculpture, pottery, glass, weaving, music recording, or plastic art; and may include such accessory uses as a dwelling unit occupied by the artisan and retail sales of works of art.

#### 2.1.11

Amended by  
Bylaw No.  
100-98

**DELETED**

#### 2.1.11.1

Amended by  
Bylaw No.  
100-98

**Arterial Road, Major:** shall mean a street designated as a major arterial road right-of-way in the Official Plan of the City of Brantford.

#### 2.1.11.2

Amended by  
Bylaw No.  
100-98

**Arterial Road, Minor:** shall mean a street designated as a minor arterial road right-of-way in the Official Plan of the City of Brantford.

- 2.1.12                    **Assisted Housing:** shall mean dwelling units which are operated under a program by a public agency or non-profit corporation to provide housing.
- 2.1.13                    **Autobody Repair Shop:** shall mean a lot and a building, or structure, or portion thereof, used for the repair of damage to a motor vehicle, and includes the reconstruction of motor vehicles, rebuilding, or reconstruction of automobile engines or parts, and the painting of motor vehicles, but does not include an impounding yard, an automobile service station, an automobile gas bar, or a recycling operation.  
Amended by  
Bylaw No.  
124-2012
- 2.1.14                    **Automobile Gas Bar:** shall mean a lot and a building, or structure, or portion thereof, from which is offered for sale to the general public, gasoline and other fuels for motor vehicles, and accessories for motor vehicles, and may include a gasoline pump island, gasoline pump canopy, and gasoline pump island kiosk, but does not include an automobile service station, a public garage, or an automobile washing facility.
- 2.1.15                    **Automobile Rental Establishment:** shall mean a lot and a building, or structure, or portion thereof, where motor vehicles and trailers are stored and rented or leased to the public, and may include as an accessory use the repair and service of such vehicles.
- 2.1.16                    **Automobile Sales Establishment:** shall mean a lot and a building, or structure, or portion thereof, where new and/or used motor vehicles are kept for display and sale or hire and may include as an accessory use the repair and service of motor vehicles and the sale of vehicle parts.
- 2.1.17                    **Automobile Service Station:** shall mean a lot and a building, or structure, or portion thereof, from which is offered for sale to the general public, gasoline and other motor vehicle fuels, oil, grease, and accessories for motor vehicles, or where motor vehicles may be oiled or greased, or where minor running repairs essential to the actual operation of motor vehicles are executed or performed, but shall not include an automobile washing facility, or a public garage.
- 2.1.18                    **Automobile Supply Store:** shall mean a lot and a building, or structure, or portion thereof, used for the purpose of retail sale of equipment and parts used to repair, service, or customize motor vehicles, but does not include any installations or repairs, or a recycling operation.  
Amended by  
Bylaw No.  
124-2012
- 2.1.19                    **Automobile Washing Facility:** shall mean a lot and a building, or structure, or portion thereof, used for the washing or cleaning of motor vehicles.

- 2.2 B**
- 2.2.1 **Bakery:** shall mean a lot and a building, or structure, or portion thereof wherein baked goods are manufactured and sold on a retail basis to the general public for home consumption.
- 2.2.2 **Basement:** shall mean any storey below the first storey.
- 2.2.3 **Bed and Breakfast Establishment:** shall mean a dwelling unit occupied as the principal residence of a person or persons, in which temporary accommodation is made available to members of the travelling public, and in which meals may be served to those persons.
- 2.2.4 **Boarder:** shall mean a person who lives in rented living accommodation which has no individual kitchen facilities.
- 2.2.5 **Boarding House:** Please refer to Lodging House.  
Amended by  
Bylaw No.  
57-2010
- 2.2.6 **Boat & Recreational Vehicle Sales Establishment:** shall mean a lot and a building, or structure, or portion thereof, where new and/or used boats and recreational vehicles such as snowmobiles, travel trailers, motor homes, and motorcycles are kept for display and sale or hire and may include as an accessory use the repair and service of boats and recreational vehicles and the sale of parts but shall not include an automobile sales establishment.
- 2.2.6.1 **Body Rub:** shall mean the kneading, manipulating, rubbing, massaging, touching or stimulating, by any means, of a person's body or part thereof, and which is expressly performed for sexual purposes and to cater to a person's sexual appetite. This definition shall not include "Alternative Health Care" uses.  
Amended by  
Bylaw No.  
34-93  
81-2009
- 2.2.6.2 **Body Rub Parlour:** shall mean a lot and a building or structure, or part thereof, where a body rub is performed, offered or solicited; but does not include body rubs performed for the purpose of "Alternative Health Care".  
Amended by  
Bylaw No.  
34-93  
81-2009
- 2.2.7 **Buffer or Buffering:** shall mean a landscaped open space, earth berm, wall, trench, fence, building, structure, or combination thereof.
- 2.2.8 **Building:** shall mean a structure occupying an area greater than 10.0 m<sup>2</sup> consisting of a wall, roof, and floor.
- 2.2.9 **Building, Converted:** shall mean a building or portion thereof, located on a lot, originally designed to provide one or more dwelling units or other uses which is altered to provide therein one or more day nurseries, private schools, art schools, music schools, dance schools, or art galleries.
- 2.2.10 **Building Height:** shall mean the vertical distance from the finished grade level at the base of the building (as illustrated in Figure 2.1) to:

- .1 In the case of a flat roof, the highest point of the roof surface or the parapet, whichever is the higher.
- .2 In the case of a mansard roof, to the roof ridge.
- .3 In the case of any other roof, to the mean height between the eaves, and the ridge.

2.2.11 **Building Inspector:** shall mean such person as may be appointed as such by Council from time to time.

2.2.12 **Building Line:** shall mean a line within a lot drawn on a horizontal plane parallel to a lot line, establishing the minimum distance between the said lot line and any building or structure permitted to be erected on the lot.

2.2.13 **DELETED**

Amended by  
Bylaws No.  
109-2013, 104-2019

2.2.13.1 **Building Permit:** shall mean a permit lawfully issued by the Chief Building Official under the provisions of the Building Code Act.

2.2.14 **Building, Step Back:** shall mean the portion of a building or structure that is recessed from the front building line or structure at a defined height (as illustrated in Figure 2.6).

Amended by  
Bylaw No.  
109-2013

2.2.14.1 **Building Supply Centre:** shall mean a lot and a building, or structure, or portion thereof, used for the purpose of retail and/or wholesale sale of building construction materials and related supplies.

2.2.15 **Bus:** shall mean a motor vehicle designed for carrying ten or more passengers and used for the transportation of persons.

Amended by  
Bylaw No.  
46-2004

2.2.16 **Bus, School:** shall mean a school bus as defined by the Highway Traffic Act.

Amended by  
Bylaw No.  
46-2004



**2.3****C****2.3.1.1**

Amended by  
Bylaw No.  
68-2011

**Call Centre:** shall mean an industry comprised of establishments primarily engaged in receiving and/or making telephone calls. These establishments are engaged in activities such as soliciting or providing information; promoting products or services; taking orders; and raising funds for clients. This industry also includes establishments primarily engaged in answering telephone calls and relaying messages to clients; and establishments primarily engaged in providing mailbox services.

**2.3.1.2**

Amended by  
Bylaw No.  
68-2011

**Canopy:** shall mean any roof-like structure projecting more than 0.3 m from the face of a building, having a rigid frame, and being attached to said building in such manner as not to become an integral part thereof but does not include collapsible or fixed awnings or balconies.

**2.3.1.3**

Amended by  
Bylaws No.  
97-2017, 160-2018

**REPEALED****2.3.2**

**Carport:** shall mean an accessory roofed building or structure which is not wholly enclosed, designed to be used for the storage of motor vehicles, wherein storage or servicing of such motor vehicles is not conducted for profit.

**2.3.3**

**Carport, Integral:** shall mean a carport as defined herein, which shall have one or more walls common with the permitted building on the lot, and is not an accessory building or accessory structure as herein defined.

**2.3.4**

**Catering Service:** shall mean a manufacturing use in which food and beverages are prepared for consumption off the premises, and are not served to customers on the premises or to take out, and does not include a fast food restaurant, a take-out restaurant, or a full service restaurant.

**2.3.4.1**

Amended by  
Bylaws No.  
173-92, 149-97,  
65-2018

**DELETED****2.3.5**

**Cemetery:** shall mean a cemetery as defined by the Cemeteries Act.

**2.3.6**

**Chief Building Official:** shall mean the person who may, from time to time, be appointed by Council to the position of Chief Building Official in conformity with the provisions of the Building Code Act.

**2.3.6.1**

Amended by  
Bylaw No.  
149-97, 65-2018

**DELETED****2.3.7**

**Church:** shall mean a place of worship, as defined herein.

**2.3.8**

**City:** shall mean the Corporation of the City of Brantford.

**2.3.9**

**Clerk:** shall mean the person who may from time to time be appointed by Council to the position of City Clerk.

**2.3.10**

Amended by  
Bylaw No.  
100-98

**DELETED****2.3.10.1**

Amended by  
Bylaw No.  
100-98

**Collector Road, Major:** shall mean a street designated as a major collector road right-of-way in the Official Plan of the City of Brantford.

**2.3.10.2**

Amended by  
Bylaw No.  
100-98

**Collector Road, Minor:** shall mean a street designated as a minor collector road right-of-way in the Official Plan of the City of Brantford.

**2.3.11**

**Columbarium:** shall mean a columbarium as defined by the Cemeteries Act.

**2.3.12**

Amended by  
Bylaw No.  
44-97

**DELETED****2.3.13**

Amended by  
Bylaws No.  
25-91, 97-2017,  
160-2018

**Commercial Use:** shall mean a lot and a building or structure, or portion thereof, used primarily for the sale of goods, merchandise or service, and may include as an accessory use the rental, repair, service or storage of such goods, and merchandise, but shall not include an industrial use or residential use.

**2.3.14**

Amended by  
Bylaw No.  
25-91  
57-2010  
60-2017

**Commercial Vehicle:** shall mean a motor vehicle having permanently attached thereto a truck or delivery body and includes an ambulance, hearse, casket wagon, fire apparatus, bus, or tractor used for hauling purposes.

**2.3.15**

**Common Wall:** shall mean a wall above the finished grade level, of which 80% or more of its length is constructed for the purposes of separating two or more dwelling units within a dwelling.

**2.3.16**

**Conservation Authority:** shall mean a conservation authority having jurisdiction in the City of Brantford, in accordance with the Conservation Authorities Act.

**2.3.16.1**

Amended by  
Bylaw No.  
46-2004

**Construction Equipment:** shall mean equipment having wheels or tracks, which is used in a business engaged in construction, farming or maintenance activities, including but not limited to:

- a) asphalt spreaders, concrete pavers or finishing machines, motor graders, rollers, tractor-dozers and motor scrapers;
- b) tracked or wheeled tractors including those equipped with mowers, post hole diggers, weed spraying equipment, snow blowers and plows, front-end loaders, back-hoes, or rock drillers;
- c) power shovels on tracks and drag lines on tracks;
- d) compressors, wood chippers, shredders, tar pots, and trailers.

**2.3.17**

**Convention Centre:** shall mean a lot and a building, or structure, or portion

thereof, used as a place of assembly for specific events such as conferences, rallies, and meetings, and may include a restaurant, theatre, and hotel.

2.3.17.1

Amended by  
Bylaw No.  
180-2006

**Corridor:** shall mean a Hallway.

2.3.18

**Council:** shall mean the Council of the Corporation of the City of Brantford.

2.3.19

**Crematorium:** shall mean a crematorium as defined by the Cemeteries Act.

2.3.20

Amended by  
Bylaw No.  
57-2010  
68-2011

**Crisis Residence:** shall mean a dwelling unit that is licensed and/or approved for funding under provincial or federal statute for the temporary accommodation of three (3) or more persons (exclusive of staff) living under supervision in a single housekeeping unit who, by reason of their emotional, mental, social, or physical condition or legal status, require a group living arrangement on an immediate emergency basis for their well-being, and in which counselling or support services are provided. A crisis residence in this Bylaw shall be deemed not to include:

- a group home,
- a mini-group home,
- a group residence,
- a group correctional home,
- a group correctional residence,
- a medical clinic,
- a lodging house,
- a nursing home
- a home for the aged
- a retirement home.

**2.4****D****2.4.1**

**Day Nursery:** shall mean a "day nursery" as defined by the Day Nurseries Act.

**2.4.2**

Amended by  
Bylaws No.  
97-2017, 160-2018

**Department Store, Junior:** shall mean a lot and a building, or structure, or portion thereof, consisting of a minimum of 3,700.0 m<sup>2</sup> gross leasable area and a maximum of 8,359.0 m<sup>2</sup> of gross leasable area used for the retail sale of a wide variety of goods, wares, merchandise, and services displayed or offered on a departmentalized basis and may include, as accessory uses, offices and warehousing.

**2.4.3**

Amended by  
Bylaws No.  
97-2017, 160-2018

**Department Store, Major:** shall mean a lot and a building, or structure, or portion thereof, consisting of a minimum of 8,360.0 m<sup>2</sup> of gross leasable area used for the retail sale of a wide variety of goods, wares, merchandise, and services displayed or offered on a departmentalized basis and may include, as accessory uses, offices and warehousing.

**2.4.4**

Amended by  
Bylaw No.  
63-2012

**Drive-Through Service:** shall mean a lot and a building, or structure, or portion thereof, used for the provision of a product or service ancillary to a commercial business to a patron who is situated within a motor vehicle.

**2.4.5**

Amended by  
Bylaw No.  
25-91

**Driveway:** shall mean that portion of a yard that is used for vehicular access to and from any parking space, traffic aisle, street or loading space.

**2.4.6**

Amended by  
Bylaw No.  
25-91

**Dry Cleaning Depot:** shall mean a lot and a building or structure, or portion thereof, used for the collection, storage and return of articles of clothing and fabric which are dry-cleaned, dyed, cleaned or pressed elsewhere and may include as an accessory use the repair or alteration of clothing or fabric.

**2.4.7**

**Dry Cleaning Establishment:** shall mean a lot and a building, or structure, or portion thereof, where dry cleaning, dyeing, cleaning, or pressing of articles of clothing and fabrics is carried on.

**2.4.8**

Amended by  
Bylaw No.  
57-2010

**Dwelling:** shall mean a building or structure, or part of a building or structure, used in whole or in part, for one or more dwelling units, but shall not include:

- a lodging house,
- a crisis residence,
- a group correctional home,
- a group correctional residence,
- a group home,
- a group residence,
- a home for the aged
- a mini-group home,
- a hotel or motel,
- a mobile home dwelling,
- a monastery,
- a nursing home,
- a retirement home

## 2.4.8.1

Amended by  
Bylaws No.  
157-2020, 166-2021

**Dwelling, Accessory Unit:** shall mean self-contained dwelling units comprised of habitable rooms which shall include at least one room, a kitchen, a bathroom, and no more than two bedrooms, and which:

- .1 has a clearly identifiable, separate, exterior entrance which provides direct access to the accessory dwelling unit from outdoors; and,
- .2 is located within, or as an addition to, an existing single-detached, semi-detached, or street townhouse dwelling, or within a detached accessory structure located on the same lot as the principal dwelling.

## 2.4.9

Amended by  
Bylaw No.  
180-2006

**Dwelling, Apartment:** shall mean a building or buildings other than a converted dwelling located on a lot, each containing 5 or more dwelling units and that contains each of the following:

- .1 at least one dwelling unit is entirely on top of one or more dwelling units,
- .2 access to the building is obtained through a common entrance or common entrances from street level, and
- .3 access to each dwelling unit shall be through a common internal hallway or internal stairway.

## 2.4.10

Amended by  
Bylaw No.  
180-2006

**Dwelling, Block Townhouse:** shall mean a building or group of buildings on a lot or lots, each containing three or more dwelling units, wherein each dwelling unit does not have frontage on a public street and each dwelling unit is separated from the adjacent dwelling unit by vertical party or common walls, and with each dwelling unit having a private entrance from outside and a driveway, private garage, carport or parking area, and sharing common access to a public street.

## 2.4.11

Amended by  
Bylaws No. 211-91,  
34-93

**Dwelling, Converted:** shall mean a building located on a lot, which building was originally designed to provide one or more dwelling units, and which is altered to create additional dwelling units.

## 2.4.12

**Dwelling, Double Duplex:** shall mean a building other than a converted dwelling, located on a lot or lots, containing two duplex dwellings as herein defined divided vertically by a party or common wall.

## 2.4.13

Amended by  
Bylaw No.  
180-2006

**Dwelling, Duplex:** shall mean a building other than a converted dwelling, located on a lot, divided horizontally to contain two dwelling units, each of which has a private entrance from outside or a private entrance from a common internal hallway or internal stairway.

## 2.4.14

**Dwelling, Fourplex:** shall mean a building other than a converted dwelling, located on a lot or lots, containing four dwelling units, each of which has two vertical party or common walls and a private entrance from outside.

## 2.4.15

Amended by  
Bylaws No.  
122-2012, 157-2020

**DELETED**

## 2.4.15.1

**Dwelling, Semi-Detached:** shall mean a building other than a converted

dwelling, located on a lot or lots, divided vertically by a party or common wall to contain two dwelling units.

**2.4.16 Dwelling, Single-Detached:** shall mean a building located on a lot containing only one dwelling unit.

**2.4.16.1 Dwelling, Single-Detached Cluster:** shall mean a group of buildings on a lot or lots, each building containing only one dwelling unit, wherein each dwelling unit has its own private entrance from outside and a driveway, private garage, carport or parking space, and sharing common access to a public street.

Amended by  
Bylaw No.  
149-93, 180-2006

**2.4.16.2 Dwelling, Stacked Townhouse:** shall mean a building or group of buildings on a lot or lots, each containing six or more dwelling units, wherein each dwelling unit is divided both vertically (by a common wall) and horizontally from another dwelling unit and in which each dwelling unit has an independent access from outside at grade level, having frontage on a street or a common access to a street.

Amended by  
Bylaw No.  
166-2021

**2.4.17 Dwelling, Street Townhouse:** shall mean a building, containing three or more dwelling units on a lot or lots, each dwelling unit having frontage on a street, and each separated from the adjacent unit by vertical; common walls, and with each dwelling unit having its own private entrance from outside, driveway from the street, and a private garage, carport or parking area.

Amended by  
Bylaw No.  
180-2006

**2.4.18 Dwelling, Triplex:** shall mean a building other than a converted dwelling, located on a lot, divided horizontally to contain three dwelling units.

**2.4.19 Dwelling Unit:** shall mean a separate set of habitable rooms designed for, or used by, an individual; or group of individuals, which shall include at least one room and a kitchen and a bathroom, and which has a private entrance from outside, or a private entrance from a common internal hallway or internal stairway.

Amended by  
Bylaw No.  
180-2006

**2.5****E****2.5.0.1**

Amended by  
Bylaw No.  
157-2020

**Emergency Shelter:** shall mean a facility used for persons in a crisis situation requiring shelter, protection, assistance and counselling or support which is intended to be short term accommodation of a transient nature. An Emergency Shelter may include an “out of the cold” program but shall not include a Crisis Residence, a Group Home, a Group Correctional Residence or a Mini Group Home, or any other residential facility which is licensed, approved or regulated under any general or special Act.

**2.5.1**

**Enlarge:** shall mean any alteration of a building or structure that would increase the area, height, or cubic content of the building or structure.

**2.5.2**

**Erect:** shall mean to build, construct, reconstruct, locate, relocate, alter, assemble or repair, and shall include any preliminary site preparation, including excavating, filling, grading, or draining of land in connection therewith.

**2.5.3**

**Established Front Building Line:** shall mean the average front yard depth of existing buildings from the streetline, as determined in accordance with Section 6.26 of this Bylaw.

**2.5.3.1**

Amended by  
Bylaw No.  
63-2012

**Events, Short Term Shows:** Shall mean the use of land, buildings or structures for the purpose of entertainment or amusement such as home and garden shows, trade shows etc. for a short term. Short term for the purposes of this definition, shall mean not longer than 3 days of consecutive duration for any individual show or event.

**2.5.3.2**

Amended by  
Bylaw No.  
63-2012

**Events, Special Sales:** shall mean the use of land, buildings or structures for the purpose of a show or event, the principal intent of which is the retail sale of goods, wares, merchandise, substances articles or things to the public for a short term. Short term, for the purposes of this definition, shall mean not longer than 3 days of consecutive duration for any specific individual sale.

**2.5.4**

**Excavate:** shall mean the removal of soil, rock, or fill.

**2.5.5**

**Existing:** shall mean existing at the date of the passing of this Bylaw.

**2.5.6**

Amended by  
Bylaw No.  
100-98

**DELETED**

- 2.6 F**
- 2.6.1 Fill:** shall mean soil, rock, rubble and other material that is used for the purpose of raising or altering the contours of the ground, but shall not include any toxic or waste material.
- 2.6.2 Financial Institution:** shall mean a lot and a building, or structure, or portion thereof, which is used for financial transactions including the borrowing, depositing, and exchanging of currency or credit, and shall include banks, trust companies, credit unions, and similar establishments.
- 2.6.3 Finished Grade Level:** shall mean the mean elevation of the finished surface of the ground abutting the external wall of the building or structure nearest to a public street, but shall not include any embankment in lieu of steps.
- 2.6.3.1 Flea Market:** shall mean a lot and a building or structure or portion therein in which stalls or sales areas are set aside and rented or otherwise provided, and which are intended for the use of various unrelated individuals to sell directly to the general public, articles, goods, wares, merchandise, food or produce at wholesale or retail from a common sales floor area, but shall not include any other use defined herein.  
Amended by  
Bylaws No.  
13-93, 97-2017,  
160-2017
- 2.6.3.2 DELETED**  
Amended by  
Bylaw Nos.  
16-91, 173-92  
113-93, 149-97
- 2.6.3.3 Food Service Vehicles:** shall mean a vehicle not permanently affixed to the ground and capable of being moved on a daily basis, from which food intended for consumption is provided for sale, sold or is prepared, and includes a motorized, self-propelled vehicle (i.e. food truck), a vehicle that is not self-propelled, but can be towed (i.e. food trailer) and a vehicle moved by human effort (i.e. food cart). Food Service Vehicles include, but are not limited to such uses as catering vehicles, chip hut, food trucks, ice cream vending vehicle, and refreshment carts.  
Amended by  
Bylaw No.  
65-2018
- 2.6.4 DELETED**  
Amended by  
Bylaws No.  
57-2010, 68-2011
- 2.6.5 Freeway:** shall mean a street designated as a freeway right-of-way in the Official Plan of the City of Brantford.
- 2.6.6 Fresh Produce Outlet:** shall mean a retail store wherein primarily fresh fruit and vegetables are offered for sale but shall not include a supermarket, neighbourhood convenience store, specialty retail store, or grocery store.  
Amended by  
Bylaws No.  
97-2017, 160-2018
- 2.6.7 Funeral Home:** shall mean a lot and a building, or structure, or portion thereof, used for the preparation of the dead for burial or cremation and for the viewing of the body, and may include accessory meeting rooms, chapel, or retail sales of related items.



**2.7**

Amended by  
Bylaw No.  
74-98

**G****2.7.1.1**

**Gaming Establishment:** shall mean a lot and a building or structure, or portion thereof, used for the purposes of operating games of chance, or of mixed chance and skill, and shall include slot machines and table games, and may include any casino style game, device or lottery scheme, as approved by the Government of Province of Ontario or such person or authority in the Province as may have been specified by the Lieutenant Governor in Council, and may also include areas devoted to the sale of food and beverages, entertainment and associated offices.

**2.7.1.2**

**Gaming Position:** shall mean a physical location in a gaming establishment at which an individual may wager, including a position at a table game, slot machine or lottery scheme.

**2.7.1.3**

**Garage:** shall mean a wholly enclosed accessory building or structure, designed to be used for the storage of motor vehicles, wherein storage or servicing of said motor vehicles is not conducted for profit.

**2.7.2**

**Garage, Integral:** shall mean a garage as defined herein, which shall have one or more walls common with the main building on the lot, and is not an accessory building or accessory structure as herein defined.

**2.7.3**

Amended by  
Bylaw No.  
124-2012

**Garage, Public:** shall mean a lot and a building, or structure, or portion thereof, where motor vehicles are repaired or serviced, but does not include any use otherwise defined herein, and may include as an accessory use the sale of equipment and parts used to repair, service, or customize motor vehicles, but shall not include a recycling operation, an autobody repair shop, or the sale of motor vehicles or gasoline and other fuels for motor vehicles.

**2.7.3.1**

Amended by  
Bylaws No.  
59-91, 97-2017,  
160-2018

**Garden Supply Centre:** shall mean a lot and a building, or structure, or portion thereof wherein a combination of handicrafts; horticultural accessories; gardening supplies, including trees, shrubs, flowers, or bulbs; and patio furniture and accessories are warehoused and offered for sale at retail, and shall include associated outdoor display or open storage area that is devoted to retail sales of the stored goods, wares or merchandise but shall not include a nursery garden centre.

**2.7.4**

**Gasoline Pump Island:** shall mean a concrete or masonry pad or podium provided as a base for pumps dispensing gasoline or other fuels for motor vehicles.

**2.7.5**

**Gasoline Pump Island Canopy:** shall mean a pole-supported roof, free of enclosing walls, located over a gasoline pump island.

**2.7.6**

**Gasoline Pump island Kiosk:** shall mean a building or structure located on a gasoline pump island, used for shelter for the operator of a pump for dispensing gasoline or other fuels for motor vehicles.

**2.7.7**

**Gatehouse:** shall mean a building or structure used solely for the purpose of

regulating access and security.

### 2.7.8

Amended by  
Bylaws No.  
97-2017, 160-2018

**Grocery Store:** shall mean a lot and a building or structure, or portion thereof, having a gross floor area in excess of 225.0m<sup>2</sup>, but not greater than 1,000.0m<sup>2</sup>, in which primarily food produce is stored, offered, and kept for retail sale, and as an accessory use, items or merchandise of day-to-day household necessity may be offered or kept for retail sale, but shall not include a retail warehouse, retail food warehouse, the dispensing of prescription drugs, or the warehousing and retail sale of bulk and volume purchases.

### 2.7.9

Amended by  
Bylaw No.  
44-97  
180-2006

**Gross Floor Area (G.F.A.):** shall mean the total area of all floors in a building, measured from the outside faces of the exterior walls, but exclusive of any part of the building which is used for the following:

- .1 storage or parking of motor vehicles;
- .2 communal storage lockers in residential apartment buildings;
- .3 mechanical or electrical equipment rooms providing service to the entire building;
- .4 common areas, such as common internal stairways and internal corridors, which serve two or more dwelling units, or two or more units; and
- .5 a basement within a single-detached, semi-detached, block townhouse, or street townhouse dwelling.

### 2.7.10

Amended by  
Bylaw No.  
180-2006

**Gross Leasable Area (G.L.A.):** shall mean that total area of all floors in a building or part of a building designated for tenant occupancy and the tenants' exclusive use including basements, mezzanines, upper floor areas and integral storage areas, measured from the centre line of joint partitions and from outside wall faces, but not including public or common areas such as parking spaces and parking areas, walls, internal corridors, internal stairways, elevators or machine or equipment rooms.

### 2.7.11

**Ground Floor Area:** shall mean the total horizontal area of the first floor of a building measured from the outside face of the exterior walls, but excluding any part of the building which is used for steps, terraces, cornices, porches, stoops, verandahs, or breezeways.

#### 2.7.11.1

Amended by  
Bylaw No.  
109-2013

**Ground Floor Height:** shall mean the vertical distance from the finished grade level at the base of the building to the floor above (as illustrated in Figure 2.7).

**2.7.12**

Amended by  
Bylaw No.  
57-2010  
68-2011

**Group Correctional Home:** shall mean a dwelling unit used as an open or closed custody residence under the Young Offenders Act or the Child and Family Services Act. A group correctional home shall operate as a single housekeeping unit, accommodating or having the facilities to accommodate 3 to 10 residents (exclusive of staff) in a group living arrangement, under responsible supervision, consistent with the requirements of the residents. Any counselling or support services provided shall be limited to those required by the residents. A group correctional home shall be deemed not to include:

- a mini-group home,
- a group home,
- a group residence,
- a group correctional residence,
- a lodging house,
- a crisis residence,
- a nursing home
- a home for the aged, or
- a retirement home.

**2.7.13**

Amended by  
Bylaw No.  
25-91  
68-2011  
63-2012

**Group Correctional Residence:** shall mean a dwelling unit used as an open or closed custody residence under the Young Offenders Act or the Child and Family Services Act. A group correctional residence shall operate as a single housekeeping unit, accommodating or having the facilities to accommodate 11 to 20 residents (exclusive of staff), in a group living arrangement under responsible supervision consistent with the requirements of its residents. Any counselling or support services provided shall be limited to those required by the residents. A group correctional residence shall be deemed not to include:

- a mini-group home,
- a group home,
- a group residence,
- a crisis residence,
- a group correctional home,
- a lodging house,
- a nursing home,
- a home for the aged, or
- a retirement home.

**2.7.14**

Amended by  
Bylaw No.  
25-91  
57-2010  
68-2011

**Group Home:** shall mean a dwelling unit operated as a single housekeeping unit accommodating, or having the facilities to accommodate, five to ten residents (exclusive of staff) who, by reason of their emotional, mental, social, or physical condition require a group living arrangement under responsible supervision consistent with the requirements of its residents, and the group home is either licensed or funded under Provincial or Federal statute. Any counselling or support services provided in the group home shall be limited to those required by the residents. A group home shall be deemed not to include:

- a mini-group home,
- a group residence,
- a crisis residence,

- a group correctional home,
- a group correctional residence,
- a lodging house,
- a nursing home,
- a home for the aged, or
- a retirement home.

### 2.7.15

Amended by  
Bylaw No.  
57-2010  
68-2011

**Group Residence:** shall mean a dwelling unit operated as a single housekeeping unit accommodating, or having the facilities to accommodate, eleven or more residents (exclusive of staff), who, by reason of their emotional, mental, social or physical condition require a group living arrangement under responsible supervision consistent with the requirements of its residents, and the group residence is either licensed or funded under Provincial or Federal statute. Any counselling or support services provided in the group residence shall be limited to those required by the residents. A group residence shall be deemed not to include:

- a mini-group home,
- a group home,
- a crisis residence,
- a group correctional home,
- a group correctional residence,
- a lodging house,
- a nursing home,
- a home for the aged,
- a retirement home.

**2.8.****H****2.8.1**

**Habitable Living Space:** shall mean any room or enclosed floor space used, or intended to be used, for living, sleeping, cooking, or eating.

**2.8.2**

Amended by  
Bylaw No.  
180-2006

**Habitable Room:** shall mean a room or enclosed floor space used, or intended to be used, for living, sleeping, cooking or eating purposes, but which shall exclude any space in a dwelling or dwelling unit used as a bathroom, pantry, common internal corridor, common internal hallway, closet, common internal stairway, or lobby.

**2.8.2.1**

Amended by  
Bylaw No.  
180-2006

**Hallway:** shall mean an internal portion of a building or structure providing passage or access to other rooms or units within a building.

**2.8.3**

Amended by  
Bylaw No.  
34-93  
166-2005

**Health Club:** shall mean a lot and a building, or structure, or portion thereof, whose principal use is a gymnasium, exercise room, steam room, sauna, racquet facilities, sunroom, swimming pool, massage room, or similar uses, but shall not include a body rub parlour.

**2.8.4**

**Height:** shall mean the vertical distance from the finished grade level of the structure to the highest point of the structure and, for the purposes of this definition, a structure shall include a fence and a freestanding wall.

**2.8.5**

**Herein:** shall mean "in this Bylaw" and shall not be limited to any particular section of this Bylaw.

**2.8.6**

**Home for the Aged:** shall mean a home as defined by the Homes for the Aged and Rest Homes Act and may include as an accessory use a retirement home.

**2.8.7**

**Home Furnishing Store:** shall mean a lot and a building, or structure, or portion thereof, engaged in the retail sale of furniture, fixtures, and appliances for household use, and may include the sale of furniture, wall and floor coverings, curtains and draperies, lighting fixtures, electrical appliances, and household decorative items.

**2.8.8**

Amended by  
Bylaw No.  
34-93  
63-2012

**Home Occupation:** shall mean an occupation or business, trade or craft conducted for gain or profit within a structure on a residential lot, which is clearly carried on as incidental and secondary to the principal residence and the property is the principal residence of the person carrying on the home occupation use.

**2.8.8.1**

Amended by  
Bylaw No.  
18-2002

**Hospice Centre:** shall mean a lot and a building or buildings, or portion thereof used to provide lodging, palliative care, and other support services to individuals diagnosed with life threatening diseases or disorders, but shall not include any other use defined herein.

**2.8.9**

**Hospital:** shall mean a hospital as defined by the Public Hospitals Act or the Mental Hospitals Act.

**2.8.10**

Amended by  
Bylaw No.  
57-2010  
68-2011

**Hotel:** shall mean a lot and a building, or structure, or portion thereof, or two or more connected or detached buildings, in which rooms are provided for rent as places of abode on a temporary or transient basis, containing a restaurant and convention centre, meeting rooms, public halls, fitness, pool and spa facilities and may include, as an accessory use, retail facilities provided for the convenience of hotel patrons, accessory retail sales open to the public on a temporary basis, but shall not include an apartment dwelling, lodging house, retirement home or crisis residence.

**2.9****I****2.9.1**

Amended by  
Bylaw Nos.  
173-92, 149-97,  
65-2018

**DELETED****2.9.2**

Amended by  
Bylaw No.  
124-2012

**Impounding Yard:** shall mean a lot and a building, or structure, or portion thereof, to which motor vehicles or other equipment impounded for a breach of the law, may be taken or towed and stored temporarily until reclaimed, but does not include an automobile service station, an automobile gas bar, public garage, or recycling operation.

**2.9.3**

Amended by  
Bylaw No.  
57-2010

**Industrial Mall:** shall mean a lot and a building, or structure, or portion thereof, or group of buildings designed, developed and managed as a unit in which each building contains two or more suites or spaces each for separate occupancy by a permitted use for which common loading and parking facilities and other common services may be provided and which is held in single or multiple ownership and where it is held in multiple ownership of more than one lot, the total area of the properties shall be deemed to be a lot for the regulations of this Bylaw.

**2.9.4**

**Industrial Rental Establishment:** shall mean a lot and a building, or structure, or portion thereof, where industrial equipment or vehicles normally associated with an industrial use are stored and rented or leased, and may include as an accessory use the repair and service of such equipment or vehicles.

**2.9.5**

OMB Order  
R920340  
Amended by  
Bylaw No.  
124-2012

**Industry or Industrial Use:** shall mean a lot and a building, or structure, or portion thereof, used for manufacturing, recycling operation, research, wholesale, warehouse, or storage of goods, materials or things, or a combination thereof.

2.10

J



**2.11**

**K**

**2.11.1**

**Kennel:** shall mean a lot and a building, or structure, or portion thereof, where dogs and other animals, other than livestock as defined in the Agricultural Code of Practice, are bred and raised, or kept for sale, or boarded.

2.12

L

2.12.1

Amended by  
Bylaw No.  
176-2017

**Landscaped Open Space:** shall mean space which is unoccupied by buildings and structures above ground level and open to the sky and which shall be comprised of lawn, ornamental shrubs, flowers, trees, the planting of fruits and vegetables, and may include paths, sidewalks, courts, patios, fences, free-standing walls, retaining walls, decks 1.2 m or less in height, and outdoor amenity space accessory to the principal use on the lot, but shall not include any parking area, traffic aisles, driveways, ramps, or open storage.

2.12.2

Amended by  
Bylaw No.  
157-2020

**DELETED**

2.12.3

**Library:** shall mean a public library as defined by the Public Libraries Act.

2.12.3.1

Amended by  
Bylaw No.  
46-2004

**Limousine:** shall mean a passenger motor vehicle having a seating capacity of three or more persons in the rear compartment located behind the driver's seat and having a length of more than 6.0 metres.

2.12.4

**Liquid Industrial Waste:** shall mean liquid industrial waste as defined and regulated by the Environmental Protection Act.

2.12.5

**Liquid Waste Transfer Station:** shall mean a transfer station used for the purpose of transferring liquid industrial waste from one vehicle to another, for transfer to another waste disposal site, and issued a certificate of approval pursuant to the Environmental Protection Act.

2.12.6

**Loading Space:** shall mean a portion of a lot and a building, or structure designed or used for the parking of a commercial vehicle while loading or unloading goods, merchandise, or materials used in connection with the use of the lot or any building thereon, and which shall not be used for the retail sale or display of goods, merchandise, or materials.

2.12.7

**Local Board:** shall mean a local board as defined in the Municipal Affairs Act, but shall not include a school board.

2.12.8

Amended by  
Bylaw No.  
100-98

**Local Road:** shall mean all streets other than a freeway, major arterial road, minor arterial road, major collector road or minor collector road.

2.12.8.1

Amended by  
Bylaw No.  
57-2010

**Lodging House:** shall mean a lot and a building, or structure, or portion thereof, licenced by the City wherein the owner or lessee supplies for compensation, with or without meals, lodging to a boarder or boarders as the principal use, and may include an accessory dwelling unit for the owner or caretaker, but shall not include a hotel, motel a bed and breakfast establishment, or any other residential use.

2.12.9

Amended by  
Bylaws No.  
13-2000, 57-2010

**Lot:** shall mean a parcel of land which:  
.1 is described on a registered plan of subdivision, excluding a subdivision deemed not to be a plan of subdivision under the Planning

Act; or

- .2 abuts a street and is described as one parcel in the last registered instrument by which legal or equitable title to said land was lawfully and effectively conveyed; or
- .3 is the whole remnant remaining after a lawful conveyance.

2.12.10  
Amended by  
Bylaw No.  
57-2010

**Lot, Corner:** shall mean a lot as defined herein situated at the intersection of, and abutting upon, two or more streets or two parts of the same street, where the adjacent sides of which street or streets contain at least one angle of not more than one hundred and thirty-five (135) degrees.

2.12.11

**Lot, Interior:** shall mean a lot other than a corner lot or a through lot (as illustrated in Figure 2.2).

2.12.12

**Lot, Through:** shall mean a lot bounded on the front and rear by streets (as illustrated in Figure 2.2).

2.12.13

**Lot Area:** shall mean the total horizontal area within the lot lines of a lot.

2.12.14  
Amended by  
Bylaws No.  
34-93, 3-2015

**Lot Coverage:** shall mean that percentage of the total lot area covered by the horizontal projection of all buildings and structures at finished grade level, including accessory buildings and structures, and swimming pools in accordance with Section 6.3.2, but shall not include a carport, unenclosed porch, verandah, deck, unenclosed steps, or a ramp for physically disabled persons.

2.12.15

**Lot Depth:** shall mean the horizontal distance between the mid-point of the front and rear lot line.

2.12.16  
Amended by  
Bylaws No.  
13-2000,57-2010

**Lot Line:** shall mean the boundary of a lot and may include:

- .1 **Lot Line, Front:** shall mean the lot line dividing the lot from the street, and:
  - .1 In the case of a corner lot bound by two streets, shall mean the shorter of the two lot lines abutting a street, in the case of a corner lot abutting three or more streets, the front lot line shall be one of the lot lines abutting a street as designated by the person administering this Bylaw.
  - .2 In the case of a corner lot where the lot line forms a curve, the front lot line shall be the shorter of the two lot lines determined by projecting the two lot lines on the curve and bisecting the angle created therein (as illustrated in Figure 4.3);
  - .3 In the case of a through lot, the front lot line shall be only one of the lot lines abutting a street as designated by the person administering this Bylaw;

but in no case shall the designated front lot line abut a freeway or the corridor area shown on Schedule "J".

- .2 **Lot Line, Rear:** shall mean the lot line or lines opposite the front lot line.
- .3 **Lot Line, Interior Side:** shall mean any lot line other than the exterior side lot line, front lot line, and rear lot line.
- .4 **Lot Line, Exterior Side:** shall mean, in a corner lot, the longer of the two lot lines abutting the street or its associated reserve.

Amended by  
Bylaw No.  
25-91

2.12.17

**Lot Width:** shall mean the horizontal distance between the side lot lines, measured in a straight line from the points on the side lot lines at the rear extremity of the minimum front yard required in the Zone in which the lot is situated (as illustrated in Figure 2.3).

**2.13****M**

## 2.13.1

**Main Building:** shall mean the building or buildings, located on a lot in which is conducted the principal use of the lot.

## 2.13.2

Amended by  
Bylaw No.  
124-2012

**Manufacturing or Manufacturing Use:** shall mean an industry whose primary activity consists of production, compounding, processing, packaging, crating, bottling, packing, or assembling of semi-processed or fully-processed goods and materials but shall not include a Recycling Operation.

## 2.13.3

**Mausoleum:** shall mean a mausoleum as defined by the Cemeteries Act.

## 2.13.4

**Meat Store:** shall mean a retail store wherein primarily fresh and frozen meats or fish are offered for sale but shall not include a supermarket, neighbourhood convenience store, specialty retail store, or grocery store.

## 2.13.5

**Medical Clinic:** shall mean a lot and a building, or structure, or portion thereof, in which two or more medical practitioners provide consultation, diagnosis, and/or treatment of patients and which shall include joint usage of facilities such as accessory administrative offices, waiting rooms, treatment rooms, laboratories, pharmacies, or other similar functions, but shall not include accommodation for in-patient care, or facilities for surgical procedures which require hospitalization according to criteria approved by the College of Physicians and Surgeons.

## 2.13.6

**Medical Office:** shall mean a lot and a building, or structure, or portion thereof, in which medical practitioners provide consultation, diagnosis, and/or treatment of patients, but shall not include accommodation for in-patient care, or facilities for surgical procedures which require hospitalization according to criteria approved by the College of Physicians and Surgeons.

## 2.13.6.1

Amended by  
Bylaws No.  
115-92, 34-93

**Medical Practitioner:** shall mean a member of a College of a health profession or group of health professions as defined in the Regulated Health Professions Act, 1991.

## 2.13.6.2

Amended by  
Bylaw No.  
173-92

**Merchandise Display Cart:** shall mean a vehicle or other cart or display stand located on a lot from which goods, wares or merchandise other than food are offered for sale to the public, but shall not include any other use defined herein.

## 2.13.7

Amended by  
Bylaws No.  
57-2010, 68-2011

**Mini-Group Home:** shall mean a dwelling unit operated as a single housekeeping unit accommodating, or having the facilities to accommodate, one to four residents (exclusive of staff), who, by reason of their emotional, mental, social, or physical condition require a group living arrangement under responsible supervision consistent with the requirements of its residents, and the mini-group home is either licenced or funded under Provincial or Federal statute. Any counselling or support services provided in the mini-group home shall be limited to those required by the residents. A mini-group home shall be deemed not to include:

- a group home,
- a group residence,
- a crisis residence,

- a group correctional home,
- a group correctional residence,
- a lodging house,
- a nursing home
- a home for the aged
- a retirement home.

## 2.13.7.1

Amended by  
Bylaws No.  
104-2019, 166-2021

**Mixed Use Building:** shall mean a building or buildings which contain a mixture of two or more principal uses, which must include dwelling units and a non-residential use.

## 2.13.8

**Mobile Home Dwelling:** shall mean a building, comprised of a separate set of habitable rooms intended and capable of being used for year-round habitation, which is constructed with a chassis and frame so as to be capable of transportation by towing by another vehicle, and said building may contain extensions which are collapsed during transportation, or it might comprise of two or more parts towed separately and joined together on a site to form one building, and shall only be located in a Mobile Home Park as herein defined.

## 2.13.9

**Mobile Home Park:** shall mean a parcel of land which is capable of accommodating two or more mobile home dwellings together with communal private internal roads and other services.

## 2.13.9.1

Amended by  
Bylaws No.  
173-92, 149-97

**DELETED**

## 2.13.9.2

Amended by  
Bylaws No.  
173-92, 149-97

**DELETED**

## 2.13.9.3

Amended by  
Bylaws No.  
104-2019

**Model Home:** shall mean a dwelling which is not occupied for human habitation but is used for the purpose of display to the public and where a portion of this dwelling may be used as a sales office for the dwelling units to be constructed on lots within a registered plan of subdivision.

## 2.13.10

**Monastery:** shall mean a lot and a building, or structure, or portion thereof, occupied as a common residence for persons of a religious order.

## 2.13.11

Amended by  
Bylaw No.  
57-2010

**Motel:** shall mean a lot and a building, or structure, or portion thereof, or two or more connected or detached buildings, in which rooms are provided for rent as places of abode on a temporary or transient basis, and may include a restaurant, but shall not include a lodging house, retirement home, an apartment dwelling, meeting rooms, retail facilities, convention centre, or a public hall.

## 2.13.12

**Motor Vehicle:** shall mean a motor vehicle as defined by the Highway Traffic Act.

## 2.13.13

**Museum:** shall mean a lot and a building, or structure, or portion thereof used for the display of works of historical, cultural, or technological significance; and may include an art gallery.

**2.14****N****2.14.1**

Amended by  
Bylaws No.  
97-2017, 160-2018

**Neighbourhood Convenience Store:** shall mean a lot and a building, structure, or portion thereof, containing a maximum gross floor area of 225.0 m<sup>2</sup>, wherein groceries, cosmetics, newspapers, magazines, and other sundries may be separately, or in combination offered for sale directly to the general public, and may include a delicatessen.

**2.14.2**

**Non-Compliant Use:** shall mean a lot and a building or structure which does not conform to the development regulations established by this Bylaw.

**2.14.3**

**Non-Conforming Use:** shall mean a lot and a building or structure which does not conform to the uses permitted by this Bylaw.

**2.14.4**

**Noxious Use:** shall mean a use which, from its nature or operation, creates a nuisance, or is liable to become a nuisance or offensive by the creation of noise or vibration, or by reason of the emission of gas, fumes, dust, or objectionable odour, or by reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, waste, or other material,

**2.14.5**

Amended by  
Bylaws No.  
97-2017, 160-2018

**Nursery Garden Centre:** shall mean a lot and a building, or structure, or portion thereof, used for growing vegetables, fruit, shrubs, flowers, or bulbs and related items, for sale, for wholesale, or market, and may include the use of commercial greenhouses, potting sheds, boiler rooms, and other accessory buildings and structures.

**2.14.6**

**Nursing Home:** shall mean a nursing home as defined by the Nursing Homes Act, and may include as an accessory use a retirement home.

**2.15****O**

## 2.15.1

**Office, General:** shall mean a lot and a building, or structure, or portion thereof, used as an office or offices for a profession, occupation, craft, non-profit organization, or business, and may include an industrial service office, but shall not include any other use herein defined.

## 2.15.2

Amended by  
Bylaw No.  
175-96

**DELETED**

## 2.15.3

**Office, Industrial Service:** shall mean a general office, or a converted general office, used only by one or more of the following:

- architect,
- computer, electronic, or data processing establishment,
- engineer,
- data services establishment,
- industrial designer,
- interior designer,
- land surveyor,
- land use planner,
- marketing establishment,
- photocopy shop,
- real estate appraiser.

## 2.15.4

**Open Storage:** shall mean the leaving, placing, or parking of goods, materials, machinery, equipment, or motor vehicles on a lot and not covered by a structure for a period of more than 72 hours in one calendar month.

## 2.15.5

**Owner:** shall include all persons shown by the records in the Registry Office for the Registry Division of Brant Number 2, to be the owner in fee simple of the lot, and shall include the person for the time being managing or receiving the rent for the lot in connection with which the word is used, whether on his own account or as agent or trustee of any other persons, or who would so receive the rent if the lot were let, and shall include all persons shown as the owner in the latest Assessment Roll returned to the City of Brantford.



**2.16****P**

- 2.16.1** **Park:** shall mean an area of land consisting of open space and used primarily for active or passive recreational purposes or as a conservation area, which may include recreational buildings, structures, or facilities including recreation areas, playgrounds, play fields, rinks, walkways, seating areas, picnic areas, community centres, special areas of historic, natural, or architectural significance, public halls, racquet facilities, ski facilities, pools, and other similar uses, but shall not include an amusement arcade.
- 2.16.2** **Park, Private:** shall mean an area of land, other than a Public Park, operated on a private member basis, consisting of open space and used primarily for active or passive recreational purposes or as a conservation area, which may include recreational buildings, structures or facilities that are accessory to a permitted industrial use only.  
Amended by  
Bylaw No.  
3-2015
- 2.16.3** **Park, Public:** shall mean a park under the jurisdiction of a public agency.
- 2.16.4** **Parking Area:** shall mean that portion of a lot or building designed to be used for the parking of three or more motor vehicles, and shall include the parking spaces, traffic aisles and driveways.
- 2.16.5** **Parking Space:** shall mean a portion of a building or lot designed and used for the parking of a motor vehicle.  
Amended by  
Bylaw No.  
180-2003
- 2.16.6** **Parking Space, Tandem:** shall mean two parking spaces, one behind the other, which are accessed by the same driveway or traffic aisle.
- 2.16.7** **Parking Structure:** shall mean a lot and a building or structure designed to be used for the parking of motor vehicles, and shall include the parking spaces, traffic aisles, ramps and driveways.
- 2.16.7.1** **Pawnbroker Shop:** shall mean a pawnbroker shop as defined by the Pawnbrokers Act.  
Amended by  
Bylaw No.  
6-98
- 2.16.8** **Permitted Capacity:** shall mean the maximum number of persons permitted to occupy a lot, building, or structure, or portion thereof by the application of the Building Code which would govern such capacity.
- 2.16.9** **Person:** shall include an individual, an association, a chartered organization, a firm, a partnership, or a corporation.
- 2.16.10** **Personal Service Store:** shall mean a lot and a building or structure, or portion thereof, whose principal use is a hairstylist, barber shop, dry cleaning depot, laundromat, tailor, shoe repair shop, beauty salon, beauty spas, tanning salon, or alternative health care practice, but shall not include any retail store, neighbourhood convenience store or body rub parlour as herein defined.  
Amended by  
Bylaw No.  
13-2000  
81-2009
- 2.16.11** **Pharmacy:** shall mean a retail store which dispenses prescription drugs and which sells non-prescription medicine, health, and beauty products and

associated sundry products.

- 2.16.12 **Photocopy Shop:** shall mean a lot and a building, or structure, or portion thereof, used for the purpose of reprography, consisting of the reproduction and duplication of documents, hand-written materials, drawings, micro-filming, etc.
- 2.16.13 **Photographer's Studio:** shall mean a lot and a building, or structure, or portion thereof, used for the purpose of providing photographic services and may include an arts school.
- 2.16.14 **Pit:** shall mean a pit as defined by the Aggregate Resources Act.  
Amended by  
Bylaw No.  
25-91
- 2.16.15 **Place of Assembly:** shall mean a lot and a building, or structure, or portion thereof, used for the gathering, congregation, or meeting of persons at any one time, but shall not include a place of worship.
- 2.16.16 **Place of Entertainment/Recreation:** shall mean a lot and a building, or structure, or portion thereof, used for a place designed and equipped for the conduct of sports, leisure time activities and other customary and usual recreational activities including technology based on interactive games, but shall not include an adult live entertainment parlour, an amusement arcade or health club or any other defined use herein.  
Amended by  
Bylaw No.  
120-94  
68-2011  
3-2015
- 2.16.17 **Place of Worship:** shall mean a lot and a building, or structure, or portion thereof, used or intended to be used by any religious organization for public worship, and may include as an accessory use offices, a rectory or manse, hall or public hall, rooms for the holding of meetings or classes for religious instruction, but shall not include a private school, day nursery, or monastery, unless otherwise permitted by this Bylaw.
- 2.16.18 **Planting Strip:** shall mean a continuous strip of landscaped open space abutting a lot line which may be interrupted by driveways required for vehicular ingress and egress.
- 2.16.19 **Principal Use:** shall mean the primary purpose for which a lot, building, or structure is used, or is designed to be used.
- 2.16.20 **Printing Establishment:** shall mean a lot and a building, or structure, or portion thereof, used for the purposes of printing, lithographing, publishing, duplicating, photocopying, or blueprinting, and may include a photocopy shop.
- 2.16.21 **Private Club:** shall mean a lot and a building, or structure, or portion thereof, used as a place of assembly for an organization and shall include a lodge, a service club, a fraternity or sorority house, or a labour union hall.
- 2.16.22 **Propane Filling Plant:** shall mean a lot and a building, or structure, or portion thereof, where the transfer of propane liquid from one container to another is effected.
- 2.16.23 **Public Agency** shall mean:

Amended by  
Bylaw No.  
115-92

- .1 the Government of Canada,
- .2 the Government of Ontario,
- .3 the Corporation of the City of Brantford, or a local board thereof,
- .4 the Corporation of the County of Brant, or a local board thereof; or
- .5 any company providing a public utility;
- .6 any railway company authorized by the Railway Act; or
- .7 Grand River Conservation Authority.

2.16.24

**Public Hall:** shall mean a lot and a building, or structure, or portion thereof, including a portable building or tent with a seating capacity for over 100 persons that is offered for use or used as a place of public assembly, but shall not include a theatre within the meaning of the Theatres Act, or a building, except a tent, used solely for religious purposes. Such hall may include facilities for the on-site preparation and consumption of foods and beverages.

2.16.25

Amended by  
Bylaw No.  
6-98

**Public Service:** shall mean any buildings, structures, roadworks, utility service equipment, water supply, sanitary sewer, storm sewer, natural gas, electrical power or energy, pipeline, telephone, television, sidewalk, street light, or telecommunications network or other similar services provided by a public agency, but shall not include an office building, a works yard, public transit facility or bus garage, postal station, or sanitary landfill site.

2.16.26

**Public Transit Facility:** shall mean a lot, building, or structure, or portion thereof, used for the provision of a service to transport people by bus or train, and may include as an accessory use the transportation of goods within such bus or train.

2.16.27

**Public Utility:** shall mean a public utility as defined by the Public Utilities Corporation Act.

**2.17**

2.17.1  
Amended by  
Bylaw No.  
25-91

**Q**

**Quarry:** shall mean a quarry as defined by the Aggregate Resources Act.

**2.18****R****2.18.1**

OMB Order  
R910193

**Rail Line, Main:** shall mean a rail line owned and operated by a rail company, as identified on Schedule G as a main rail line.

**2.18.2**

OMB Order  
R910193

**Rail Line, Branch:** shall mean a rail line owned and operated by a rail company, as identified on Schedule G as a branch rail line.

**2.18.2.1**

OMB Order  
R920340  
Amended by  
Bylaw No.  
124-2012

**Recycling Operation:** shall mean a lot, building, structure or a portion thereof used for an industrial operation which collects, dismantles, sorts and/or stores material for sale or shipping and may include facilities for the administration and management of the operation and for the storage and maintenance of equipment used in the operation and shall include a Salvage Yard.

**2.18.2.2**

Amended by  
Bylaw Nos.  
149-97, 68-2011,  
65-2018

**DELETED****2.18.3**

**Required:** shall mean the minimum or maximum regulations, provisions, or standards required by this Bylaw.

**2.18.4**

**Research or Research Use:** shall mean a lot and a building, or structure, or portion thereof, used for systematic research, data collection and manipulation and/or technical development of information, devices or products.

**2.18.5.**

Amended by  
Bylaw No.  
57-2010  
68-2011

**Residence or Residential Use:** shall mean a lot and a building, or structure, or portion thereof, used for the purpose of a dwelling, a lodging house, a mobile home dwelling, group home, mini-group home, group correctional home, group correctional residence, group residence, crisis residence, nursing home, home for the aged, retirement home or monastery.

**2.18.6**

**Residential Character:** shall mean the design and maintenance of buildings so that no evidence is apparent from the exterior that any use not of a residential nature is being conducted therein. This definition shall not be construed to exclude the erection of signs as allowed by the Sign Bylaw.

**2.18.7**

**Restaurant, Fast Food:** shall mean a lot and a building, or structure, or portion thereof, used for the purpose of the preparation and serving of food and beverages for consumption by the public either on the lot by customers who are seated inside or outside the building, in a motor vehicle, or off the lot, but shall not include a full service restaurant or a take-out restaurant, and may include a catering service as an accessory use.

**2.18.8**

**Restaurant, Full Service:** shall mean a lot and a building, or structure, or portion thereof, used for the preparation and serving of food and beverages by a restaurant employee for consumption by the public on the lot by customers who are seated either inside or outside the building, and may include a catering service and a take-out service of food and beverages for off-site consumption as an accessory use.

**2.18.9**

**Restaurant, Take-Out:** shall mean a lot and a building, or structure, or portion

thereof, used for the preparation of food and beverages for delivery to, or pick-up by the public for consumption off the lot, and may include a catering service, but shall not include the consumption of the food and beverages on the lot.

## 2.18.10

**Retail Food Warehouse:** shall mean a lot and a building, or structure, or portion thereof, in which food products are warehoused and offered for retail sale in single, bulk, and volume purchases and, without limiting the foregoing, which may include the sale of fresh meat, dairy, and produce products, and may also include as an accessory use the sale of dry goods, drugs, alcoholic beverages and similar items provided that the total floor area of all such accessory uses does not exceed 10% of the gross floor area of the retail food warehouse.

## 2.18.11

Amended by  
Bylaws No.  
97-2017, 160-2018

**Retail Store:** shall mean a lot and a building, or structure, or portion thereof, wherein goods, wares, or merchandise are offered for sale or rent, but shall not include an industrial rental establishment, or any other use defined herein, except as an accessory use.

## 2.18.12

Amended by  
Bylaws No.  
139-2006, 3-2015

**Retail Warehouse:** shall mean a lot and a building or structure or portion thereof where goods, wares or merchandise are warehoused and offered for retail sale in single, bulk and volume purchase but shall not include any other retail uses defined herein.

## 2.18.13

Amended by  
Bylaw No.  
57-2010

**Retirement Home:** shall mean a lodging house which shall include one or more accessory common uses such as dining, lounging, kitchen, recreational or medical facilities.

**2.19****S****2.19.1**

Amended by  
Bylaw No.  
124-2012

**Salvage Yard:** shall mean a lot and a building, or structure, or portion thereof, used for the storage yard of a dealer in obsolete, discarded, or salvaged materials, including motor vehicles, building supplies, and industrial equipment, and the sale thereof, and may include facilities for the administration and management of the business and for the storage and maintenance of equipment used in the business.

**2.19.2**

Amended by  
Bylaw No.  
25-91

**School, Arts:** shall mean a lot and a building or structure, of portion thereof, used as a school or studio for the purpose of teaching music, dance, photography, painting, sculpture, pottery, glass working, weaving or plastic art.

**2.19.2.1**

Amended by  
Bylaw No.  
44-97

**School Commercial:** shall mean a lot and a building or structure, or portion thereof, providing instruction for profit or gain to pupils in subjects such as business, secretarial skills, driving, language or modelling and other similar subjects, and may include an arts school, but shall not include a public school or private school.

**2.19.3**

**School, Elementary:** shall mean an elementary school or any permanent improvements both as defined by the Education Act.

**2.19.4**

**School, Post-Secondary:** shall mean a University or a College of Applied Arts and Technology established pursuant to the Ministry of Colleges and Universities Act.

**2.19.5**

**School, Private:** shall mean a private school or any permanent improvements both as defined by the Education Act.

**2.19.6**

**School, Public:** shall mean a school under the jurisdiction of the Brant County Board of Education.

**2.19.7**

**School, Secondary:** shall mean a secondary school or any permanent improvements both as defined by the Education Act.

**2.19.8**

**School, Separate:** shall mean a school under the jurisdiction of the Brant County Roman Catholic Separate School Board.

**2.19.9**

**Separation Distance:** as it applies to the required separation between group homes, group residences, crisis residences, mini-group homes, group correctional homes, and group correctional residences shall mean the distance measured in metres from the lot lines of the subject property to the limits of any property used for the purposes specified herein.

**2.19.10**

Amended by  
Bylaw No.  
60-2017

**Service Industry:** shall mean a lot and a building, or structure, or portion thereof, other than an automotive use, associated with the provision of a service or trade, including a plumber's shop, a painter's shop, a courier service, a carpenter's shop, a contractor's yard, an electrician's shop, a machine shop, telecommunications services, or other similar or like uses.

**2.19.11**

**Service or Repair Shop:** shall mean a lot of a building, or structure, or portion thereof, used for a business which provides installation, repair, or service

of goods, commodities, articles, equipment, or materials, and may include an accessory retail store, but shall not include the manufacture of such goods, commodities, articles, equipment, or materials, and shall not include a personal service store, autobody repair shop, or an automobile service station.

2.19.11.1  
Amended by  
Bylaw No.  
74-2016

**Shipping Container:** shall mean a freight container that is used for the transportation and storage of goods and materials which are loaded onto trucks, trains or ships for the purpose of moving goods and materials. A Shipping Container shall also include, but not be limited to the body of a transport trailer or a straight truck and any prefabricated portable metal storage unit. For the purpose of this definition, a Shipping Container does not have wheels and does not include a motor vehicle or a transport trailer.

2.19.12

**Shopping Centre:** shall mean a lot or lots, and a building or buildings containing at least three individual commercial uses (wherein no more than 30% of the gross leaseable area is devoted to general offices, medical clinics, or medical offices), designed, developed, and managed as a comprehensive development for which common loading spaces, parking areas, landscaping areas, and other common facilities may be provided, and which is held in single or multiple ownership and where it is held in multiple ownership of more than one lot, the total area of the properties shall be deemed to be a lot for the regulations of this Bylaw.

2.19.12.1  
Amended by  
Bylaw No.  
207-2021

**Short Term Rental Accommodation** shall mean a dwelling unit, or portion thereof, in which temporary accommodation is made available to members of the travelling public for a maximum of 28 consecutive days per stay, and does not include a bed and breakfast establishment, group home, or lodging house.

2.19.13

**Sign:** as defined in the City Sign Bylaw.

2.19.13.1  
Amended by  
Bylaw No.  
74-98

**Slot Machine:** shall mean any automatic machine or slot machine that is used or intended to be used for the purpose of vending merchandise or services, if:

- .1 the result of one of any number of operations of the machine is a matter of chance or uncertainty to the operator, or
- .2 as a result of a given number of successive operations by the operator, the machine produces different results, or
- .3 on any operation of the machine, it discharges or emits a slug or token,

but does not include an automatic machine or slot machine that dispenses as prizes only one or more free games on that machine, nor does it include an amusement device, or table game.



- 2.19.14                    **Specialty Drug/Food Warehouse:** shall mean a lot and a building, or structure, or portion thereof, having a maximum gross floor area of 2900.0 m<sup>2</sup>, which contains a pharmacy and food items which are warehoused and offered for retail sale in single, bulk and volume purchases and, without limiting the foregoing, shall include the sale of prepared, prepackaged, canned and frozen foods and fresh dairy products, but shall exclude the sale of fresh meat, poultry and fish, and the sale of fresh fruits and vegetables, and shall also exclude a restaurant, bakery, and a catering service.
- 2.19.15                    **Specialty Retail Store:** shall mean a retail store which offers for sale and/or rent one merchandise line or a limited number of closely related merchandise lines such as a bookstore, record store, beer store, liquor store, video store, pet grooming business, or florist shop, but shall not include a major department store, junior department store, retail warehouse, or supermarket.  
Amended by  
Bylaws No.  
180-2003, 97-2017,  
160-2018
- 2.19.16                    **Storey:** shall mean that portion of a building situated between the top of any floor and the top of the floor next above it or, if there is no floor above it, that portion between the top of the floor and the ceiling above it, and shall not exceed 3.5 m.
- 2.19.17                    **Storey, First:** shall mean the storey with its floor closest to the finished grade level and having its ceiling more than 1.8 m above the finished grade level.
- 2.19.18                    **Storey, Half:** shall mean that portion of a building located wholly or partly within a sloping roof, having a floor area not less than one-third (1/3) or more than two-thirds (2/3) of the floor area of the storey next below.
- 2.19.19                    **Street:** shall mean the right-of-way of a public highway as defined in the Highway Traffic Act R.S.O. 1980.
- 2.19.20                    **Structure:** shall mean anything that is erected, built or constructed of parts joined together and requiring a foundation to hold it erect and shall include swimming pools, satellite dishes, decks, garbage enclosures, and air-supported structures, but shall not include free-standing walls, fences, hedges, motor vehicles, lighting poles and standards, flag poles, and television antennae or towers.
- 2.19.21                    **Structure, Air Supported:** shall mean a structure consisting of a pliable membrane which achieves and maintains its shape and support by internal air pressure.
- 2.19.22                    **Supermarket:** shall mean a lot and a building, or structure, or portion thereof, having a gross floor area in excess of 1,000.0 m<sup>2</sup> in which primarily food produce is stored, offered, and kept for retail sale and as an accessory use, items or merchandise of day-to-day household necessity may be stored, offered, or kept for retail sale but shall not include a retail warehouse, a retail food warehouse, or the warehousing and retail sale of bulk and volume purchases.  
Amended by  
Bylaws No.  
141-94, 97-2017,  
160-2018

**2.20****T****2.20.1**

Amended by  
Bylaw No.  
60-2017

**DELETED****2.20.1.1**

Amended by  
Bylaw No.  
74-98

**Table Game:** shall mean a game of chance or of mixed chance and skill played at a gaming establishment and may include blackjack, roulette, baccarat, poker and any other such games approved by the Government of Province of Ontario or such person or authority in the Province as may have been specified by the Lieutenant Governor in Council, but shall not include an amusement device or slot machine.

**2.20.2**

**Taxi Establishment:** shall mean a lot and a building, or structure, or portion thereof, used for the dispatching and parking of taxis when not in service.

**2.20.3**

**Telecommunication Centre:** shall mean a lot and a building, or structure, or portion thereof, used for a museum, art gallery, commercial school, and research uses pertaining to the field of electronic, radio, telephone, satellite, wire, media or television communications, and retail, general office and restaurant facilities.

**2.20.4**

Amended by  
Bylaw No.  
185-2001  
63-2012

**Telecommunication Services:** shall mean a service industry other than a public service for the provision of telephone and other telecommunication services to the public and may include satellite communication services, telephone communication services, telephoto services, teletype services, broadband services, radio stations or studios, television stations or studios, and similar communication services.

**2.20.5**

**Theatre:** shall mean a lot and a building, or structure, or portion thereof, used for the presentation of musical, theatrical, or film performances and shall include accessory uses such as lounges, dressing rooms, workshops, and storage areas but shall not include a drive-in theatre.

**2.20.6**

**Trade School:** shall mean a public school, private school, or commercial school where the courses of instruction relate primarily to industrial arts and vocational and technical subjects, with or without the accessory retailing or wholesaling of articles manufactured on the premises or the supplying of non-personal services or crafts to the public in the manner of a service trade or a repair shop, provided such articles, services, or crafts are directly related to a course of instruction conducted by the school.

**2.20.7**

**Traffic Aisle:** shall mean that portion of a parking area used to manoeuvre vehicular traffic between the required driveway and the parking spaces.

**2.20.8**

**Transfer Station:** shall mean a transfer station as defined and regulated by the Environmental Protection Act.

**2.20.9**

**Transportation Terminal:** shall mean a lot and a building, or structure, or portion thereof, where railcars, trucks, trailers, or containers are loaded and unloaded, kept for hire, stored or parked, dispatched, or where goods are stored temporarily for further shipment, and includes a moving and storage operation.

**2.21****U**

## 2.21.1

**Unit:** shall mean a dwelling unit as defined herein.

## 2.21.2

**Use (as a verb):** shall mean the doing or permitting of anything with respect to any land, building or structure or any part thereof by the owner or occupant of said land, building or structure or part thereof, or by or through any trustee, tenant, agent or servant of such owner or occupant.

## 2.21.3

**Use (as a noun):** shall mean the purpose for which, or manner in which, land, building, structure or any combination thereof, is designed, arranged, occupied or maintained.

## 2.21.4

**Utility Service Equipment:** shall mean any pump, generator, transformer, gas regulator, switching equipment or any other similar equipment, or structures, excepting ground level or elevated water storage reservoirs which are located on a lot.

**2.22**

**V**

**2.22.1**

Amended by  
Bylaw No.  
115-92

**Veterinary Clinic:** shall mean a lot and a building, or structure, or portion thereof, wherein a licensed veterinarian practices veterinary medicine, and may supply ancillary services such as boarding, grooming and sale of foods, supplies and other goods and services used by or with animals, but shall not include outdoor facilities for the boarding or keeping of animals.

**2.22.2**

Amended by  
Bylaw No.  
60-2017

**DELETED**

**2.23****W**

## 2.23.1

**Warehouse or Warehouse Use:** shall mean an industry whose primary activity consists of the storage and distribution or wholesaling of goods or materials.

## 2.23.1.1

Amended by  
Bylaw No.  
115-92

**Warehouse, Public Storage:** shall mean a lot and a building or buildings, portions of which are owned or leased by the public for the purpose of storing goods and materials.

## 2.23.2

Amended by  
Bylaw No.  
25-91

**Wayside Pit:** shall mean a pit which requires or has obtained a wayside permit pursuant to the Aggregate Resources Act.

## 2.23.3

Amended by  
Bylaw No.  
25-91

**Wayside Quarry:** shall mean a quarry which requires or has obtained a wayside permit pursuant to the Aggregate Resources Act.

## 2.23.4

**Wholesale or Wholesale Use:** shall mean an industry whose primary activity consists of the storage of quantities of goods and materials intended for sale to industrial and commercial users and does not include retail use.

2.24

X

**2.25****Y**

## 2.25.1

**Yard:** shall mean the space on a lot, uncovered by buildings and structures, open from the ground to the sky.

## 2.25.2

**Yard, Exterior Side:** shall mean a yard extending from the minimum front yard to the rear lot line between the exterior side lot line and the nearest part of any wall of the main building on a corner lot (as illustrated in Figures 2.4 and 2.5.).

## 2.25.3

Amended by  
Bylaw No.  
141-94

**Yard, Front:** shall mean the yard extending across the full width of a lot between the front lot line and the nearest part of any wall of the main building on the lot (as illustrated in Figures 2.4 and 2.5.).

## 2.25.4

Amended by  
Bylaw No.  
118-2000

**Yard, Interior Side:** shall mean a yard extending from the required front yard to the minimum rear yard between the interior side lot line and the nearest part of any wall of the main building on the lot (as illustrated in Figure 2.5.).

## 2.25.5

Amended by  
Bylaw No.  
118-2000

**Yard, Rear:** shall mean a yard extending across the full width of a lot between the rear lot line and the nearest part of any wall of the main building on the lot, and on a corner lot, shall mean a yard extending from the interior side lot line to the minimum exterior side yard, between the rear lot line and the nearest part of any wall of the main building on the lot (as illustrated in Figure 2.5.).

**2.26**

**Z**

2.26.1

**Zone:** shall mean any area of land for which specific uses and development standards are prescribed by this Bylaw, and “zoned” shall be construed accordingly.

2.26.2

**Zone Boundary:** shall mean a line dividing two or more different Zones as herein defined.



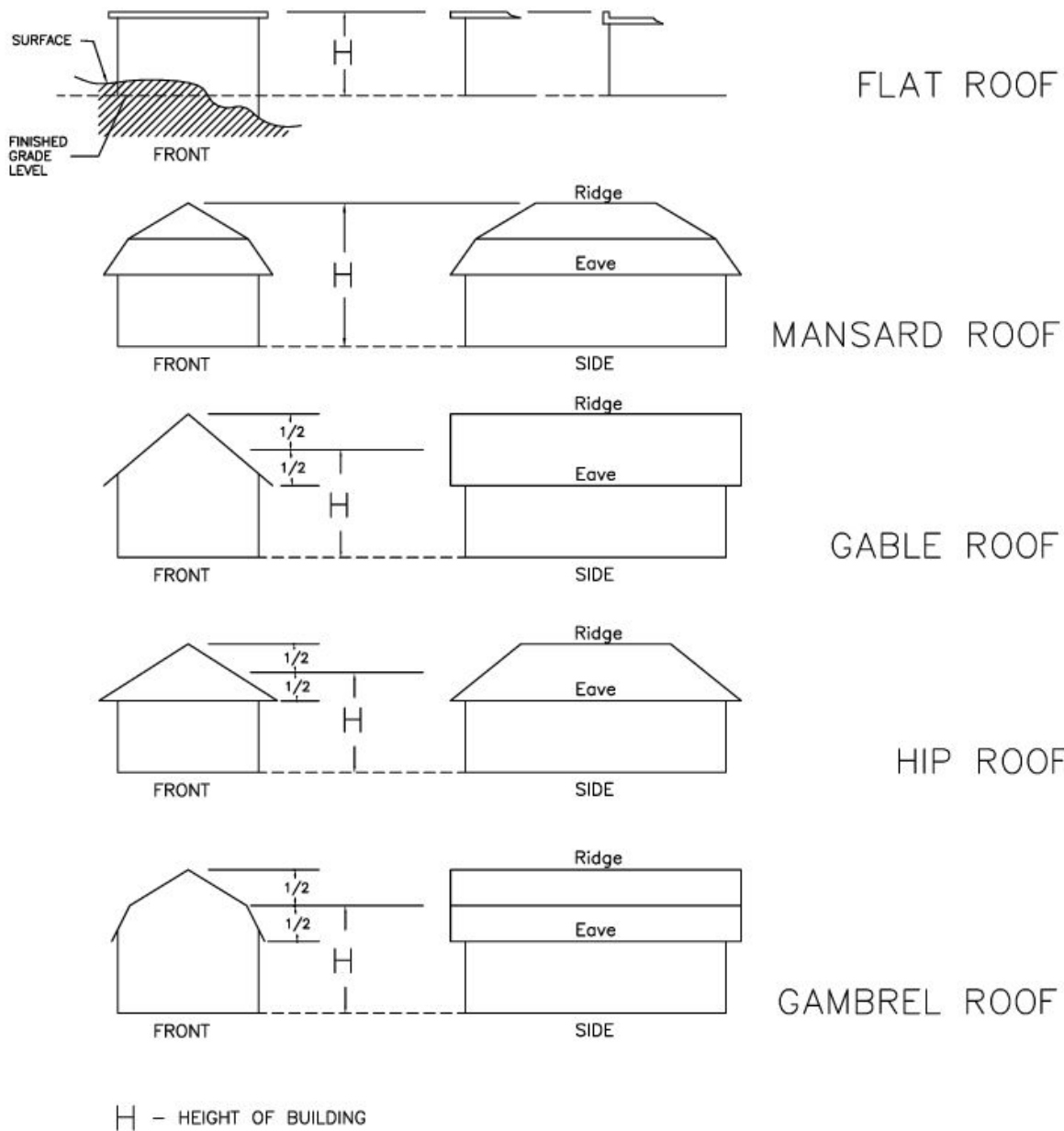


Figure 2.1  
 Illustration of  
 BUILDING HEIGHT DEFINITIONS

City of Brantford  
 Zoning By-Law

NOTE: THE ABOVE FIGURE IS FOR CLARIFICATION AND CONVENIENCE ONLY AND DOES NOT FORM PART OF THIS BY-LAW.

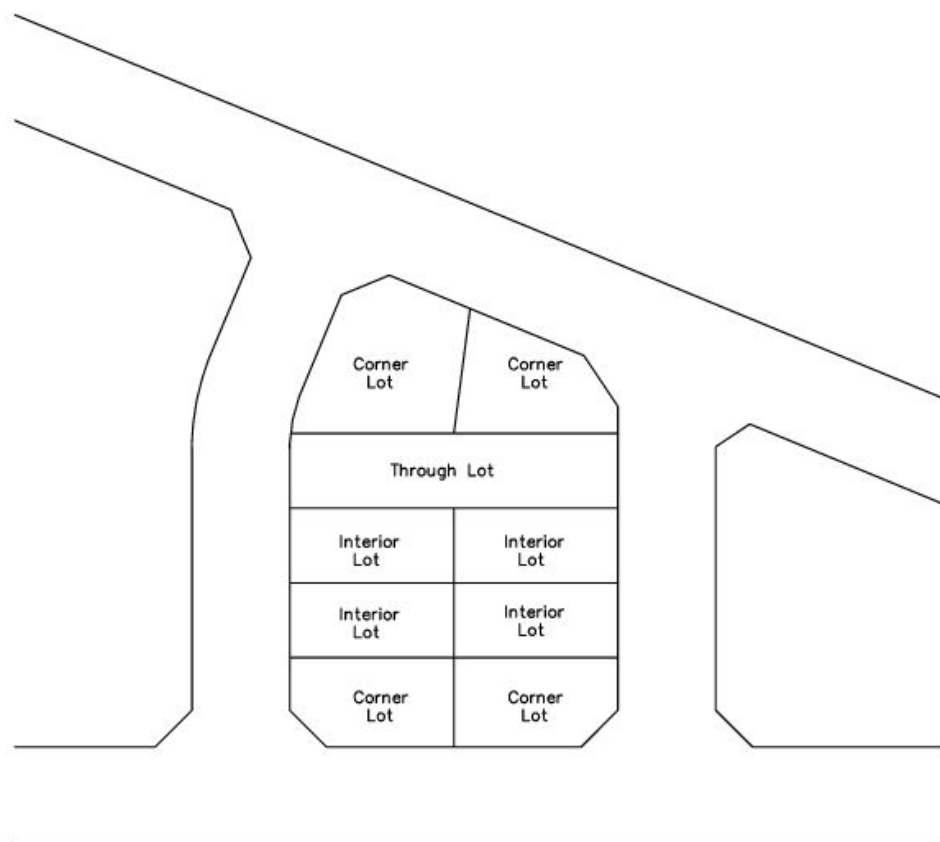
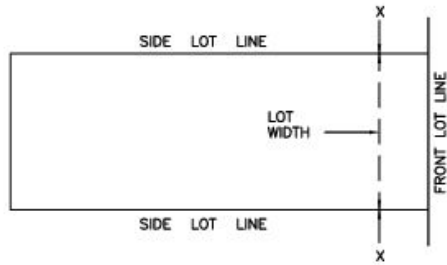


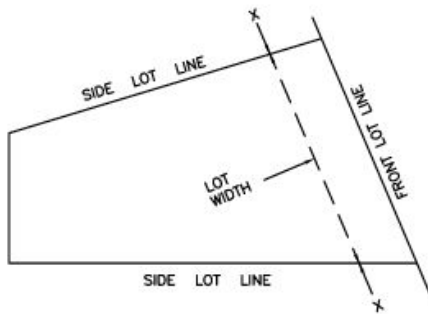
Figure 2.2  
 Illustration of  
 LOT DEFINITIONS

City of Brantford  
 Zoning By-Law

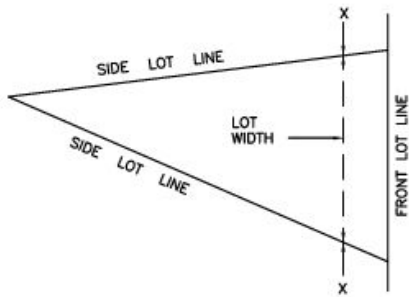
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Ⓐ SIDE LOT LINES ARE PARALLEL;  
STREET IS STRAIGHT



Ⓑ FRONT AND REAR LOT LINES  
ARE NOT PARALLEL



Ⓒ NO REAR LOT LINE

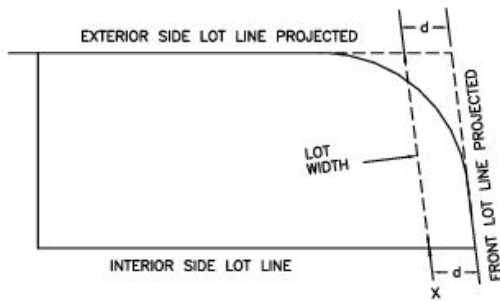
LEGEND

X = POINT OF INTERSECTION OF MINIMUM FRONT YARD  
WITH INTERIOR SIDE LOT LINE(S)

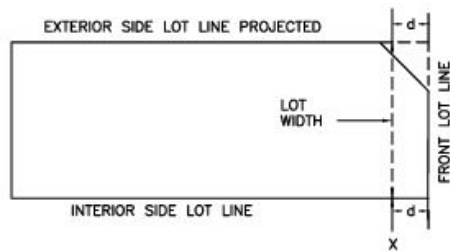
Figure 2.3a  
Illustration of  
LOT WIDTH

City of Brantford  
Zoning By-Law

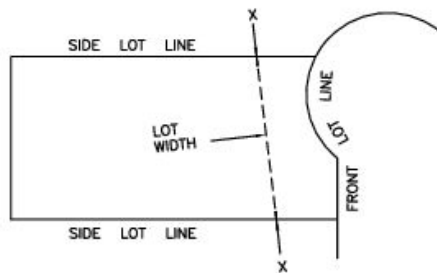
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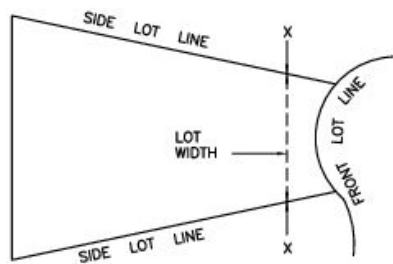
Ⓓ CORNER LOT WITH A CURVE



Ⓔ CORNER LOT WITH A DAYLIGHT TRIANGLE



Ⓕ LOT ON A CORNER EYEBROW



Ⓖ LOT ON A CUL-DE-SAC

**LEGEND**

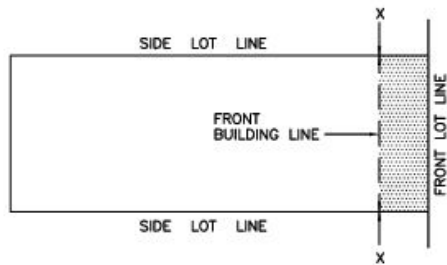
$d$  = DISTANCE BETWEEN FRONT LOT LINE AND INTERSECTION OF MINIMUM FRONT YARD WITH INTERIOR SIDE LOT LINE

$X$  = POINT OF INTERSECTION OF MINIMUM FRONT YARD WITH INTERIOR SIDE LOT LINE(S)

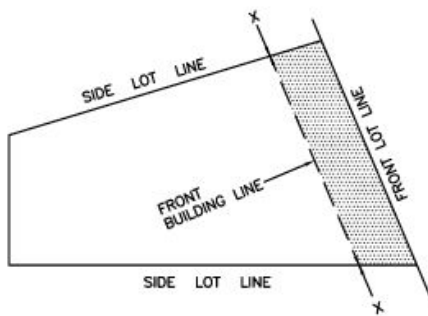
Figure 2.3b  
Illustration of  
LOT WIDTH

City of Brantford  
Zoning By-Law

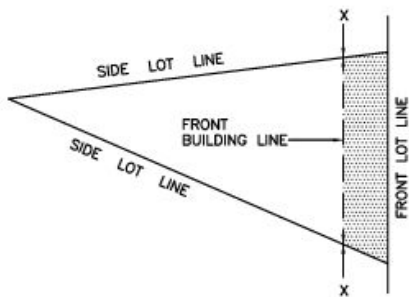
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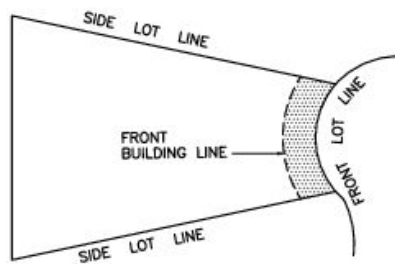
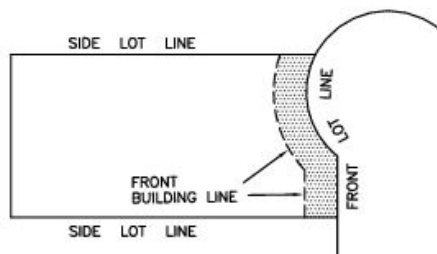
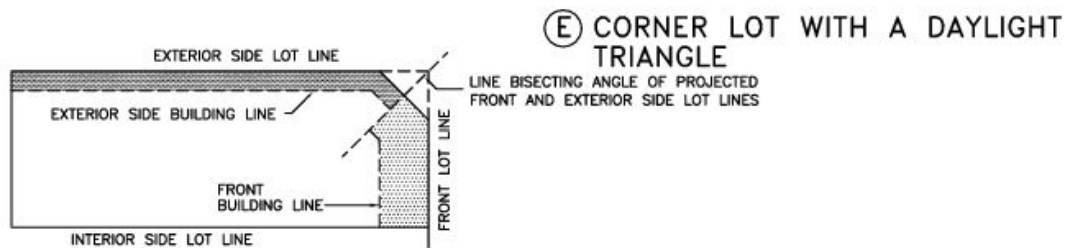
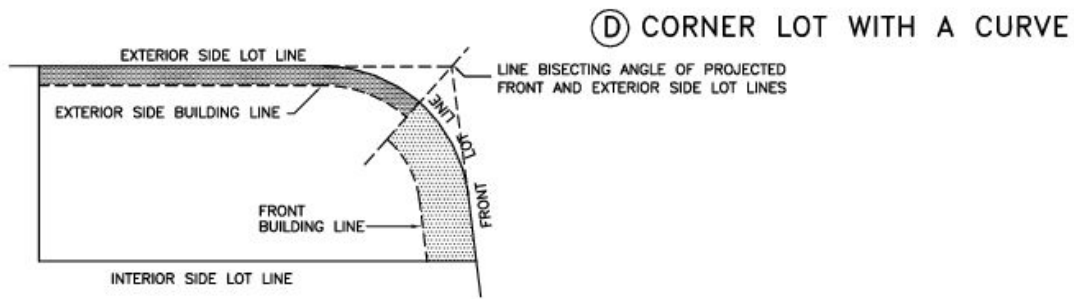
LEGEND



MINIMUM FRONT YARD

Figure 2.4a  
Illustration of  
MINIMUM FRONT YARD and  
MINIMUM EXTERIOR SIDE YARD  
City of Brantford  
Zoning By-Law

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**LEGEND**



MINIMUM FRONT YARD



MINIMUM EXTERIOR SIDE YARD

Figure 2.4b  
Illustration of  
MINIMUM FRONT YARD and  
MINIMUM EXTERIOR SIDE YARD  
City of Brantford  
Zoning By-Law

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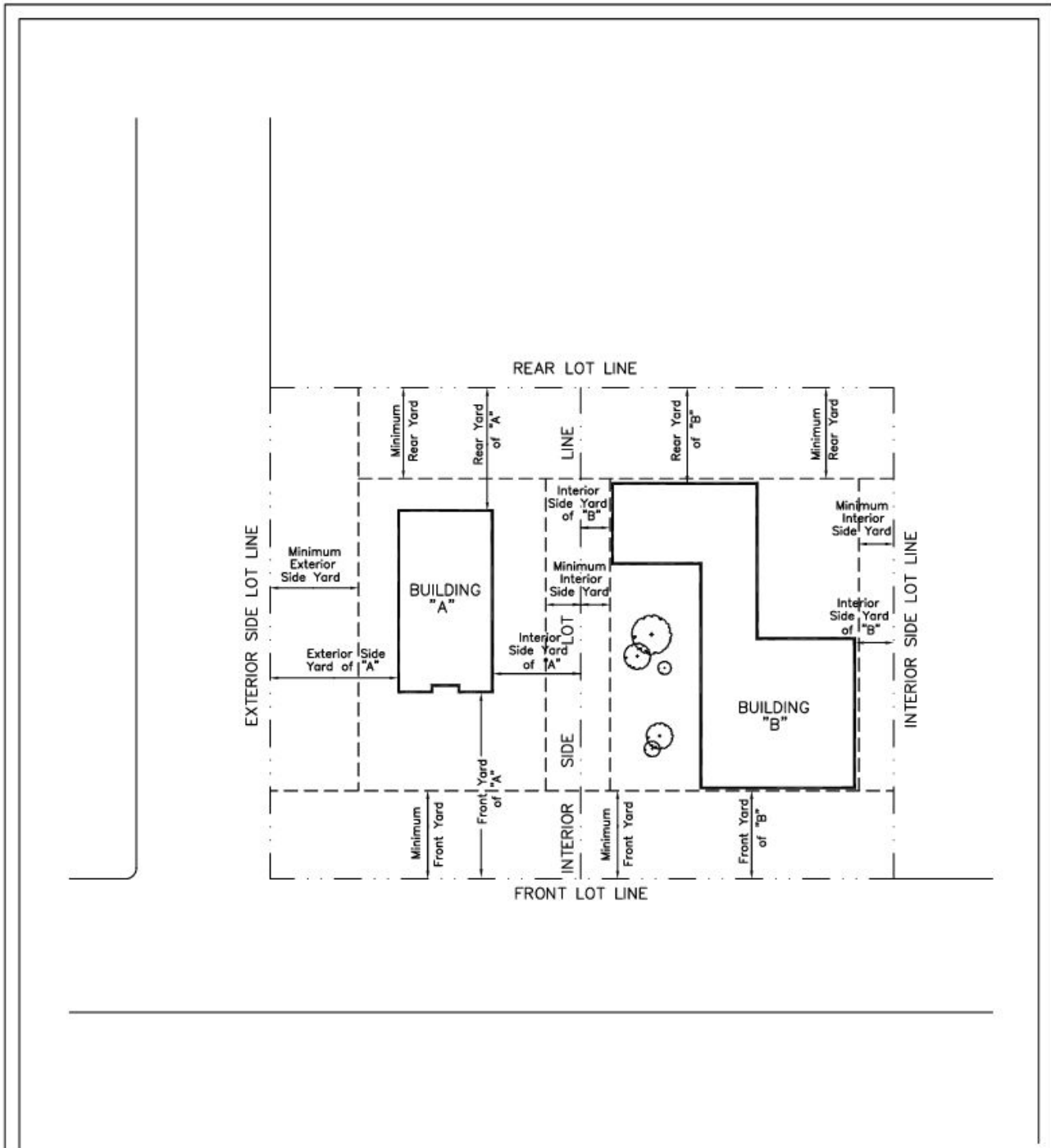
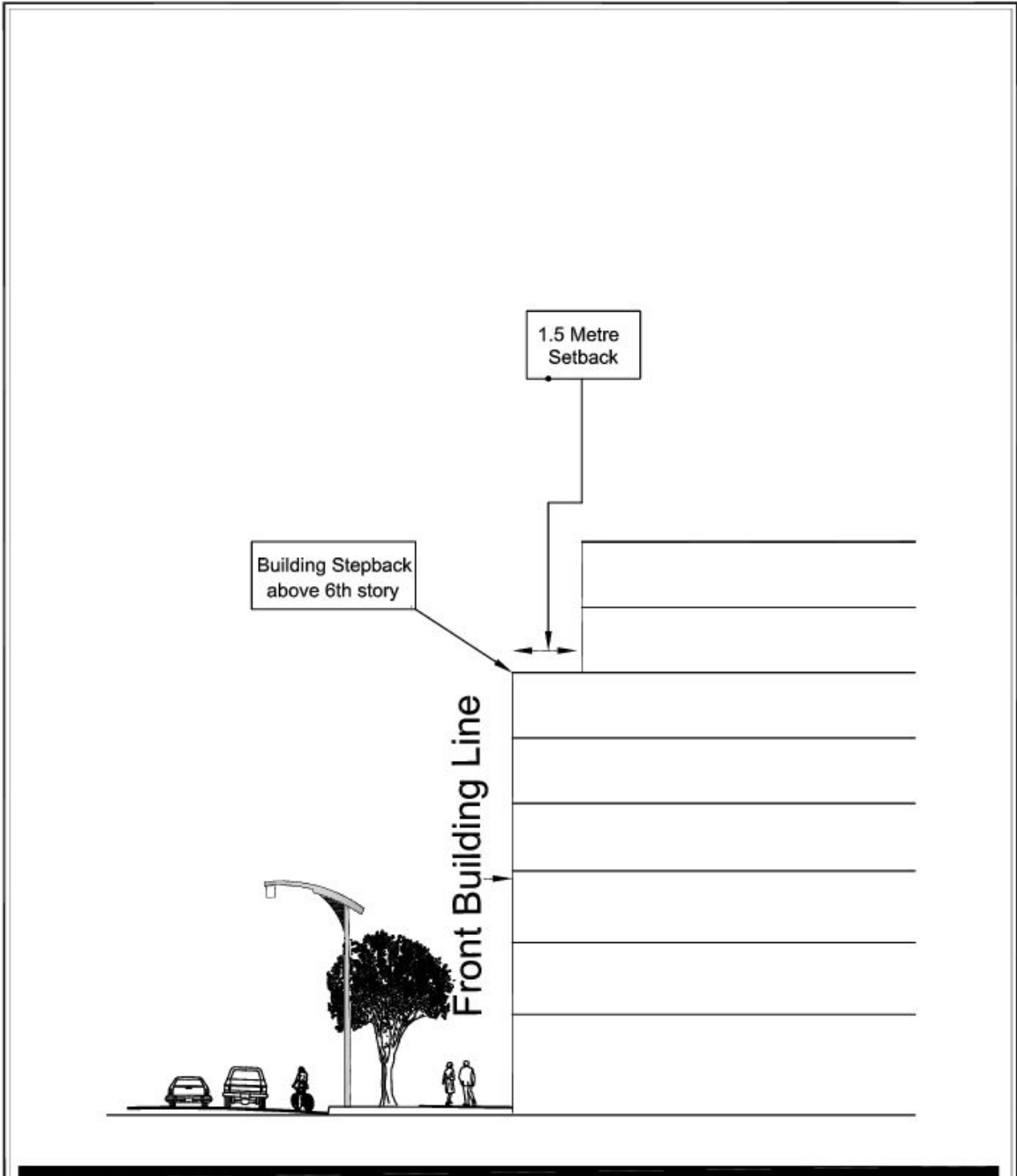


Figure 2.5  
 Illustration of  
 YARD DEFINITIONS

City of Brantford  
 Zoning By-Law

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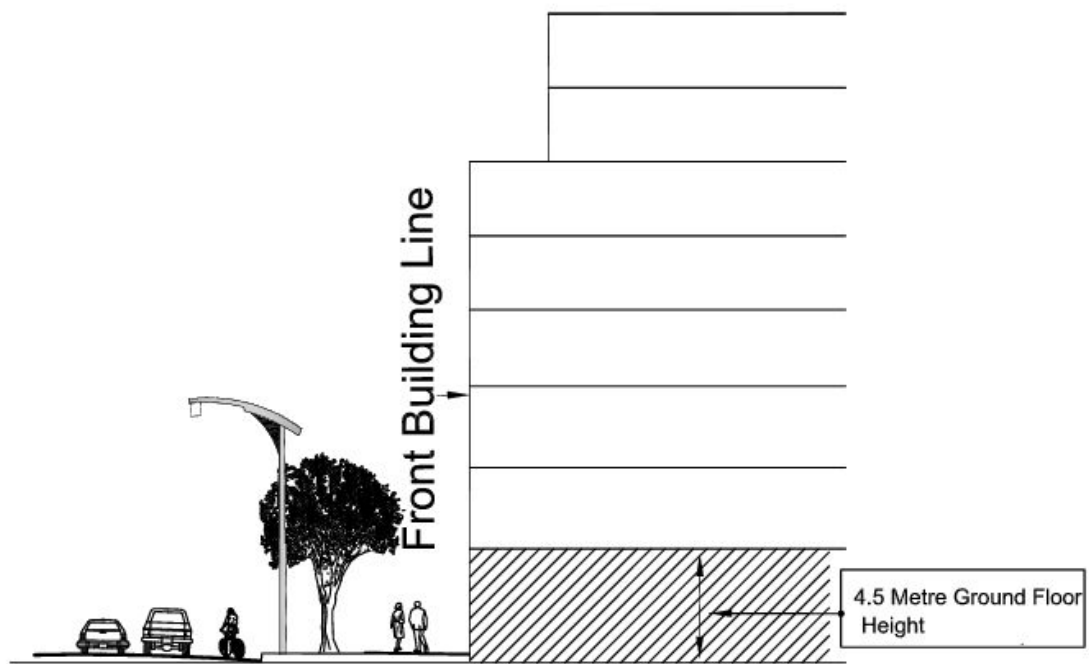


**Figure 2.6**  
**Illustration of Building Stepback**

City of Brantford  
 Zoning Bylaw

NOTE: THE ABOVE FIGURE IS  
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 THIS BYLAW





**Figure 2.7**  
**Illustration of Ground Floor Height**

City of Brantford  
Zoning Bylaw

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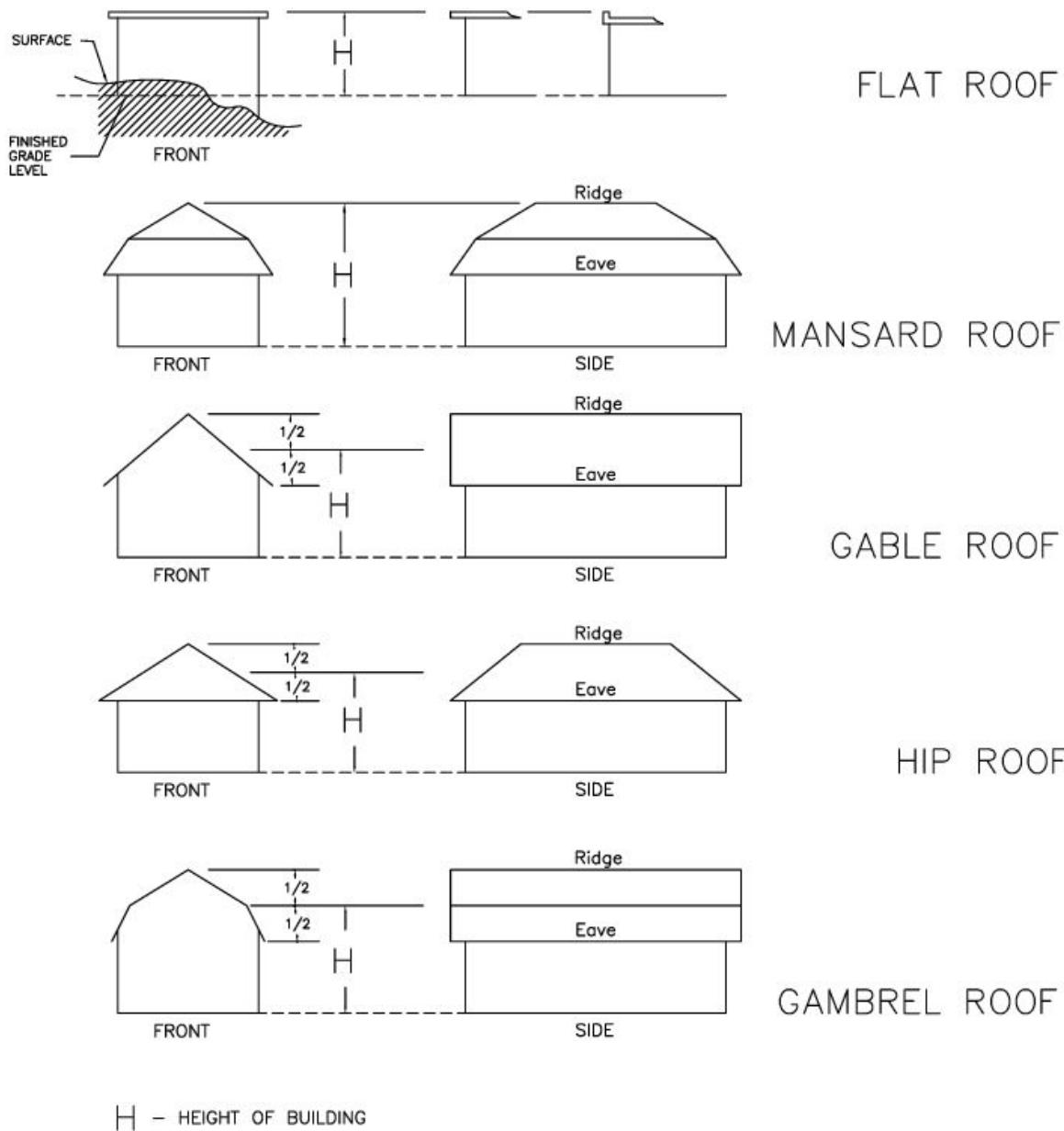


Figure 2.1  
 Illustration of  
 BUILDING HEIGHT DEFINITIONS

City of Brantford  
 Zoning By-Law

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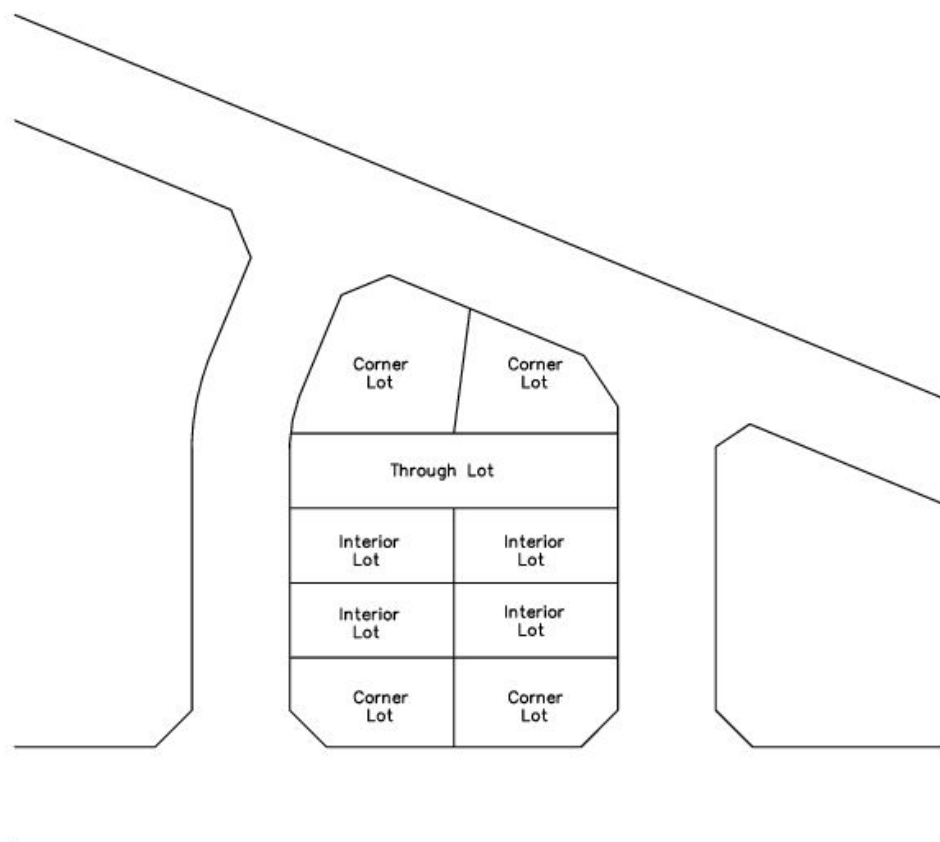
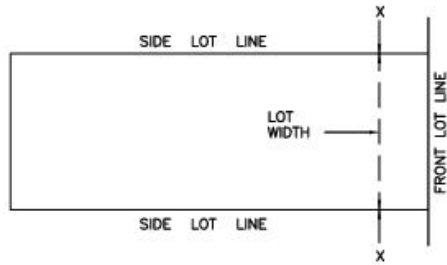


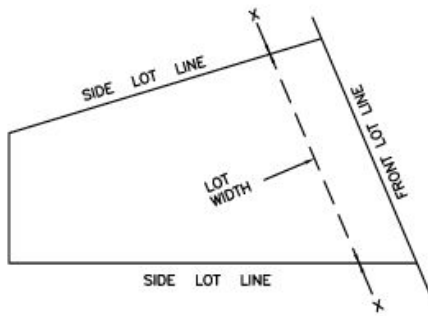
Figure 2.2  
 Illustration of  
 LOT DEFINITIONS

City of Brantford  
 Zoning By-Law

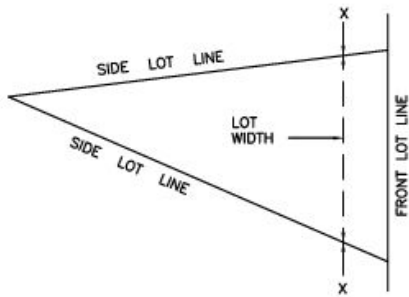
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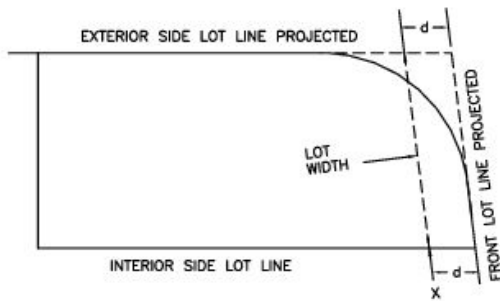
LEGEND

X = POINT OF INTERSECTION OF MINIMUM FRONT YARD  
WITH INTERIOR SIDE LOT LINE(S)

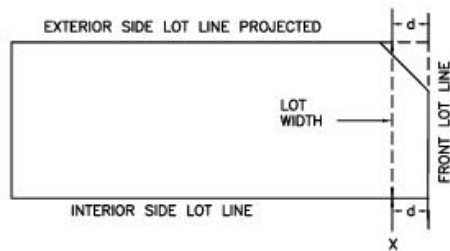
Figure 2.3a  
Illustration of  
LOT WIDTH

City of Brantford  
Zoning By-Law

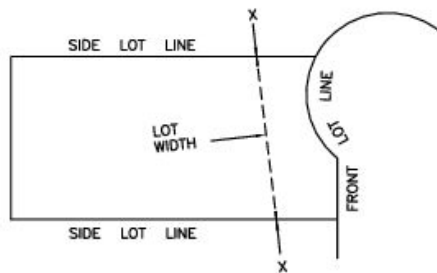
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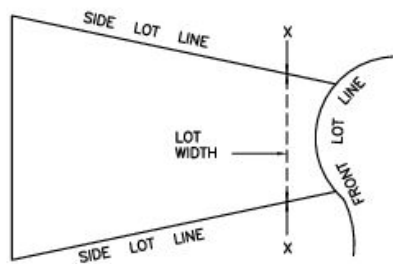
Ⓓ CORNER LOT WITH A CURVE



Ⓔ CORNER LOT WITH A DAYLIGHT TRIANGLE



Ⓕ LOT ON A CORNER EYEBROW



Ⓖ LOT ON A CUL-DE-SAC

**LEGEND**

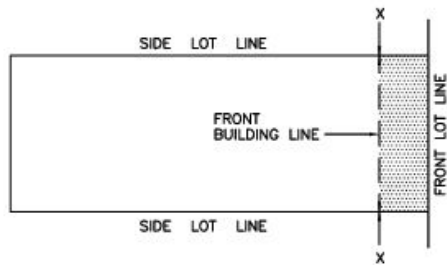
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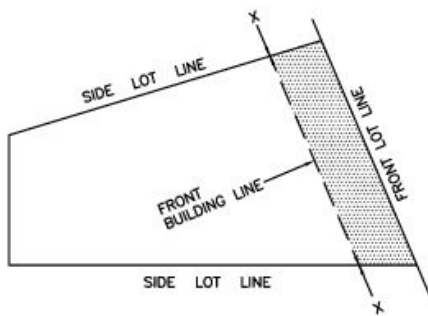
Figure 2.3b  
Illustration of  
LOT WIDTH

City of Brantford  
Zoning By-Law

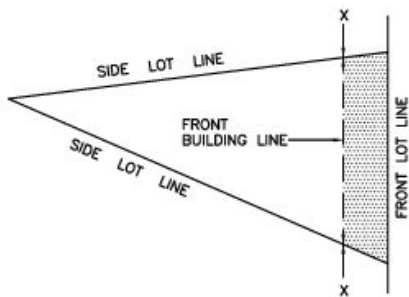
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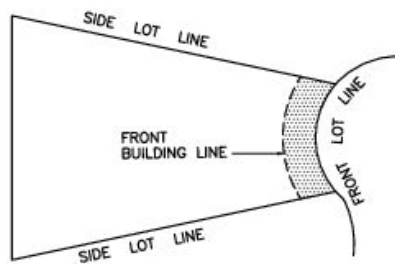
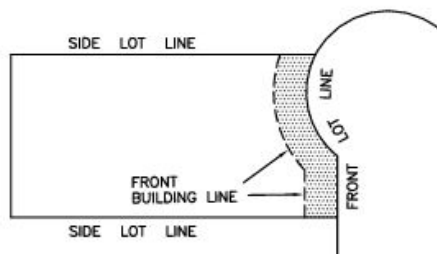
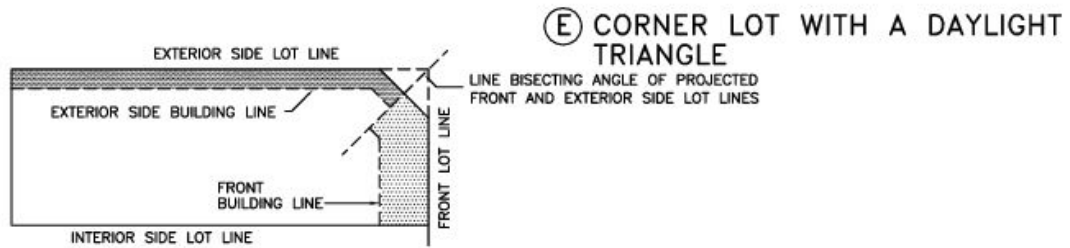
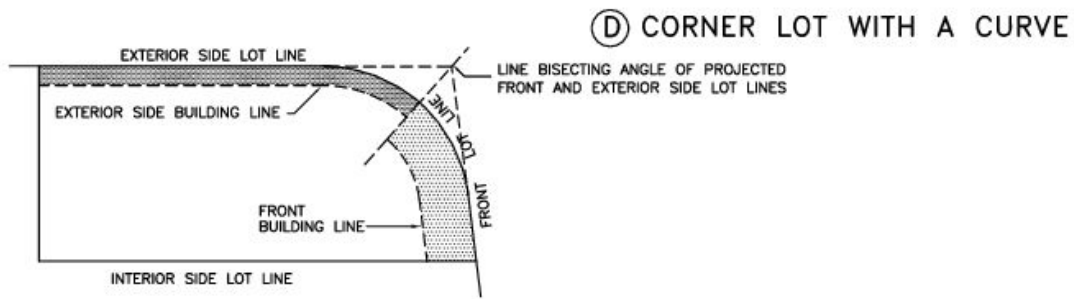
LEGEND



MINIMUM FRONT YARD

Figure 2.4a  
Illustration of  
MINIMUM FRONT YARD and  
MINIMUM EXTERIOR SIDE YARD  
City of Brantford  
Zoning By-Law

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**LEGEND**



MINIMUM FRONT YARD



MINIMUM EXTERIOR SIDE YARD

Figure 2.4b  
Illustration of  
MINIMUM FRONT YARD and  
MINIMUM EXTERIOR SIDE YARD  
City of Brantford  
Zoning By-Law

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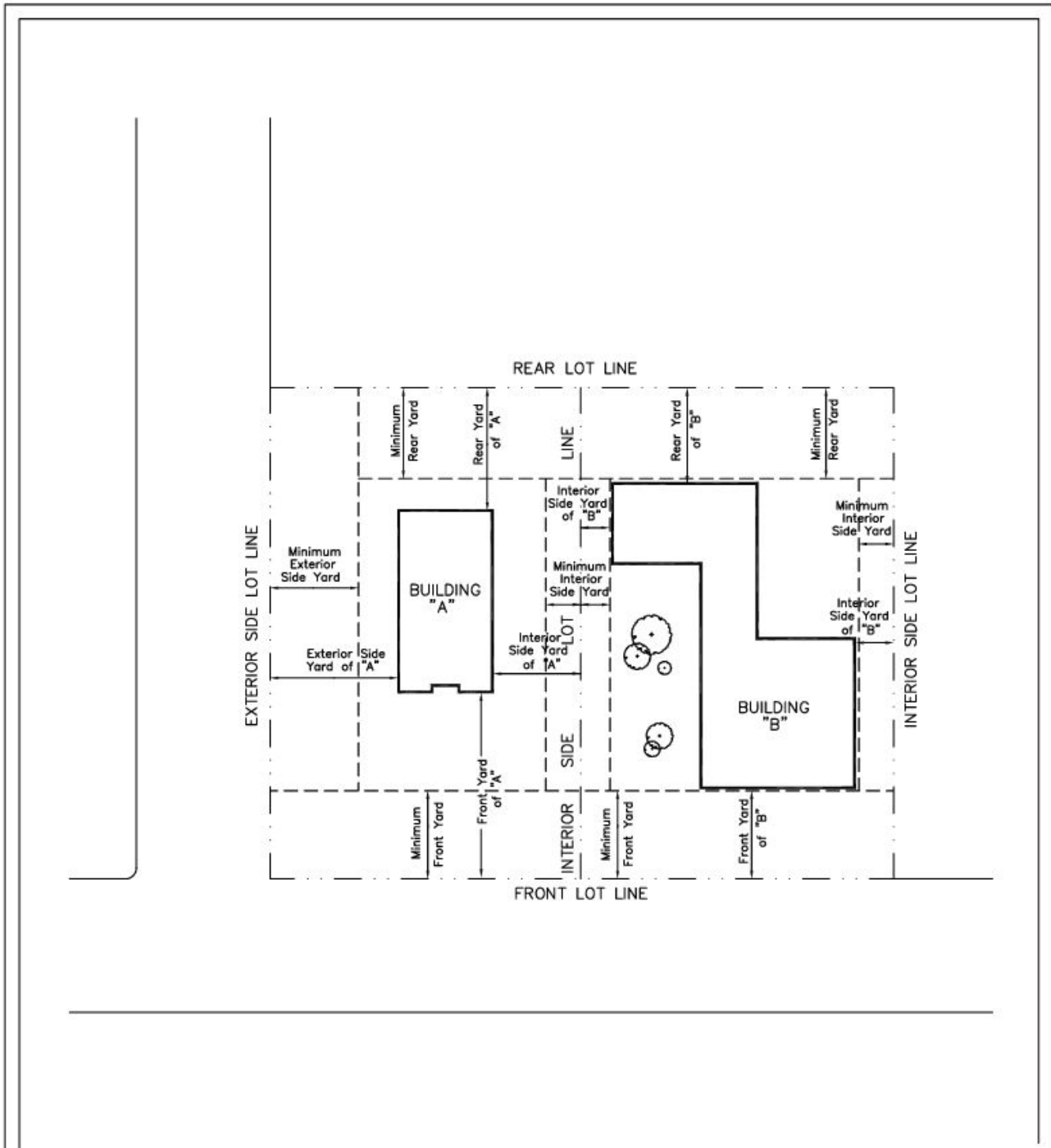
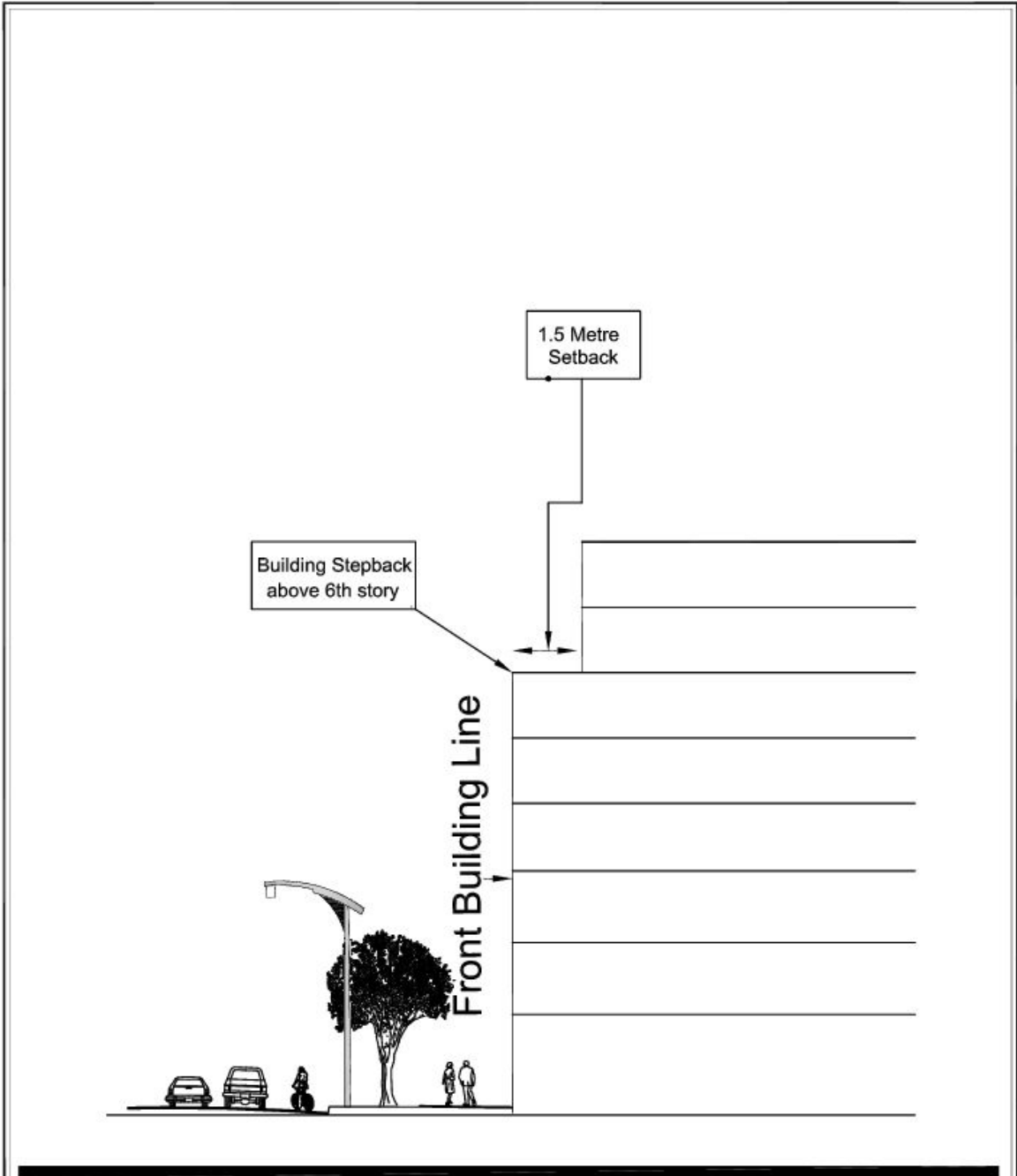


Figure 2.5  
 Illustration of  
 YARD DEFINITIONS

City of Brantford  
 Zoning By-Law

NOTE: THE ABOVE FIGURE IS  
 FOR CLARIFICATION AND  
 CONVENIENCE ONLY AND  
 DOES NOT FORM PART  
 OF THIS BY-LAW.

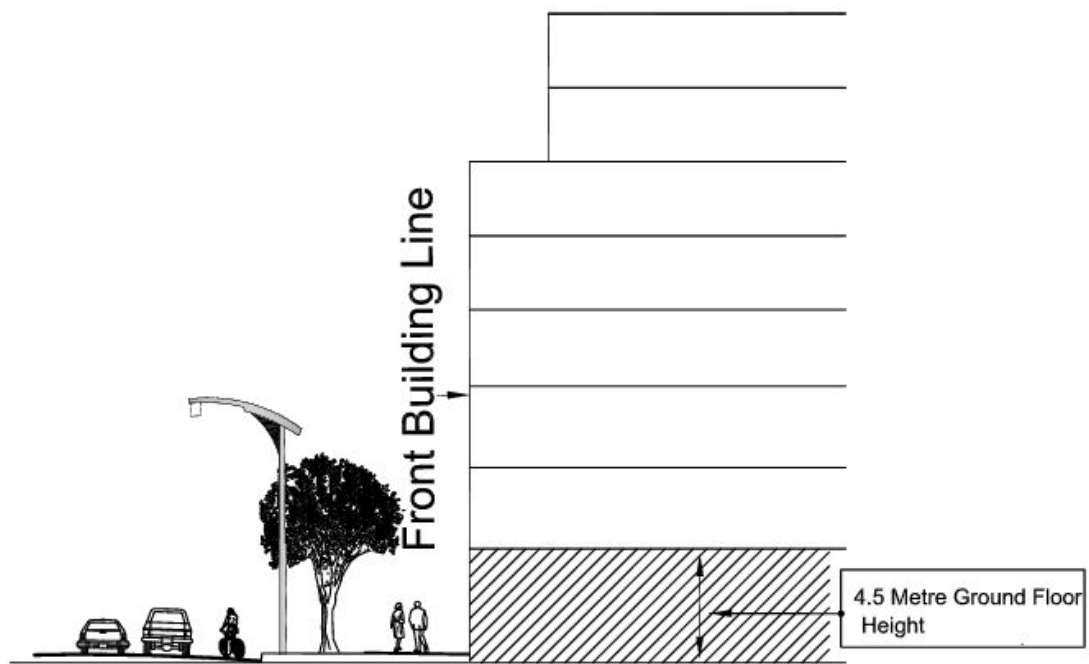




**Figure 2.6**  
**Illustration of Building Stepback**

City of Brantford  
Zoning Bylaw

NOTE: THE ABOVE FIGURE IS  
FOR CLARIFICATION AND  
CONVENIENCE ONLY AND  
DOES NOT FORM PART OF  
THIS BYLAW



**Figure 2.7**  
**Illustration of Ground Floor Height**

City of Brantford  
Zoning Bylaw

NOTE: THE ABOVE FIGURE IS  
FOR CLARIFICATION AND  
CONVENIENCE ONLY AND  
DOES NOT FORM PART OF  
THIS BYLAW

**SECTION 3.0 - APPLICATION, ADMINISTRATION & ENFORCEMENT****3.1. Application**

- 3.1.1. The provisions of this Bylaw shall apply to all of the lands within the limits of the City.
- 3.1.2. No person shall use any land, or erect, alter or use any building, structure or part thereof within the limits of the City except in conformity with the provisions of this Bylaw.
- 3.1.3. No person shall use any building, structure or part thereof, erected, or altered in contravention of this Bylaw so long as such building, structure or part thereof, continues to contravene the provisions of this Bylaw.
- 3.1.4. No lot shall be reduced in area by the conveyance, mortgage or other alienation of a part thereof so that any remaining yard or other open space is less than that required by this Bylaw. If any such reduction occurs, such lot and any building or structure thereon shall not thereafter be used by any person unless and until the said yard or requirements of this Bylaw are complied with.
- 3.1.5. Subsection 3.1.4 shall not apply to a lot reduced in area by the conveyance to or expropriation by the City or any other authority having the powers of expropriation.
- 3.1.6. No person shall change the purpose for which any lot, building or structure is used, or erect, alter, or use any building or structure, or sever any lands from any existing lot, if the effect of such action is to cause the original, adjoining, remaining or new building, structure or lot to be in contravention of this Bylaw.

**3.2. Interpretation**

- 3.2.1. In interpreting and applying the provisions of this Bylaw, they shall be held to be the minimum requirements for the promotion of public health, safety, comfort, convenience, and general welfare.
- 3.2.2. In this Bylaw:
- .1 The word "shall" is mandatory and not permissive; the word "may" is permissive and not mandatory.
  - .2 Words used in the singular include the plural and words used in the plural include the singular.
  - .3 Words used in the present tense include the future tense and words used in the future tense include the present tense.

**3.3. Administration**

- 3.3.1. This Bylaw shall be administered by the person or persons appointed from time to time by the Council to administer this Bylaw.

**3.4. Inspection**

- 3.4.1. All persons appointed by the Council to administer this Bylaw may enter or inspect a property or premise at any reasonable hour for the purpose of carrying out their duties under the provisions of this Bylaw.

**3.5. Licences and Permits**

- 3.5.1. No application shall be approved and no Municipal permit, certificate, or licence shall be issued for a proposed use of land or a proposed use of a building or structure if the proposed use of land, building, or structure would be in violation of any provision of this Bylaw.
- 3.5.2. No application shall be approved and no Municipal permit or licence shall be issued for the proposed erection, enlargement, or alteration of any land, building or structure if the proposed erection, enlargement, or alteration would be in violation of any provision of this Bylaw.

**3.6. Violations and Penalties**

- 3.6.1. Except as otherwise provided in this Bylaw, no person shall use, nor shall any owner permit anyone to use, any land, buildings, or structures for any purpose unless such purpose is in conformity with the provisions of this Bylaw, and no person shall erect, alter, or enlarge any land, building or structure for any purpose unless it is in conformity with the provisions of this Bylaw.
- 3.6.2. Every person who contravenes any section of this Bylaw is guilty of an offence and, on conviction, is liable to the penalties provided in the Planning Act.
- 3.6.3. Every corporation which contravenes any section of this Bylaw is guilty of an offence and, on conviction, is liable to the penalties provided in the Planning Act.
- 3.6.4. Where this Bylaw requires that any matter or thing be done, the City may, in default of its being done by the person directed or required to do it, enter upon the lands and premises affected and do the work required to be done, at the expense of the said person.
- 3.6.5. Prior to entering on to any property or doing any work as set out in Section 3.6.4, the City shall give ten (10) days notice of its intention to do such work, matter, or thing, to the person required to do such work, matter, or thing.
- 3.6.6. All expenses incurred by the City in doing such work, matter, or thing set out in Section 3.6.4, including, but not limiting the generality of the foregoing, material, labour, equipment, and administration and legal expenses, shall be paid by the person directed or required to do such work, matter, or thing, and shall be charged against the property affected and recoverable in a like manner as municipal taxes or by action in a competent court.
- 3.6.7. All expenses shall bear interest from the date incurred at the rate charged on overdue municipal taxes from time to time, until paid.

**3.7. Validity**

- 3.7.1. Should any section, clause, or provision of this Bylaw be held, by a court of competent jurisdiction, to be invalid, the validity of the remainder of the Bylaw shall not be affected.
- 3.7.2. Any section, clause, or provision held to be invalid, shall be deemed to be severable and all other sections, clauses, and provisions are separate and independent therefrom and enacted as such.

## 4.0 - ZONES

### 4.1 Zone Classification

4.1.1 The provisions of this Bylaw shall apply to all lands within the corporate limits of the City of Brantford, which lands are for the purpose of this Bylaw, divided into various Zones as follows:

Amended by  
Bylaws No.  
35-95, 157-2000,  
140-2002

<u>Symbol</u>	<u>Zone</u>
RE	Residential Estate Zone
R1A	Residential Type 1A (18 metre) Zone
R1B	Residential Type 1B (15 metre) Zone
R1C	Residential Type 1C (12 metre) Zone
R1D	Residential Type 1D ( 9 metre) Zone
R2	Residential Type 2 Zone
R3	Residential Type 3 Zone
RC	Residential Conversion Zone
R4A	Residential Medium Density Type A Zone
R4B	Residential Medium Density Type B Zone
RHD	Residential High Density Zone
PUD1	Planned Unit Development Type 1 Zone
RCD	Residential Cluster Dwelling Zone
I1	Institutional Services Zone
I2	Institutional School Zone
I3	Institutional Major Zone
C1	Core Commercial Zone
C2	Fringe Core Commercial Zone
C3	Mixed Commercial Residential Zone
C4	Heritage Commercial Residential Zone
C5	Highway Commercial Zone ( <b>DELETED</b> )
C6	Automobile Service Commercial Zone
C7	Convenience Commercial Zone
C8	General Commercial Zone
C9	Neighbourhood Centre Commercial Zone
C10	Community Centre Commercial Zone
C11	District Centre Commercial Zone
C12	New Format Commercial Zone
M1	Industrial Commercial Zone
M2	General Industrial Zone
M3	Business Park Industrial Zone
M4	Industrial Extraction Zone
OS1	Open Space Type 1 Zone
OS2	Open Space Cemetery Zone
OS3	Open Space Restricted Zone
DC	Development Constraint Zone

- 4.1.2 The extent and boundaries of all the said Zones are shown on Schedules A and B, which Schedules form part of this Bylaw and are attached hereto.
- 4.1.3 The permitted uses, the minimum size and dimensions of lots, the minimum size of yards, the maximum lot coverage, the minimum landscaped open space, the maximum height of buildings, and all other Zone provisions are set out herein for the respective Zones.
- 4.1.4 The symbols listed in Section 4.1.1 may be used to refer to buildings and structures, and the uses of lots, buildings, and structures permitted by this Bylaw in the said Zones. Whenever in this Bylaw the word "Zone" is used, preceded by any of the Zone symbols, such Zones shall mean any area within the City of Brantford within the scope of this Bylaw, delineated on Schedules A and B and designated thereon by the Zone symbol.
- 4.1.5 Where the Zone symbol designating certain lands as shown on Schedules A and B is followed by a dash and a number, the special provisions will be found by reference to the Exceptions section of the Bylaw which deals with that particular Zone.
- For example: R1-2.
- 4.1.6 Where the Zone symbol is followed by information in parenthesis, these refer to site-specific regulations which establish the maximum total number of units and/or the maximum building height in storeys.
- For example: (51U/10H) indicates maximums of 51 units and 10 storey building height.
- 4.1.7 Where the Zone symbol is preceded by the letter "H", the lands shall not be developed for the uses permitted in that Zone until a Bylaw has been adopted by Council to remove the "H". Prior to removal of the "H", the following uses shall be permitted:
- .1 Uses existing at the date of adoption of this Bylaw.
  - .2 A public service.
- 4.1.8 Where a Zone symbol is preceded by the letter "F", the lands shall not be developed, redeveloped or converted for uses permitted in the Zone except in accordance with Section 6.28 of this Bylaw.
- 4.1.9 Where a Zone symbol is preceded by the letter "T", the lands may be developed for a prescribed use on a temporary basis in accordance with Section 6.29 of this Bylaw.

## **SECTION 5.0 - SCHEDULES AND INTERPRETATION**

### **5.1. Schedules**

5.1.1. The following schedules are attached to and form part of this Bylaw:

Amended by Bylaws No. 25-91 & 141-94	Schedule A. - Zone Maps including Key Plan
	Schedule B. - Site Specific Exception Schedules
	Schedule C. - Map Identifying Parking Exemption Areas
	Schedule D. - Off-Street Parking Area Layout
	Schedule E. - Map Identifying PUD Zones
	Schedule F. - C1 and C2 Zone Building Height Regulations
OMB Order R910193	Schedule G. - Main Line and Branch Line Railways
Amended by Bylaws No. 13-2000	Schedule H.1 - <b>DELETED</b>
140-2002	Schedule H.2 - <b>DELETED</b>
109-2013	Schedule H.3 - <b>DELETED</b>
	Schedule I - Table of Minimum Separation Distances Between Various Types of Group Home and Residence Facilities
	Schedule J - Location of Corridor Area
	Schedule K - Areas with an "F" Prefix Requiring Permits from the Grand River Conservation Authority (West of Erie Avenue)
	Schedule L - Areas with an "F" Prefix Requiring Permits from the Grand River Conservation Authority (East of Erie Avenue)
	Schedule M - Growth Management Plan – Mixed Use Areas

### **5.2. Interpretation**

- 5.2.1. Where a Zone boundary is indicated as being within a street, lane, railway right-of-way, electrical transmission right-of-way, dyke or watercourse, the boundary shall be the centreline of such street, lane, right-of-way, dyke or watercourse, unless dimensions shown on the attached Schedules provide greater accuracy.
- 5.2.2. Where a Zone boundary is indicated as approximately following lot lines, the boundary shall follow such lot lines.
- 5.2.3. Zone boundaries shall be measured in accordance with the scale indicated on the attached Schedules, unless dimensions shown on the attached Schedules provide greater accuracy.
- 5.2.4. Where a Zone boundary is indicated as passing through undeveloped land, the said Zone boundary shall be scaled from the attached Schedules, unless dimensions shown on the attached Schedules provide greater accuracy.
- 5.2.5. Where a street, lane, railway right-of-way, electrical transmission line right-of-way, dyke or watercourse is included on the attached Schedules, they shall unless otherwise indicated be included in the Zone of the adjoining property on either side thereof.
- 5.2.6. Where a Zone boundary is indicated as following the corporate limits of the municipality, the corporate limits shall be the boundary.
- 5.2.7. Where a Zone boundary is indicated as following a shore line, the boundary shall



follow such shore line and, in the event of a change in the shore line, the boundary shall be construed as moving with the actual shore line.

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**6.1. Uses Permitted in All Zones**

6.1.1. The provisions of this Bylaw shall not apply to prevent the use of any lot, or to prevent the erection or use of any building or structure for the following purposes:

Amended by  
Bylaws No.  
146-92, 181-98,  
63-2012, 65-2018,  
157-2020

- .1 A public street or highway.
- .2 Rail lines, including tracks, spurs, and other railway facilities.
- .3 Public services, in accordance with Section 6.19 of this Bylaw.
- .4 The erection or use of field offices, contractors' huts, or other temporary buildings or of scaffolding or other temporary structures, the sole purpose of which is incidental to the erection, alteration, enlargement, or repair of buildings or structures, for only so long as the same are necessary for work in progress which has neither been finished or abandoned.
- .5 The use of a building or part thereof as a temporary polling station for a Federal, Provincial, or Municipal election or referendum.
- .6 Any undertaking of Ontario Hydro which has been approved or granted an exemption under the Environmental Assessment Act, and existing electric power facilities.
- .7 Public parks, in accordance with Section 11.1.2. of this Bylaw.
- .8 Signs subject to the prohibitions and regulations contained in the City Sign Bylaw.
- .9 The erection and use of temporary buildings and structures, the sole purpose being the promotional sale or rental of land or buildings, subject to the following regulations:
  - .1 Such buildings or structures shall be located on a lot for only as long as the same are necessary for the sales or rentals to be completed, or the development on the lot is finished or abandoned.
  - .2 No portion of said building or structure shall be used for human habitation.
  - .3 Notwithstanding Section 6.27, such building or structure may be established without connections to municipal sanitary sewers and water, subject to the approval of the City.
  - .4 Such buildings or structures may be located on a lot occupied by no more than one other principal use permitted by the Zone applying to said lot.
- .10 Special Event Sales and Short Term Shows and Events ancillary to a place of worship or public service club or retail sales accessory to permitted uses within buildings owned or controlled by the City of Brantford or the Province or agencies thereof.
- .11 Food Service Vehicles, in accordance with Section 6.34 of this By-law.
- .12 Emergency Shelters within buildings owned or operated by the Corporation of the City of Brantford or in buildings wherein the operator

is under contract with the Corporation of the City of Brantford.

## **6.2. Uses Prohibited in a Zone**

6.2.1. A use is prohibited in a Zone unless specifically permitted by this Bylaw.

6.2.2. Noxious uses shall be prohibited in all Zones.

6.2.3. An amusement arcade shall be prohibited as an accessory use to any permitted use.

6.2.4 In the RE, R1A, R1B, R1C, R1D, R2, R3, RC, and R4A Zones, two or more permitted principal uses on one lot are prohibited, except that a day nursery or an accessory dwelling unit shall be permitted in addition to the principal use.

Amended by  
Bylaws No.  
25-91, 122-2012,  
166-2021

6.2.5 In the RE, R1A, R1B, R1C, R1D, R2, R3, RC and R4A Zones, two or more main buildings on one lot are prohibited, except that in a R4A Zone, block dwellings contained in more than one main building may occupy one lot.

Amended by  
Bylaw No.  
25-91

6.2.6 REPEALED

Amended by  
Bylaws No.  
97-2017, 160-2018

## **6.3. Accessory Uses, Buildings, and Structures**

6.3.1. Where this Bylaw permits the use of any lot, or the erection or use of any building or structure, that purpose shall include any accessory use, accessory building, or accessory structure, except as otherwise specified herein, subject to the following regulations:

Amended by  
Bylaws No.  
34-93, 44-97,  
166-2005, 157-2020

- .1 The maximum lot coverage of all accessory buildings and structures shall be 10%.
- .2 Notwithstanding Section 2.2.10, the maximum height measured from the finished grade level to the highest point of an accessory building or structure shall be:
 

.1 All Residential Zones	4.5 m
.2 All Institutional Zones	4.5 m
.3 All Commercial Zones	6.0 m
.4 All Industrial Zones	6.0 m
.5 All Open Space Zones	4.5 m
.6 Accessory dwellings in other than a Residential Zone	2 storeys
- .3 In Residential Zones, no accessory building or structure shall be located:
  - .1 In a required front yard or required exterior side yard, except a gate house in a RHD Zone.
  - .2 Closer than 0.6 m to an interior lot line.
  - .3 Closer than 0.6 m to a rear lot line, or, in the case of a through

- lot, no closer than 0.6 metres to a public laneway.
- .4 Closer than 1.5 m to any main building or structure on the lot.
  - .4 No accessory building or structure shall be used for a habitable room, or for the purposes of a home occupation, excluding an accessory dwelling unit, unless otherwise permitted by this By-law.
  - .5 Notwithstanding Section 6.3.1.1, a deck with a maximum height of 1.2 m above the mean elevation of the area below the deck shall not be included in the calculation of maximum lot coverage.
  - .6 In all Industrial, Commercial, and Institutional Zones, no accessory building or structure shall be located:
    - .1 In a required front yard or required exterior side yard, except a gate house.
    - .2 Closer than 0.6 m to any lot line.
    - .3 Closer than 3.0 m to any main building or structure on the lot.
    - .4 In contravention of Section 6.10 or 6.11.
  - .7 In an Open Space (OS) Zone, accessory buildings or structures shall be located in accordance with the regulations for main buildings and structures.
  - .8 The gate house permitted by Sections 6.3.1.3.1 and 6.3.1.6.1 shall not exceed 3.0 m in height or 12.0 m<sup>2</sup> in gross floor area.

### 6.3.2.

#### Accessory Swimming Pools

Amended by  
Bylaw No.  
140-2002, 166-2005,  
57-2010, 176-2017

Swimming pools in all Residential Zones shall be subject to the following regulations:

- .1 A private outdoor swimming pool shall:
  - .1 only be permitted in an interior side yard or rear yard;
  - .2 be located no closer than 1.5m to any side or rear lot line;
  - .3 be located no closer to the street than the minimum required front yard when situated in the rear yard of a through lot, or, in the case in which the rear lot line abuts a public laneway, a minimum of 1.5 metres;
  - .4 not exceed a height of 2.0 m above ground elevation;
  - .5 be excluded from the determination of the lot coverage of a lot for a permitted use, and for an accessory use where the height of the swimming pool is 1.2 m or less;
  - .6 be permitted to have surround structure of an above ground outdoor swimming pool attached or detached to the main building on the lot where such deck surround structure is 1.4 m or less in height and otherwise complies with the provisions of this Bylaw regarding accessory structures;

- .7 shall be enclosed in accordance with the Corporation's Bylaw regarding the erection and maintenance of fences and gates around private outdoor swimming pools;
  - .8 be located no closer than 1.5m from all building and structures on the lot;
  - .9 include those types of private outdoor swimming pools commonly referred to as "hot tubs", which must comply with all of the provisions of Section 6.3.2.1, save and except for Section 6.3.2.1.8, which shall not apply.
- .2 A private enclosed detached swimming pool shall:
    - .1 comply with the relevant provisions of this Bylaw regarding accessory buildings and structures;
    - .2 be included in the determination of maximum lot coverage for the main building or structure, and not the maximum lot coverage for accessory buildings and structures.
  - .3 A private enclosed attached swimming pool shall:
    - .1 comply with the relevant provisions of this Bylaw regarding main buildings;
    - .2 be included in the determination of maximum lot coverage for the main building.

### 6.3.3.

#### Satellite Dishes

- .1 A satellite dish shall not be permitted in any front yard or exterior side yard in any Zone.
- .2 Satellite dishes shall be set back from the rear and side lot lines a minimum of 1.5 m., or the equivalent of the required exterior side yard for the Zone in which the lot is located, whichever is the greater.
- .3 The maximum height of a satellite dish shall be 4.5 m., measured from the finished grade level to the highest point of the satellite dish.
- .4 The maximum height of a satellite dish mounted on a building shall be the maximum building height permitted in the Zone.

### 6.3.4.

Amended by  
Bylaw No.  
34-93

#### Accessory Caretaker's Residence

- .1 Notwithstanding Section 6.3.1.4, no residential uses shall be permitted in an Industrial Zone except for a dwelling unit occupied by the owner, a caretaker or watchman employed full time by the industrial use on the lot to which the dwelling unit is accessory. Such dwelling unit shall be established in accordance with the following regulations in addition to the Industrial Zone regulations:

- |    |                              |  |
|----|------------------------------|--|
| .1 | Lot Area (minimum)           | 50.0 m <sup>2</sup> in addition to the minimum lot area required for the industrial use  |
| .2 | Interior Side Yard (minimum) | 4.5 m for the portion of the building containing the dwelling unit, if the dwelling unit has one or more windows or doors facing the interior side lot line. |
| .3 | Gross Floor Area (minimum)   | 40.0 m <sup>2</sup>  |

#### 6.3.5. Accessory General Offices

- .1 General offices which are accessory to, and used for administration or to accommodate the in-house technical and professional services of a use permitted in an Industrial Zone may be permitted either:
- .1 in the same building as the main permitted use, or
  - .2 in a separate building on the same lot as the building occupied by the main permitted use, and such building shall be subject to the regulations of a main building.

#### 6.3.6. Accessory Retail Sales

Amended by  
Bylaw No.  
185-2001

- .1 Where accessory retail sales are permitted in an Industrial Zone, the following regulations shall apply:
- .1 A maximum of 10% of the gross floor area of a manufacturing or warehouse use may be used for the retail sale of goods, materials or things produced or warehoused on the premises.
  - .2 Where a lot supports an industrial mall or buildings containing more than one manufacturing or warehousing use, the maximum gross floor area for any accessory retail sales associated with a manufacturing or warehousing use shall be calculated individually for each manufacturing or warehousing use.
  - .3 The gross floor area used for accessory retail sales shall be separated from the main manufacturing or warehousing use by a permanent, solid, floor-to-ceiling and wall-to-wall partition and closed doors.

6.3.7  
Amended by  
Bylaw No.  
141-94

#### Accessory Used Motor Vehicle Sales

- .1 Used motor vehicle sales are permitted as an accessory use to an autobody repair shop, automobile service station, or public garage.

### **6.4 Permitted Encroachments in Required Yards**

- 6.4.1. Every part of any yard required by this Bylaw shall be open and unobstructed by any building or structure above grade level, except as provided in the

following table:

#### 6.4.1.1.

Amended by  
Bylaws No.  
34-93, 140-2002,  
166-2021

<b>Structure</b>	<b>Yard in Which Projection is Permitted</b>	<b>Maximum Permitted Projection</b>
Unenclosed porch, verandah or deck (with or without a roof)	All	2.5 m, provided the projection is no closer than 1.2 m to a lot line
Fire escapes and exterior staircases serving storeys above the first storey	Side and rear yards	1.5 m, provided the projection is no closer than 1.2 m to a lot line
Sills, belt courses, cornices, eaves, chimney breasts, pilasters, lintels, and other ornamental structures	All	0.6 m, provided the projection is no closer than 0.3 m to a lot line
Bay windows (not constructed on foundations)	All	0.6 m, provided the projection is no closer than 0.3 m to a lot line
Unenclosed steps or stairs (with or without a landing)	All	3.0 m, provided the projection is no closer than 0.6 m to a lot line
Balconies (not constructed on foundations)	All	1.5 m, provided the projection is no closer than 3.0 m to a lot line
Ramps for physically disabled person	All	Unlimited, provided the projection is no closer than 0.6 m to a lot line
Canopy (attached to an apartment building)	Front and Side	6.0 m, provided the projection is no closer than 3.0 m to a lot line
Heating/cooling equipment and utility metres	All	1.2 m, provided the projection is no closer than 0.6 m to a lot line

#### 6.4.2. Enclosure of Porches, Verandahs and Decks

- .1 In all Residential Zones, the enclosure of a porch, verandah or deck shall be permitted, provided:
  - .1 That the porch, verandah or deck complies with the required front, side and rear yards of the applicable Residential Zone; and
  - .2 The dwelling, including the enclosed porch, verandah or deck, does not exceed the maximum lot coverage of the applicable Residential Zone.

#### 6.5. Non-Conforming Uses

##### 6.5.1. Nothing in this Bylaw shall prevent:

Amended by  
Bylaw No.  
100-98

- .1 The use of any lot, building, or structure for any purpose prohibited by this Bylaw if such lot, building, or structure was lawfully used for such purpose on the day of passing of this Bylaw, and provided that it continues to be



used for that purpose;

- .2 The erection or use for a purpose prohibited by this Bylaw of a building or structure for which a permit has been issued by the Chief Building Official, prior to the day of passing of this Bylaw, pursuant to the Building Code Act, so long as the building or structure when erected is used and continues to be used for the purpose identified on the building permit, and provided the permit has not been revoked pursuant to the Building Code Act; or
- .3 The repair, replacement or strengthening to a safe condition, of any building or structure or part thereof which is used for a non-conforming use, provided such repair, replacement or strengthening does not increase the height, size, floor area, or use of such building or structure beyond the original foundation walls of the building or structure.

## **6.6. Non-Compliant Use**

6.6.1. Nothing in this Bylaw shall prevent the extension, enlargement, repair, strengthening, or replacement of a use, building, or structure which is non-compliant provided that:

- .1 The use or uses are permitted by this Bylaw.
- .2 The extension, enlargement, repair, strengthening, or replacement does not further deviate from the required regulations established by this Bylaw.
- .3 Buffering is provided in accordance with the provisions of this Bylaw.

## **6.7. Non-Compliant Lots**

### **6.7.1 Lots Reduced by Expropriation**

Amended by  
Bylaw No.  
34-93

Where a lot has a lesser lot area and/or lot frontage than herein required as a result of an acquisition of part of said lot by any public agency having the power of expropriation and would have otherwise complied to said lot area and/or lot frontage requirements prior to said acquisition, such lot may be used and a building or structure may be erected or used thereon in accordance with all other provisions of this Bylaw.

### **6.7.2 Existing Vacant Lots**

Amended by  
Bylaw No.  
34-93

Where a lot has a lesser lot area and/or frontage as required herein, and

- .1 was legally created and held in distinct and separate ownership from abutting lots prior to the passing of this Bylaw; and
- .2 was vacant at the time of passing of this Bylaw and has continued to be vacant;

such lot may be used and a building or structure may be erected or used thereon in accordance with all other provisions of this Bylaw.

## 6.8. Day Nursery

### 6.8.1.

Amended by  
Bylaw No.  
100-98

Day nurseries shall be permitted only in accordance with the following:

.1 Access is required from a major arterial road, a minor arterial road, a major collector road or a minor collector road in all Zones, except I (Institutional), C (Commercial), and M (Industrial) Zones.

.2 A free-standing day nursery building shall be subject to the following regulations:

- |     |   |  |
|-----|---|--|
| .1  | Lot Area (minimum)  | 420.0 m <sup>2</sup>   |
| .2  | Lot Frontage (minimum)  | 15.0 m   |
| .3  | Lot Coverage (maximum)  | 35%  |
| .4  | Building Height (maximum)   | 2 storeys  |
| .5  | Front Yard (minimum)  | 6.0 m or the minimum front yard required in the Zone, whichever is greater |
| .6  | Rear Yard (minimum)   | 7.5 m  |
| .7  | Side Yard (minimum)   |  |
|     | .1 Interior   | 2.4 m  |
|     | .2 Exterior   | 6.0 m  |
| .8  | Landscaped Open Space (minimum)   | 30%  |
| .9  | Parking in accordance with  | Section 6.18   |
| .10 | Planting strip:   |  |
|     | .1 Abutting a freeway or the corridor area shown on Schedule "J"  | 15.0 m   |
|     | .2 Abutting any other street  | 1.5 m  |
| .11 | Open Storage  | Prohibited   |
| .12 | Buffering in accordance with  | Section 6.10   |
| .13 | Outdoor play space shall not be located in a required front yard or required exterior side yard, and shall be located within the landscaped open space. |  |

### 6.8.2.

Where a day nursery is permitted in a dwelling, it shall only be permitted in an apartment dwelling, block townhouse dwelling or single family dwelling.

6.8.3. When a day nursery is located in a portion of an apartment dwelling or a block townhouse dwelling, or as a portion of any other building, the following regulations shall apply in addition to the regulations for the Zone in which the day nursery is located:

- .1 The day nursery shall only be permitted on the ground floor.
- .2 Open storage Prohibited
- .3 Parking in accordance with Section 6.18
- .4 Outdoor play space shall not be located in a required front yard, required exterior side yard or parking area, and shall be located within the landscaped open space.

**6.9**  
Amended by  
Bylaw No.  
141-94

**Deleted**

**6.10.**

**Buffering**

6.10.1.  
Amended by  
Bylaw No.  
34-93

Notwithstanding any other provisions of this Bylaw, where a lot in an Institutional, Commercial, or Industrial Zone abuts a lot in a Residential Zone, an Open Space Zone, or a residential use in an Institutional Zone, a buffer consisting of either 15.0m of landscaped open space or a buffer approved pursuant to the Site Plan Control provisions of the Planning Act shall be provided and maintained on the institutional, commercial, or industrial lot to screen all parking spaces, parking areas, loading spaces, and open storage areas thereon.

6.10.2.

Notwithstanding any other provision of this Bylaw, where a lot in a non-residential Zone abuts a lot in a Residential Zone, no building or structure and no open storage exceeding 1.5 m in height shall be permitted within 6 m of a lot in a Residential Zone.

6.10.3.  
Amended by  
Bylaws No.  
115-92, 34-93

Notwithstanding any other provisions of this Bylaw, where an elementary, secondary or private school abuts a Residential Zone, a building or structure shall be permitted to have a minimum interior side and/or rear yard of 7.5 metres, provided a buffer approved pursuant to the Site Plan Control provisions of the Planning Act, is provided and maintained on the institutional lot to screen the building or structure.

**6.11.**

**Planting Strip**

6.11.1.  
Amended by  
Bylaws No.  
100-98, 81-2001

Unless otherwise required herein, the following planting strips are required in all Institutional and Commercial Zones:

- .1 Abutting a freeway or the corridor area Minimum 15.0m  
planting shown on  
Schedule "J" strip or a  
reduced planting strip  
approved pursuant to  
the Site Plan Control

provisions of the Planning Act

.2 Abutting any other street

3.0 m or the area between the Established Front Building Line and the street, whichever is less.

6.11.2.  
Amended by  
Bylaws No.  
100-98, 81-2001

Unless otherwise required herein, the following planting strips are required in all Industrial Zones:

.1 Abutting a freeway or the corridor area

Minimum 15.0m planting shown on Schedule "J" strip or a reduced planting strip approved pursuant to the Site Plan Control provisions of the Planning Act

.2 Abutting Lynden Road or any street in an M3 Zone 3.0 m

.3 Abutting any other street in an M1, M2 or

1.5 m or the M4 Zone area between the Established Front Building Line and the street, whichever is less.

6.11.3.  
Amended by  
Bylaw No.  
100-98, 81-2001

Unless otherwise required herein, the following planting strips are required in R4A, R4B and RHD Zones:

.1 Abutting a freeway or the corridor area

Minimum 15.0 planting shown on Schedule "J" strip or a reduced planting strip approved pursuant to the Site Plan Control provisions of the Planning Act

**6.12. Open Storage**

6.12.1. Open Storage - Commercial Zone

Amended by  
Bylaw No.  
100-98, 81-2003

.1 Unless otherwise permitted herein, open storage shall be prohibited in a Commercial Zone.

.2 Where permitted, open storage shall comply with the following:

.1 Open storage shall not be permitted in a yard abutting a street.

.2 Notwithstanding Section 6.12.1.2.1, if the lot on which the open

storage is located abuts two or more streets, then the open storage may be permitted in one such yard provided such open storage complies with Section 6.12.1.2.3, but in no case shall open storage be permitted in a yard abutting a freeway or the corridor area shown on Schedule "J".

- .3 An open storage area shall be located or buffered so that it is not visible from a street or an abutting lot in other than a Commercial Zone.
- .4 An open storage area shall not extend over more than 30% of the lot area and such area shall not include required parking spaces, parking areas, and landscaped open space.
- .5 The height of stored materials shall not exceed 4.5 m.
- .3 Notwithstanding Sections 6.12.1.1 and 6.12.1.2 inclusive, the open storage of new and used vehicles shall be permitted in any yard as an accessory use to an automobile sales establishment.

6.12.2. Open Storage - M1 (Industrial Commercial) and M3 (Business Park Industrial) Zones

- .1 In an M1 (Industrial Commercial) Zone and M3 (Business Park Industrial) Zone, open storage shall not be permitted in a yard abutting a street.
- .2 Industrial uses in M1 (Industrial Commercial) and M3 (Business Park Industrial) Zones shall not be permitted the open storage of garbage and refuse except in accordance with this subsection:
  - .1 An open storage area in M1 (Industrial Commercial) and M3 (Business Park Industrial) Zones shall be located and buffered so that it is not visible from a street or an abutting lot in a non-industrial zone.
  - .2 An open storage area shall not extend over more than 10% of the lot area, and such area shall be exclusive of required parking spaces, parking areas, and landscaped open spaces.
- .3 Notwithstanding Sections 6.12.2.1. to 6.12.2.2. inclusive, the open storage of new and used vehicles shall be permitted in any yard as an accessory use to an automobile sales establishment.
- .4 The height of stored materials shall not exceed 1.8 m.

6.12.3. Open Storage - M2 (General Industrial) Zone

Amended by  
Bylaw No.  
89-96, 100-98

- .1 In an M2 (General Industrial) Zone, open storage shall not be permitted in a yard abutting a street.
- .2 Notwithstanding Section 6.12.3.1, if the lot on which the open storage is located abuts two or more streets, then the open storage may be permitted in one such yard provided such open storage complies with Section 6.12.3.3, but in no case shall open storage be permitted in a yard abutting a freeway or the corridor area shown on Schedule "J".

- .3 Industrial uses in an M2 (General Industrial) Zone shall not be permitted the open storage of garbage and refuse except in accordance with this subsection:
  - .1 An open storage area in an M2 (General Industrial) Zone shall be located and buffered so that it is not visible from a street, Highway 403 or an abutting lot in a non-industrial Zone.
  - .2 An open storage area shall not extend over more than 30% of the lot area, and such area shall be exclusive of required parking spaces, parking areas, and landscaped open spaces.
- .4 The height of stored materials shall not exceed 4.5 m.

6.12.4 Open Storage - M4 (Industrial Extraction) Zone

- .1 Open storage areas shall be prohibited within:
  - .1 90.0 m of a lot line in a Residential Zone; or
  - .2 30.0 m of all other lot lines or zone boundaries.

**6.13. Flood Lighting**

- 6.13.1. Where flood lighting facilities are provided in conjunction with any use in this Bylaw, said lighting shall be directed away from any adjacent habitable living space or street.

**6.14. Height Exceptions**

- 6.14.1. A stair tower, elevator shaft, water tank, skylight, mechanical penthouse, or other heating, cooling, or ventilating equipment, window washing equipment, or a fence, wall, or structure enclosing such elements shall be permitted, which exceeds the height regulations of the Zone, provided that:
  - .1 the maximum height of such elements is 5.0 m;
  - .2 the aggregate horizontal area of such elements, including the fence or other enclosure, does not exceed 30% of the area of the roof;
  - .3 the width of such elements, including the fence or other enclosure, does not exceed 30% of the width of the wall of the main building facing any street line.
- 6.14.2. An aerial, antenna (excluding a satellite dish), chimney, silo, fire hose tower, steeple, cupola, or other ornamental structure which does not provide habitable living space shall be permitted which exceeds the height regulations of the Zone.

**6.15. Group Home, Mini-Group Home, Group Residence, Crisis Residence, Group Correctional Home, and Group Correctional Residence**

- 6.15.1. All group homes, mini-group homes, group residences, crisis residences, group correctional homes, and group correctional residences shall be registered in accordance with Bylaw No. 12-88 of the City of Brantford as amended from time to time, passed pursuant to the Municipal Act.
- 6.15.2 Amended by Bylaw No. 34-93 The minimum separation distance between lots occupied by mini-group homes, group homes, group residences, crisis residences, group correctional homes or group correctional residences shall be in accordance with Schedule I.
- 6.15.3 Amended by OMB Order R910193 **DELETED**
- 6.15.4 Amended by OMB Order R910193, Bylaw No. 34-93 **DELETED**
- 6.15.5 A maximum of one mini-group home, group home, group residence, crisis residence, group correctional home, or group correctional residence shall be permitted per lot.
- 6.15.6 Notwithstanding Section 6.15.5, a maximum of 5% of the block townhouse dwellings or apartment dwelling units on a lot may be used for a mini-group home, or one mini-group home per lot, whichever is the greater.
- 6.15.7 A mini-group home shall be located within a dwelling unit permitted in a Residential Zone in accordance with this Bylaw.
- 6.15.8 A group home, crisis residence, group correctional home, group correctional residence, and group residence shall be subject to the following regulations unless a greater regulation is required for the zone in which said use is located:
- |    |                                 |                      |
|----|---------------------------------|----------------------|
| .1 | Lot Area (minimum)              | 420.0 m <sup>2</sup> |
| .2 | Lot Width (minimum)             | 15.0 m               |
| .3 | Lot Coverage (maximum)          | 35%                  |
| .4 | Building Height (maximum)       | 10.0 m               |
| .5 | Front Yard (minimum)            | 6.0 m                |
| .6 | Rear Yard (minimum)             | 7.5 m                |
| .7 | Side Yard (minimum)             |                      |
|    | .1 Interior                     | 2.4 m                |
|    | .2 Exterior                     | 6.0 m                |
| .8 | Landscaped Open Space (minimum) | 30%                  |
| .9 | Parking in accordance with      | Section 6.18         |

.10 Setback from Rail Lines in accordance with Section 6.30

6.15.9 A dwelling or dwelling unit used or constructed for the purposes of a group home, a mini-group home, a group residence, a crisis residence, a group correctional home, or a group correctional residence shall be designed, constructed or altered in a manner which would maintain the residential character of the dwelling and be compatible with the character of the neighbourhood in which it is located.

6.15.10 Notwithstanding any provision of this Bylaw to the contrary, no mini-group home, group home, group residence, crisis residence, group correctional home or group correctional residence shall be permitted in the following areas:

Amended by  
Bylaw No.  
25-91

.1 An area bounded by Terrace Hill Street, St. Paul Avenue, and Ridgewood Drive, as projected to intersect with St. Paul Avenue and Terrace Hill Street, excepting those lands municipally-known as 20 Lyons Avenue.

## **6.16. Bed and Breakfast Establishment**

Amended by  
Bylaw No.  
25-91

In addition to any applicable regulation for the principal use in which a bed and breakfast establishment is located, said bed and breakfast establishments shall be subject to the following regulations:

6.16.1 A bed and breakfast establishment shall be conducted entirely within a dwelling unit by the occupant of the said dwelling unit, who may employ or be assisted by no more than one other person.

6.16.2 A bed and breakfast establishment shall be clearly secondary to the use of the dwelling unit as a private residence.

6.16.3 A bed and breakfast establishment shall not create or become a nuisance.

6.16.4 There shall be a maximum of three (3) guest bedrooms in any such establishment, and such guest bedrooms shall not occupy more than 25% of the gross floor area of the dwelling unit.

6.16.5 It shall not be apparent from the exterior of the premises that such use is conducted therein, other than by means of a sign as regulated by the City Sign Bylaw.

Amended by  
Bylaw No.  
146-92

6.16.6 In addition to any off-street parking required for the dwelling unit containing the bed and breakfast establishment, there shall be a minimum of one (1) parking space provided on the lot for each guest bedroom, and said parking spaces shall not be located in the minimum front yard. Notwithstanding the provisions of Section 6.18.4, the required parking spaces need not be located in a parking area and may include tandem parking spaces or parking in an existing driveway.

Amended by  
Bylaw No.  
25-91

6.16.7 No goods, wares or merchandise shall be offered or exposed for sale on the premises, but this shall not be construed to preclude the serving of meals to guests.

## **6.17 Home Occupation**

Amended by  
Bylaw No.  
63-2012



A home occupation shall be permitted in all Residential Zones, subject to the following regulations:

- 6.17.1 A home occupation including any storage that is required for the home occupation shall be conducted entirely within a structure by the occupant of the principal residence located on the residential lot, who may employ or be assisted by no more than one other person.
- 6.17.2 A home occupation shall clearly be secondary to the residential use of the dwelling unit.
- 6.17.3 A home occupation including any required storage shall be confined to one area and is not to exceed more than 28.0 m<sup>2</sup> (301.4 ft<sup>2</sup>).
- 6.17.4 In no case shall any outdoor use or outdoor storage be permitted that is incidental to or directly related to the home occupation.
- 6.17.5  
Amended by  
Bylaw No.  
146-92
- No manufacturing, assembly or repair process shall be carried on except for small appliances, electronics and the fabrication of handmade articles of clothing, arts or crafts. A home occupation shall not include a retail store, neighbourhood convenience store, a restaurant, a body rub parlour, an autobody repair shop or an automobile service station.
- 6.17.6 No goods, wares, or merchandise shall be offered or displayed for sale or rent on the premises that are not incidental to the home occupation.
- 6.17.7  
Amended by  
Bylaw No.  
60-2017
- It shall not be apparent from the appearance of the building that a home occupation use is conducted therein, other than by means of one exterior sign as regulated by the City Sign By-law (Municipal Code – Chapter 478). The maximum allowable size for a sign advertising a home occupation is 30.48 cm by 60.96. The sign cannot be illuminated in any way. The sign cannot be placed within the interior of a building so as to be viewed from the exterior through a window or door or the exterior of a building so as to cover a window or door.
- 6.17.8 One parking space additional to the parking space or spaces required for the residential use shall be provided on-site and may include a tandem parking space, or a parking space located in an existing driveway.
- 6.17.9 No commercial vehicles shall be permitted to be parked or stored at the address of a home occupation.
- 6.17.10 No delivery of materials to the dwelling unit shall be permitted from a vehicle which has a registered gross weight exceeding 5000 kilograms (11,023 pounds).
- 6.17.11 In no case shall any excess noise, dust, fumes, odors, traffic or parking from the home occupation interfere with the enjoyment of the residential properties in the neighbourhood.
- 6.17.12 No additional outdoor mechanical equipment, other than that normally associated with a residential use, shall be used, the operation of which would result in any undue noise, fumes, dust or odor escaping to any adjacent or neighbouring lot.
- 6.17.13 The home occupation shall not involve the use of the premises as a base of operations for persons who are employed by or associated with the home

occupation, nor shall the premises be used to assemble or rally such persons for transportation to a work site.

6.17.14 No lodging shall be provided in the dwelling in connection with a home occupation.

## **6.18. Parking Regulations**

### **6.18.1. Parking Space Dimensions**

Amended by  
Bylaws No.  
144-98, 60-2017,  
104-2019

- .1 Required parking spaces shall have minimum width and length as follows, and as illustrated on Schedule D:
  - .1 2.75 m wide x 6.7 m long for a parallel parking space
  - .2 2.75 m wide x 11.0 m long for a tandem parking space
  - .3 3.4 m wide x 5.6 m long for an individual accessible parking space (Type A), and a 1.5 m wide access aisle is provided.
  - .4 2.75 m wide x 5.6 m long for an individual mobility accessible parking space (Type B) and a 1.5 m access aisle is provided.
  - .5 Where two accessible parking spaces are adjacent (Type A and/or Type B), a common 1.5 m wide x 5.6 m long access aisle shall be provided for both spaces.
  - .6 2.75 m wide x 5.6 m long for all other parking spaces.
- .2 Pillars and other ceiling support elements may project a maximum of 0.15 m into a required parking space.

### **6.18.2. Parking Deficiencies**

- .1 Where a use existing at the date of adoption of this Bylaw provides fewer than the minimum number of parking spaces required herein, the existing number of parking spaces shall be deemed to be the minimum number of parking spaces required for the said use.
- .2 A use identified in Section 6.18.2.1 may be enlarged or changed to another permitted use in accordance with the following:
  - .1 The minimum number of parking spaces existing at the date of adoption of this Bylaw shall continue to be provided.
  - .2 Additional parking spaces for the enlarged or changed use shall be established as follows:
    - .1 The total minimum number of parking spaces for the enlarged or changed use as required by Table 6.1 of this Bylaw, minus the total minimum number of parking spaces the previous use would have required pursuant to Table 6.1, notwithstanding Section 6.18.2.1.
- .3 Where a changed use requires less than the number of existing parking

spaces, then the minimum number of parking spaces required shall be in accordance with Table 6.1, notwithstanding the provisions of Section 6.18.2.2.1.

### 6.18.3. Location

Amended by  
Bylaw No.  
25-91, 15-92,  
118-2000, 68-2011,  
133-2015, 104-2019,  
60-2017, 157-2020,  
166-2021, 207-2021

The location of a parking space shall be subject to the following regulations:

- .1 The required parking space shall be located on the same lot as the use, building, or structure for which it is required.
- .2 Notwithstanding the provisions of Section 6.18.3.1. within any C1, C2 or M2 Zone, required parking spaces may be provided on an abutting lot, or on another lot, within the C1, C2 or M2 Zone, that is located within a maximum of 150.0 m. of the nearest lot line of the subject property on the condition that an agreement providing for the continuation of the required parking spaces is entered into with the City and is registered against both parcels of land.
- .3 The required parking space shall not be located in a minimum front yard in a RE, R1A, R1B, R1C, R1D, R2, R3 or RC Zone, except for single detached, semi-detached, duplex, townhouse, short term rental accommodations, accessory dwelling units and converted dwellings where the required parking space cannot be provided behind the front wall of the main building to a maximum of one parking space per property.
- .4 The required parking space shall be located a minimum of 1.0 m from any other lot line abutting a street in a RE, R1A, R1B, R1C, R1D, R2, R3 or RC Zone.
- .5 The required parking space shall be located in an R4A, R4B, or RHD Zone a minimum of 6.0 m from any lot line abutting a street, and a minimum of 1.0 m from any other lot line. This provision shall not apply to an attached garage with a shared partition wall or an underground parking structure.
- .6 All parking spaces shall have access to a street by means of a driveway.
- .7 Within all Zones, the parking of motor vehicles is restricted to driveways and/or parking spaces.
- .8 A driveway shall have a minimum width of 2.4 metres on lots in all Residential Zones.
- .9 Within all Residential Zones, a minimum of 50% of the front yard shall be maintained as landscaped open space.
- .10 Where a minimum of two parking spaces are required, tandem parking spaces shall be prohibited, with the exception of bed and breakfast establishments, short term rental accommodations, home occupations, accessory dwelling units and converted dwelling units where tandem parking spaces shall be permitted.

### 6.18.4. Access to Parking

Where three or more parking spaces are required herein, such spaces shall be located in a parking area, and access thereto shall be provided in accordance with the following regulations:

- .1 All parking areas shall have access to a street by means of a driveway.
- .2 Parking areas shall provide access to each parking space by means of a traffic aisle with a minimum width as follows and as illustrated on Schedule D:
  - .1 A two-way traffic aisle with a minimum width of 6.0 m where the parking space angle is 90 degrees.
  - .2 A one-way traffic aisle with a minimum width of 5.8 m where the parking space angle is between 75 and 89 degrees.
  - .3 A one-way traffic aisle with a minimum width of 4.9 m where the parking space angle is between 60 and 74 degrees.
  - .4 A one-way traffic aisle with a minimum width of 3.7 m where the parking space angle is between 45 and 59 degrees.
  - .5 A one-way traffic aisle with a minimum width of 3.4 m where the parking space angle is less than 45 degrees.
  - .6 A one-way traffic aisle with a minimum width of 3.0 m or a two-way traffic aisle with a minimum width of 6.0 m, for a parallel parking space.
- .3 No parking shall be permitted in traffic aisles or driveways.
- .4 Parking areas shall provide access to each accessible parking space by means of a traffic aisle free of obstruction with a minimum overhead clearance of 3.35 metres.

#### 6.18.5. Parking Structure

Where required parking spaces are provided in a parking structure, the parking structure shall be subject to the following regulations:

- .1 The parking structure shall be located on the same lot as the use, building or structure for which it is required except within any C1, C2 or M2 Zone, where said required structure may be located on an adjacent lot or on another lot within the C1, C2 or M2 Zone that is within 150.0 m. of the nearest lot line of the subject property; on the condition that an agreement providing for the continuation of the required parking spaces within said parking structure is entered into with the City and is registered against both parcels of land.
- .2 That portion of a parking structure at or above the finished grade level shall conform to all the provisions for the main buildings or structures herein, and that portion of a parking structure located below the finished grade level shall be located no closer than 0.3 m to any lot line.

#### 6.18.6. Surfacing

Amended by  
Bylaws No.  
139-2006, 87-2007

All parking spaces and driveways in Industrial, Commercial, Institutional, Medium Density Residential, High Density Residential Zones, and any properties subject to Site Plan Control shall be provided with a solid stable hard surface treatment to prevent the raising of dust, mud, stones or loose particles and consisting of commercially acceptable and available products, including hot mix laid asphalt, asphalt surface treatments, concrete and precast concrete paving stones, or a surface treatment approved pursuant to the Site Plan Control provisions of the Planning Act.

#### 6.18.7. Parking Standards

- .1 Except as otherwise provided herein, the minimum number of parking spaces to be provided and maintained shall be determined in accordance with Table 6.1.
- .2 Within the Parking Exemption Area 1 defined on Schedule C, the minimum number of parking spaces to be provided and maintained shall be fifty percent (50%) of the required parking spaces determined in accordance with Table 6.1.
- .3 Within the Parking Exemption Area 2 as defined on Schedule C, the minimum number of parking spaces to be provided and maintained shall be 75% of the required parking spaces determined in accordance with Table 6.1.
- .4 Within the Parking Exemption Area 3 as defined on Schedule C, uses shall be exempt from the parking requirements of Table 6.1
- .5 Where seating is provided in the form of benches or pews, one seat shall comprise 0.55 m in length of any bench or pew.
- .6 Where more than one use specified in Table 6.1 is provided on the same lot or in the same building or structure as any other use specified therein, the parking shall be required in respect of each such use; provided, however, that:
  - .1 Only the parking prescribed for an industrial mall need be provided for all uses located therein.
  - .2 Only the parking prescribed for a shopping centre need be provided for all uses located therein.
- .7 Four percent of the required parking spaces shall be provided as accessible parking spaces in all Zones other than a RE, R1A, R1B, R1C, R1D, R2, R3 or RC Zone and for street townhouse dwellings in the R4A Zone. The required accessible parking spaces shall be provided as accessible spaces identified in Section 6.18.1.1.3 and mobility spaces as identified 6.18.1.1.4.

Where an even number of accessible parking spaces is required, an equal number of (Type A) accessible parking spaces and (Type B) mobility spaces must be provided.

Where an odd number of accessible parking spaces are required, the number of (Type A) accessible parking spaces and (Type B) mobility spaces

Amended by  
Bylaws No.  
114-98, 60-2017,  
104-2019

must be divided equally, but the additional odd numbered space can be a mobility space (Type B).

All accessible parking requirements are to be rounded up to the nearest whole number.

Where the required parking spaces exceed 200 spaces on a lot, the accessible parking requirement may be reduced to two percent of the required parking spaces plus two additional accessible parking spaces.

.8 Off-Street Parking Requirements

Amended by  
Bylaws No.  
25-91, 113-93,  
120-94, 74-98,  
185-2001, 68-2011,  
63-2012, 124-2012,  
3-2015

**TABLE 6.1**

<b>Permitted Use</b>	<b>Parking Standard</b>
Accessory Retail Sales	1.0 space/30.0 m <sup>2</sup> GFA
Adult Live Entertainment Parlour	1.0 space/4 persons of permitted capacity
Ambulance Station	1.0 space/30.0 m <sup>2</sup> GFA excluding any garage
Art Gallery	1.0 space/25.0 m <sup>2</sup> GFA
Arena or Rink	1.0 space/6 seats, plus 1.0 space/4 persons permitted capacity. Where there are no seats, 1.0 space/4 persons permitted capacity
Autobody Repair Shop	4.0 spaces/service bay
Automobile Gas Bar	1 space
Automobile Rental Establishment	1.0 space/40.0 m <sup>2</sup> GFA, in addition to any area used to park the equipment offered for rental
Automobile Sales Establishment (having a building in which vehicles may be repaired)	1.0 space/30.0 m <sup>2</sup> GFA, plus 4.0 spaces/service bay
Automobile Sales Establishment (having no building in which vehicles may be repaired)	1.0 space/30.0 m <sup>2</sup> GFA
Automobile Service Station	4.0 spaces/service bay
Automobile Washing Facility - Automated	5.0 spaces/washing bay
Automobile Washing Facility - Manual	2.0 spaces/washing bay
Bakery	1.0 space/30.0 m <sup>2</sup> GFA
Bowling Alley	4.0 spaces, plus 4.0 spaces/bowling lane, plus 1.0 space/4 persons of permitted capacity
Brewers' Warehousing Retail Outlet	1.0 space/10.0 m <sup>2</sup> GFA
Building Supply Outlet	1.0 space/30.0 m <sup>2</sup> GFA of retail showroom and office space, plus 1.0 space/100.0 m <sup>2</sup> GFA of warehouse and open storage
Caretaker's Residence	1.0 space/dwelling unit
Catering Service	1.0 space/30.0 m <sup>2</sup> GFA
Cemetery	1.0 space/30.0 m <sup>2</sup> GFA of accessory office
Columbarium	1.0 space/30.0 m <sup>2</sup> GFA of accessory office

Permitted Use	Parking Standard
Computer, Electronic or Data Processing Establishment	1.0 space/25.0 m <sup>2</sup> GFA for the first 500.0 m <sup>2</sup> plus 1.0 space/40.0 m <sup>2</sup> GFA thereafter
Convention Centre	1.0 space/4 persons of permitted capacity
Crematorium	1.0 space/30.0 m <sup>2</sup> GFA of accessory office
Crisis Residence	2.0 spaces, plus 1.0 space/3 residents
Curling Rink	4.0 spaces/curling sheet, plus 1.0 space/4 persons of permitted capacity
Day Nursery	1.0 space/28.0 m <sup>2</sup> of gross floor area of playroom space
Department Store	1.0 space/30.0 m <sup>2</sup> GFA
Dry Cleaning Depot	2.0 spaces, plus 1.0 space/30.0 m <sup>2</sup> GFA
Dwelling:	
Apartment	1.5 spaces/unit
Converted	1.0 space/unit
Duplex	1.0 space/unit
Fourplex or Double Duplex	1.5 spaces/unit
Semi-detached	1.0 space/unit
Single detached	1.0 space/unit
Street Townhouse	1.0 space/unit
Block Townhouse	1.5 spaces/unit
Triplex	1.0 space/unit
Financial Institution	1.0 space/15.0 m <sup>2</sup> GFA
Fire Station	1.0 space/30.0 m <sup>2</sup> GFA excluding any garage
Flea Market	12.0 spaces/93.0 m <sup>2</sup> GFA
Fresh Produce Outlet	1.0 space/25.0 m <sup>2</sup> GFA
Funeral Home	1.0 space/20.0 m <sup>2</sup> GFA, or 20 spaces, whichever is the greater
Gaming Establishment	1.0 space/4 persons of permitted capacity
Garage, Public	4.0 spaces/service bay
Gas Bar	1.0 space/gasoline pump island kiosk
Golf Course	2.0 spaces/hole, plus 1.0 space/4 persons of permitted capacity
Golf Driving Range	1.0 space/tee-off pad
Grocery Store	1.0 space/40.0 m <sup>2</sup> GFA
Group Correctional Home	2.0 spaces, plus 1.0 space/3 residents
Group Correctional Residence	2.0 spaces, plus 1.0 space/3 residents
Group Home	2.0 spaces, plus 1.0 space/3 residents
Group Residence	2.0 spaces, plus 1.0 space/3 residents
Gymnasium	1.0 space/20.0 m <sup>2</sup> GFA, plus 1.0 space/4 persons of permitted capacity
Hair Stylist (DELETED)	
Health Club	1.0 space/20.0 m <sup>2</sup> GFA
Home for the Aged	1.0 space/3 beds
Home Furnishing Store	1.0 space/50.0 m <sup>2</sup> GFA
Hospital	1.5 spaces/bed
Hotel	1.0 space/guest room, plus 1.0 space/4 persons permitted capacity of any restaurant and place of assembly
Impound Yard	6.0 spaces plus 1 space/1000.0 m <sup>2</sup> of GFA and of open storage

<b>Permitted Use</b>	<b>Parking Standard</b>
Industrial Mall	1.0 space/40.0 m <sup>2</sup> for the first 1,200.0 m <sup>2</sup> of GFA, plus 1.0 space/100.0 m <sup>2</sup> for the remainder of the GFA in excess of 1,200.0 m <sup>2</sup>
Laundromat	1.0 space per 2 washing machines
Library	1.0 space/30.0 m <sup>2</sup> GFA
Liquid Waste Transfer Station	6.0 spaces, plus 1 space/1000.0 m <sup>2</sup> GFA
Liquor Control Board of Ontario Store	1.0 space/10.0 m <sup>2</sup> GFA
Lodging House	1.0 space/3 licenced lodgers
Manufacturing Use	1.0 space/100.0 m <sup>2</sup> GFA
Mausoleum	1.0 space/30.0 m <sup>2</sup> GFA of accessory office
Medical Office or Medical Clinic	1.0 space/25.0 m <sup>2</sup> GFA
Mini-Group Home	2.0 spaces
Miniature Golf Establishment	1.5 spaces/hole
Mixed Use Building	1.0 space/dwelling unit, plus the total spaces required for non-residential uses as set out in Section 6.18.7.8
Monastery	1.0 space/3 beds
Motel	1.0 space/guest room, plus 1.0 space/4 persons permitted capacity of any restaurant and place of assembly
Museum	1.0 space/25.0 m <sup>2</sup> GFA
Neighbourhood Convenience Store	1.0 space/30.0 m <sup>2</sup> of gross leasable floor area
Nursery Garden Centre	1.0 space/30.0 m <sup>2</sup> GFA of retail showroom and office space, plus 1.0 space/100.0 m <sup>2</sup> of warehouse and open storage
Nursing Home	1.0 space/3 beds
Office, General	1.0 space/30.0 m <sup>2</sup> GFA
Office, Accessory General	1.0 space/30.0 m <sup>2</sup> GFA
Personal Service Store	1.0 space/30.0 m <sup>2</sup> GFA
Photocopy Shop	1.0 space/30.0 m <sup>2</sup> GFA
Photographer's Studio	1.0 space/30.0 m <sup>2</sup> GFA
Place of Assembly (not otherwise specified)	1.0 space/4 persons of permitted capacity
Place of Entertainment/Recreation	1.0 space/4 persons of permitted capacity
Place of Worship	1.0 space/5 persons permitted capacity
Police Station	1.0 space/30.0 m <sup>2</sup> GFA
Post-Secondary School	1.0 space/70.0 m <sup>2</sup> GFA
Postal Station	1.0 space/30.0 m <sup>2</sup> GFA
Private Club	1.0 space/4 persons of permitted capacity
Public Hall	1.0 space/4 persons of permitted capacity
Public Transit Facility	0 spaces
Racquet Facility	2.0 spaces/court plus 1.0 space/4 persons or permitted capacity
Recycling Operation	6 spaces, plus 1.0 space/1000 m <sup>2</sup> of GFA and of open storage
Rental Establishment	2.0 spaces, plus 1.0 space/30.0 m <sup>2</sup> GFA
Research Use	1.0 space/30.0 m <sup>2</sup> GFA
Restaurant, Fast Food	1.0 space/10.0 m <sup>2</sup> GFA plus 1 space per 4 customer seats



Permitted Use	Parking Standard
Restaurant, Full Service	1.0 space/4 persons of permitted capacity
Restaurant, Take-out	1.0 space/10.0 m <sup>2</sup> GFA
Retail Food Warehouse	1.0 space/30.0 m <sup>2</sup> GFA of retail showroom and office space, plus 1.0 space/100.0 m <sup>2</sup> GFA of warehouse
Retail Store	1.0 space/30.0 m <sup>2</sup> GFA
Retail Warehouse	1.0 space/30.0 m <sup>2</sup> GFA of retail showroom and office space, plus 1.0 space/100.0 m <sup>2</sup> GFA of warehouse
Retirement Home	1.0 space/3 beds
Salvage Yard	6.0 spaces, plus 1.0 space/1000.0 m <sup>2</sup> of GFA and of open storage
School, Elementary	The greater of either 3.0 spaces plus 1.0 space/teaching station or 1.0 space/4 persons of permitted capacity of the place of public assembly within the elementary school which has the greatest permitted capacity.
School, Post-Secondary	1.0 space/70.0 m <sup>2</sup> GFA
School, Private	The greater of either 3.0 spaces/teaching station or 1.0 space/4 persons of permitted capacity of the place of public assembly within the private school which has the greatest permitted capacity.
School, Secondary	The greater of either 3.0 spaces/ teaching station or 1.0 spaces/4 persons of permitted capacity of the place of public assembly within the secondary school which has the greatest permitted capacity.
Service Industry	1.0 space/20.0 m <sup>2</sup> GFA
Service or Repair Shop	1.0 space/30.0 m <sup>2</sup> GFA
Shopping Centre	5.5 spaces/100.0 m <sup>2</sup> GFA
Specialty Drug/Food Warehouse	1.0 space/30.0 m <sup>2</sup> GFA of retail showroom and office space, plus 1.0 space/100.0 m <sup>2</sup> GFA of warehouse
Specialty Retail Store	1.0 space/30.0 m <sup>2</sup> GFA
Stadium	1.0 space/6 seats
Supermarket	1.0 space/25.0 m <sup>2</sup> GFA
Swimming Pool	1.0 space/20.0 m <sup>2</sup> GFA (excluding pool) plus 1.0 space/4 persons of permitted capacity
Telecommunications Centre	A minimum of 175 spaces
Telecommunications Services	1.0 space/30.0 m <sup>2</sup> GFA
Theatre	1.0 space/4 persons of permitted capacity
Trade School	2.0 spaces, plus 1 space/ 20.0 m <sup>2</sup> GFA
Transportation Terminals	6.0 spaces, plus 1 space/1000.0 m <sup>2</sup> GFA
Veterinary Clinic	1.0 space/15.0 m <sup>2</sup> GFA (excluding kennels and runs)
Warehouse Use	2.0 spaces, plus 1.0 space/1,000.0 m <sup>2</sup> GFA
Wholesale Use	1.0 space/80.0 m <sup>2</sup> GFA
All other uses not herein specified	1.0 space/30.0 m <sup>2</sup> GFA

6.18.8. Storage or Parking of Motor Homes, Travel Trailers, Snowmobiles, Boats, and Trailers in Residential Zones

Amended by  
Bylaw No.  
180-2003

- .1 Storage or parking of motor homes, travel trailers, snowmobiles or boats with accessory trailers, or trailers shall be permitted within a garage or a carport.
- .2 Outdoor storage or parking of a motor home, travel trailer, snowmobile or boat with accessory trailer, or trailer, in a RE, R1A, R1B, R1C, R1D, R2, R3, or RC Zone, shall be subject to the following regulations:
  - .1 Storage or parking shall only be permitted in the rear yard or interior side yard.
  - .2 The motor home, travel trailer, snowmobile or boat with accessory trailer, or trailer shall be located no closer than 1.0 m to any lot line.
  - .3 The owner of any dwelling may not store or park in the open more than a total of two motor homes, travel trailers, snowmobiles or boats with accessory trailers, or trailers on the lot.
  - .4 A trailer or accessory trailer stored in a Residential Zone shall not exceed 11.0 m in length.
  - .5 A motor home, travel trailer, snowmobile or boat with accessory trailer, or trailer may be stored in a front yard or exterior side yard for a period not exceeding 72 hours in one calendar month.
  - .6 A motor home, travel trailer or boat may be used for human habitation on a temporary basis for a period not exceeding 14 days in one calendar month.

6.18.9. Storage or Parking of Commercial Vehicles, Limousines, Construction Equipment, Buses, and School Buses in Residential Zones

Amended by  
Bylaw No.  
46-2004

- .1 Storage or parking of commercial vehicles, limousines, construction equipment, buses, and school buses shall be prohibited in all yards of a lot in any Residential Zone, except within a garage.
- .2 Notwithstanding Section 6.18.9.1 of this Bylaw, a commercial vehicle or construction equipment may be stored or parked in any yard of a lot in a Residential Zone while being used in conjunction with construction, maintenance or demolition activities on said lot.

6.18.10 Stacking lane Regulations

Amended by  
Bylaw No.  
63-2012

- .1 A stacking lane associated with an automobile washing facility (automated and manual), financial institution or a restaurant for fast food shall be provided in accordance with Table 6.2 as follows:

**TABLE 6.2 – Required Number of Stacking Lane Parking Spaces**

<b>Permitted Use</b>	<b>Minimum Number of Stacking Lane Tandem Parking Spaces Required</b>
Automobile Washing Facility – Automated	12.0 spaces/washing bay
Automobile Washing Facility – Manual	3.0 spaces/washing bay
Financial Institution	5.0 spaces
Restaurant, Fast Food	13.0 spaces

- .2 A stacking lane associated with an Automobile Washing Facility – (Automated and Manual) shall be measured from the entrance to the wash bay.
- .3 A stacking lane associated with a Financial Institution shall be measured from a point located 2.0 m beyond the middle of the drive-through bank machine.
- .4 A stacking lane associated with a Restaurant, Fast Food, shall provide a minimum of 13 stacking spaces in total. Three of the said 13 spaces shall be located between the order menu station and pick-up window.
- .5 The minimum length of each stacking space shall be 6.5 m.
- .6 Drive-through aisles shall be located so that stacked vehicles do not impede adjacent on or off-site traffic. A minimum setback of 20.0 m is required from any lot line abutting a street to the entrance of the drive-through aisle to accommodate vehicle movement into and out of the site.
- .7 Separate drive-through aisles shall be required when two or more drive-through services or brands exist on the same site.
- .8 No part of a stacking lane shall be located such that any motor vehicle which uses it will block, impede or interfere with the use of required parking spaces or drive aisles on the lot on which the drive-through facility is located.

**6.19****Public Services**

Amended by  
Bylaw No.  
34-93

- .1 Public services, excluding fire, ambulance, or police stations, public works yards and sanitary landfill sites, shall be permitted in all Zones.
- .2 Any main or accessory building or structure shall comply with the more restrictive provisions of this Bylaw with respect to the Zone in which it is located.
- .3 The open storage of goods, materials or equipment shall be prohibited, except as otherwise permitted in the Zone or except as permitted herein.
- .4 Any building in a Residential Zone shall be designed, constructed and shall maintain the residential character of the Zone.
- .5 Utility service equipment which is enclosed by a building or an opaque fence

or walls exceeding the height of the equipment:

- |    |  |   |
|----|--|---|
| .1 | Where the height and area of the building or enclosure are in accordance with the regulations for accessory buildings in that Zone | Minimum required yards in accordance with regulations for accessory buildings |
| .2 | Where the height and area of the building or enclosure exceeds the regulations for accessory buildings in that Zone                | Minimum required yards in accordance with regulations for main buildings      |
- .6 When utility service equipment is located on a lot and not enclosed, and is greater than 1.4 m in height, such equipment shall:
- |    |  |
|----|--|
| .1 | Be screened on all sides by an opaque fence and/or wall of a minimum height equal to the height of the utility service equipment to a maximum of 4.0 m, or a buffer approved pursuant to the Site Plan Control provisions of the Planning Act. |
| .2 | Not be permitted within 6.0 m of either a lot in a Residential Zone or a lot line abutting a street.   |

## **6.20 Interior Side Yard – Common Walls**

- .1 Notwithstanding any provision of this Bylaw, the minimum interior side yard may be 0.0 m along a common wall separating units in a semi-detached, double duplex, fourplex, or street townhouse dwelling.

## **6.21 Sight Triangles**

- .1 A sight triangle will be enforced on a corner lot in accordance with Municipal Roads Bylaw Number 29-78, as amended from time to time.
- .2 Buildings, structures, walls, fences or hedges within a required sight triangle shall conform to all requirements of Municipal Roads Bylaw Number 29-78, as amended from time to time.

## **6.22 Yards and Planting Strips**

Amended by  
Bylaw No.  
100-98

- .1 Notwithstanding any other provision of this Bylaw, all yards abutting the corridor area shown on Schedule "J" or freeway right-of-way shall be a minimum of 15.0 m.
- .2 All yards required under this Bylaw shall be measured from the limit of the proposed street right-of-way or the existing right-of-way, whichever is greater:

<b>Road Width</b>	<b>Proposed Right-of-Way (metres)</b>
Baldwin Avenue (River Road to Erie Avenue)	20
Balmoral Drive (Myrtleville Drive to Power Line Road)	26
Birkett Lane	20
Brantford Southern Access Route (North of Hwy. 403)	60
Catharine Avenue (Spalding Drive to Sherwood Drive)	20
Charing Cross Street (West Street to CNR)	26
Charing Cross Street (CNR to Henry Street)	40
Clarence Street (West Street to Colborne Street)	26
Colborne Street West (Oakhill Drive to Brant Avenue)	26
Conklin Road	26
Dunsdon Street (King George Road to Memorial Drive)	26
Eagle Avenue (Foster Street to River Road)	20
Erie Avenue (Market Street to Eagle Avenue) (Cayuga Street to City Limits)	26
Fairview Drive (Hwy. 403 Access to Hayhurst Road) (Memorial Drive to Park Road North)	26
Garden Avenue (Lynden Road to Hwy. 403) (Henry Street to Colborne Street East)	26
Gilkison Street (Brunswick Street to BSAR Overpass)	20
Grey Street (James Avenue to Rowanwood Avenue)	26
Hardy Road	26
Henry Street (West Street to Wayne Gretzky Parkway) (Middleton Street to Plant Farm Road)	26
Icomm Drive (Mill Street to Clarence Street)	30
King George Road (Kent Road to Fairview Drive)	35
Locks Road (Lloyd Street to Colborne Street East)	26
Lynden Road (Brantwood Park Road to City Limit)	35
Market Street South	26
Memorial Drive (Harvest Lane to Evelyn Street) (Buckingham Street to Fairview Drive)	26
Mohawk Street (Greenwich Street to Birkett Lane)	20
Morton Avenue (Hill Avenue to Furzey Avenue)	20
Mt. Pleasant Street	26
Murray Street (Grey Street to Elgin Street)	20
Newport Street (BSAR to Dalhousie Street)	30
North Park Street (St. George Street to Dundas Street)	20
Oak Park Road (Hwy. 403 to City Limits)	26
Oak Park Road (Hwy. 403 Southerly)	60
Rawdon Street (Dalhousie Street to Colborne Street)	20
River Road (Marlene Avenue to Birkett Lane) (Aberdeen Avenue to Strathcona Avenue)	20
Shellard Lane	26
St. Paul Avenue (Dufferin Avenue to Grand River Ave.)	20
Stanley Street (CNR to Dalhousie Street)	20
Toll Gate Road (Hwy. 403 Overpass/King George Road)	26
West Street (Market Street to Clarence Street) (Harris Avenue to Charing Cross Street) (Farringford Drive to Fairview Drive)	26
Wilkes Street (Morrell Street to St. Paul Avenue)	20

- .3 Where the proposed right-of-way in Section 6.22.2. is greater than the existing right-of-way, then one-half the difference between the two rights-of-way shall be applied to each side of the existing right-of-way and the yards and planting strips shall be measured from that point.

## 6.23

### Loading Spaces

#### 6.23.1.

Amended by  
Bylaw No.  
44-97

#### Dimensions:

- .1 A required loading space shall have minimum dimensions, exclusive of any land used for access, driveways or manoeuvring, as follows:
- .1 Loading space – type A: 3.5 m x 9.0 m, with 4.5 m in clear unobstructed height.
  - .2 Loading space – type B: 3.5 m x 20.0 m, with 4.5 m in clear unobstructed height.

#### 6.23.2.

#### Loading Deficiencies:

- .1 Where a use existing at the date of adoption of this Bylaw provides fewer than the minimum number of loading spaces required herein, the existing number of loading spaces shall be deemed to be the minimum number of loading spaces required for the said use.
- .2 A use identified in Section 6.23.2.1. may be enlarged or changed to another permitted use in accordance with the following:
- .1 The minimum number of loading spaces existing at the date of adoption of this Bylaw shall continue to be provided.
  - .2 Additional loading spaces for the enlarged or changed use shall be established as follows:
    - .1 The total minimum number of loading spaces for the enlarged or changed use as required by Section 6.23.6 of this Bylaw, minus the total minimum number of loading spaces the previous use would have required notwithstanding Section 6.23.2.1.
    - .3 Where a changed use requires less than the number of existing loading spaces, then the minimum number of loading spaces required shall be in accordance with Section 6.23.6.2.

#### 6.23.3.

#### Location

The location of a loading space required herein shall be subject to the following regulations:

- .1 The loading space shall be located on the same lot as the use, building, or structure for which it is required, and shall not be located on a street.
- .2 No loading space shall be located in any front yard unless the front yard is a

minimum of 20.0 m.

6.23.4. Access to Loading

- .1 All loading spaces shall have adequate access on the same lot to permit ingress, egress, and manoeuvring by means of a driveway, no part of which shall be used for the parking or storage of any motor vehicle.
- .2 The driveway providing access to a loading space shall have a minimum width of 3.5 m for one-way traffic and 7.0 m for two-way traffic.

6.23.5. Surfacing

- .1 All loading spaces and driveways shall be provided with a stable surface treated to prevent the raising of dust or loose particles and consist of asphalt, concrete, or other hard-surfaced material, or combination thereof.

6.23.6. Number of Spaces

Amended by  
Bylaw No.  
176-2017

- .1 The minimum number of loading spaces to be maintained for an apartment dwelling shall be one loading space for each apartment dwelling containing 25 or more dwelling units.
- .2 Except as otherwise provided herein, the minimum number of loading spaces to be provided and maintained for an industrial or commercial use shall be determined based on the total gross floor area of all uses on the lot for which the loading spaces are required, and in accordance with the following:
- .3 The minimum number of loading spaces to be maintained for dwelling units in a mixed use building shall be one loading space for each mixed use building containing 25 or more dwelling units. The minimum number of loading space to be provided and maintained for all other non-residential uses in a mixed use building shall be provided in accordance with Table 6.2.

**TABLE 6.2  
LOADING SPACE REQUIREMENTS**

Gross Floor Area in Square Metres	Required Number of Spaces
0.0 up to and including 300.0	0
Over 300.0 up to an including 1,850.0	1
Over 1,850.0 up to an including 3,700.0	2
Over 3,700.0 up to an including 9,250.0	3
Over 9,250.0 up to an including 14,800.0	4
Over 14,800.0 up to an including 22,200.0	5
Over 22,200.0 up to an including 29,600.0	6
Over 29,600.0 up to an including 37,000.0	7
For each 9,250.0 over 37,000.0	1 additional

6.23.7. Type of Space

Amended by  
Bylaws No.  
25-91, 176-2017

- .1 Any required loading space for an apartment dwelling or mixed use building shall be Loading Space – Type A, as defined in Section

## 6.23.1.1.1.

- .2 Any required loading space for the following uses shall be Loading Space – Type B, as defined in Section 6.23.1.1.2.:

Industrial uses  
Retail warehouses  
Commercial uses with greater than 1000.0 m<sup>2</sup> total gross floor area.

- .3 The required loading spaces for all other uses shall be Loading Space – Type A, as defined in Section 6.23.1.1.1.

**6.24. Wayside Pits and Quarries**

Amended by  
Bylaw No.  
25-91

- .1 Where identified as a permitted use in this Bylaw, wayside pits and wayside quarries may be opened, established, or operated only under the authority of a permit issued pursuant to the Aggregate Resources Act.

**6.25. Propane Storage Tanks**

- 6.25.1. Any propane storage tank having a capacity of 475.0 litres or greater shall not be located in any required yard for a main building and, further, shall be located a minimum of 8.0 metres from any lot line, provided that such requirement shall not be deemed to supersede any more restrictive regulation enforced by any public agency.

**6.26. Established Front Building Line**

- 6.26.1. The Established Front Building Line shall be the average of the front yard of the two lots on the same side of the same street which abut the property at the time of application for a building permit.
- 6.26.2. In the case of a corner lot, or where one or both of the abutting lots on the same side of the street are vacant, the next adjacent non-vacant lot with a front lot line on the same side of the street shall be used in calculating the Established Front Building Line.

**6.27. Minimum Public Services**

6.27.1  
Amended by  
Bylaws No.  
112-2018, 104-2019

- No land shall be used nor any building or structure shall be erected in any Zone, used or occupied, including alteration, or change of use of an existing building unless:
- i) watermains, storm sewers, sanitary systems and electrical service are constructed and operational and all regulatory approvals have been received to the satisfaction of the City;
  - ii) adequate servicing capacity is confirmed by the City as being available for all watermains and sanitary systems;



- iii) stormwater management facilities, if required, are constructed and operational to the satisfaction of the City;
  - iv) adequate water supply is available for domestic use; and,
  - v) roadways and/or lanes are constructed to provide adequate access to all buildings or structures, to the satisfaction of the City.
- .1 Notwithstanding Sections 6.27.1 i), 6.27.1 ii), 6.27.1 iii) and 6.27.1 iv), a model home may be erected without servicing in accordance with the provisions of Section 6.35 of this By-law and the registered subdivision agreement.

6.27.2 Notwithstanding the provisions of any other by-law previously enacted to Section 34 of the Planning Act, or any predecessor thereof, by the City of Brantford or any predecessor thereof, no land shall be used or built upon and no building or structure shall be erected or used unless full municipal water and sanitary sewer capacity is available and the Council of The Corporation of the City of Brantford has allocated full municipal water and sanitary sewer capacity to service the said lands or building or structure or Council for the City of Brantford has exempted the development or class of development from the requirement of allocation of capacity.

6.27.3 The calculation of municipal water and wastewater collection/treatment system capacity and uncommitted reserve capacities shall be determined by the City's General Manager of Public Works or their designate, in accordance with the servicing allocation policies approved by Council from time to time and applicable legislation, regulations and guidelines issued by the Ministry of Environment and Climate Change.

## **6.28. Flood "F" Prefix**

6.28.1. Where a Zone symbol is preceded by the letter "F", the land shall be developed in accordance with the following regulations:

Amended by  
Bylaw No.  
25-91, 178-94,  
140-2002, 133-2015,  
40-2016, 157-2020

- .1 For lots in the area identified on Schedules K and L, a permit has been issued by the Grand River Conservation Authority.
- .2 The uses permitted shall not include:
  - .1 a new elementary school;
  - .2 a new private school;
  - .3 a new secondary school;
  - .4 a hospital;
  - .5 a home for the aged;
  - .6 a nursing home;
  - .7 a retirement home;
  - .8 a group home;
  - .9 a mini-group home;
  - .10 a group residence;
  - .11 a crisis residence;
  - .12 a group correctional home;
  - .13 a group correctional residence;

- .14 a police station;
  - .15 a fire station;
  - .16 an ambulance station;
  - .17 day nurse;
  - .18 recycling uses;
  - .19 an emergency shelter.
- .3 Extensions and enlargements of up to 50 percent of the existing gross floor area shall be permitted for existing fire and police stations.
  - .4 Notwithstanding Section 6.28.1.1, the following buildings and structures do not require the issuance of a permit by the Grand River Conservation Authority, unless located on a lot abutting an OS3 Zone:
    - .1 unenclosed porches, verandahs or decks
    - .2 outdoor swimming pools
    - .3 accessory buildings and structures less than 9.3 m<sup>2</sup> in size located within all Residential Zones.
  - .5 Basements are not permitted in new development, including additions to existing buildings. Non-habitable crawl spaces may be permitted.
  - .6 All additions to existing development in the floodplain will have a first floor elevation not less than that of the existing building to which the addition is being made.
  - .7 Pipe and utility spaces may be provided below the elevation of the first floor; however, all mechanical and electrical service equipment is to be installed above the first floor elevation.
  - .8 No new openings, windows or doors to be located below the elevation of the first floor of any residential use.

## 6.29

### Temporary Use "T" Prefix

#### 6.29.1

Where a zone symbol is preceded by the letter "T" the lands may be developed for a use on a temporary basis in accordance with the following regulations:

Amended by  
Bylaws No.  
16-91, 135-93,  
136-93, 137-93,  
138-93, 139-93,  
119-94, 189-96,  
190-96, 191-96,  
192-96, 193-96,  
192-96, 193-96,  
15-97, 149-97

**.1 DELETED**

Amended by  
Bylaws No.  
113-93, 55-96,  
13-97

**.2 DELETED**

Amended by  
Bylaws No.  
5-95, 35-95

**.3 DELETED**

Amended by  
Bylaw No.  
187-2001

**.4 DELETED**

Amended by  
Bylaw No.  
60-2002

**.5 DELETED**

Amended by  
Bylaws No.  
34-2003, 56-2005

**.6 DELETED**

Amended by  
Bylaws No.  
133-2005, 3-2015

**.7 DELETED**

Amended by  
Bylaw No.  
126-2005, 3-2015

**.8 DELETED**

Amended by  
Bylaw No.  
23-2009, 3-2015

**.9 DELETED**

Amended by  
Bylaw No.  
53-2009, 3-2015

**.10 DELETED**

Amended by  
Bylaw No.  
12-2017

**.11 38 Bury Court (T-M2)**

Notwithstanding any provision of this By-law to the contrary, the lot may be used for all of the uses permitted in the M2 Zone plus the following:

- .1 Gymnastics Club, to include recreational and competitive gymnastics lessons as well as the associated administration required to provide the aforementioned lessons.

Notwithstanding any provision of this By-law to the contrary, no person shall within any T-M2 Zone use any lot, or erect, alter or use any building or structure for a Gymnastics Club, except in accordance with the following provisions:

- .1 Gross Floor Area (maximum) 1,400 m<sup>2</sup>
- .2 Section 6.29.1.11 shall remain in effect for a period of time expiring on January 17, 2019 at which time it shall be deemed repealed in accordance with the provisions of Section 39 of the Planning Act R.S.O. 1990.

That all remaining provisions of the M2 Zone in Section 10.2.2. to this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**6.30**

**Setbacks from Rail Lines**

**6.30.1**

Amended by  
OMB Order R910193,  
Bylaw No.  
68-2011

Notwithstanding any other provision of this Bylaw, any building or structure, which contains a dwelling unit and abuts a main or branch rail line, shall

provide a minimum yard of:

- .1 15.0 m abutting a branch rail line as identified on Schedule G;
- .2 30.0 m abutting a main rail line as identified on Schedule G.

6.30.2 Section 6.30.1 shall not apply to accessory buildings or structures which do not contain dwelling units.

6.30.3 Section 6.30.1 shall not apply to the alteration of any existing building or structure which does not result in the creation of an additional dwelling unit.

6.30.4 Section 6.30.1 shall not apply to any lands subject to Schedule B.

### **6.31**

Amended by  
Bylaws No.  
173-92, 82-93,  
137-95, 149-97,  
65-2018

### **DELETED**

### **6.32**

Amended by  
Bylaws No.  
122-2012, 161-2017,  
157-2020

### **Accessory Dwelling Units**

Accessory Dwelling Units shall be permitted in single detached, semi-detached, street townhouses, or accessory structures, subject to the following regulations:

- .1 Accessory Dwelling Units shall be regulated by the applicable zoning provisions pertaining to the principal use and by the regulations of Section 6.3 – Accessory uses, Buildings and Structures where necessary.
- .2 The maximum number of residential dwelling units permitted per lot shall not exceed three (3) units.
- .3 Accessory Dwelling Units located at or above grade shall not be larger than 50% of the gross floor area for the principal dwelling or 110 square metres, whichever is lesser. If located in the basement of the principal dwelling the Accessory Dwelling Unit may occupy the entire basement area.
- .4 Parking shall be provided for an accessory dwelling unit in accordance with Section 6.18 – Parking Regulations, and parking space shall be provided at a rate of 1.0 space/unit for an Accessory Dwelling Unit.
- .5 A minimum of 50% of the front yard shall be maintained as landscaped open space.
- .6 The maximum number of permitted bedrooms in an Accessory Dwelling Unit shall be two (2).
- .7 Accessory Dwelling Units shall not be permitted in the basement of residential dwellings on lands zoned with the (F) prefix.

- .8 Accessory Dwelling Units in accessory structures shall not be permitted above the first floor.
- .9 Notwithstanding the foregoing, the general provisions of Section 6.32 – Accessory Dwelling Units shall not be permitted in the following Zones: R2, R3, and RC.

### 6.33

Amended by  
Bylaw No.  
74-2016

#### Shipping Containers

- .1 The permanent placement of shipping containers as accessory structures for any Residential Use as defined in Section 2.18.5 shall be prohibited.
- .2 The temporary placement of shipping containers as accessory structures for any Residential Use as defined in Section 2.18.5 shall be permitted, subject to the following regulations:
  - .1 The maximum size of a shipping container shall be 2.5 metres in height, 2.5 metres in width and 6 metres in length.
  - .2 The maximum number of shipping containers shall be 1 per lot.
  - .3 The shipping container shall be placed no closer than 1 metre to any lot line.
  - .4 The maximum duration for the temporary placement of a shipping container for any purpose other than that set out in Section 6.1.1.4 shall be 30 days per calendar year.

### 6.34

Amended by  
Bylaw No.  
65-2018

#### Regulations for Food Service Vehicles

Food Service Vehicles shall only be permitted in accordance with the City of Brantford Licensing By-law, as amended from time to time.

### 6.35

Amended by  
Bylaw No.  
104-2019

#### Model Homes

Notwithstanding any other provisions of this By-law, where a subdivision agreement has been registered, a single detached dwelling, semi-detached dwelling or street townhouse dwellings may be constructed as a model home on a lot or block within a registered plan of subdivision subject to the following restrictions:

- .1 The use shall be permitted in the Zone in which the dwelling is to be located;
- .2 Each dwelling unit shall be used for the purpose of a model home only and shall not be occupied as a dwelling unit until occupancy is issued by the Chief Building Official;
- .3 A model home shall not be connected to any water or sanitary sewer services;

- .4 A model home shall have direct access to a street constructed with a base course of asphalt; and,
- .5 The number of model homes for any approved plan of subdivision shall not exceed the lesser of six (6) dwelling units or 10% of the total number of registered lots.

**6.36****Unused (under appeal)****6.37**

Amended by  
Bylaw No.  
207-2021

**Short Term Rental Accommodations**

Notwithstanding any other provision of this By-law, any short term rental accommodation shall be permitted within all zones where residential uses are permitted, subject to the following provisions:

- .1 A short term rental accommodation must be operated by the person or persons whose principal residence is the dwelling in which the short term rental accommodation is located. For the purposes of this Section, the entire accessory dwelling unit shall be included as part of a principal residence.
- .2 Short term rental accommodations shall not take place on the same lot as a bed and breakfast establishment.
- .3 For short term rental accommodations with up to three (3) bedrooms per unit, the primary residential use parking requirements shall apply. For four (4) or more bedrooms per unit, one additional parking space per bedroom will be required.
- .4 Short term rental accommodations shall be regulated by the applicable zoning provisions pertaining to the principal use and by the regulations of Section 6.3 – Accessory uses, Buildings and Structures, and Section 6.32 – Accessory Dwelling Units, where necessary.
- .5 Short term rental accommodations must be registered through the Short Term Rental Accommodation Registry Program, as amended.

**6.38**

Amended by  
Bylaw No.  
93-2022

**Outdoor Patios**

Notwithstanding Table 6.1 of the By-law, a temporary outdoor patio shall not contribute to the required parking calculations for a restaurant or other business, and may occupy space that would otherwise be required for parking subject to the following regulations:

- 1. Outdoor patios shall not obstruct required works or infrastructure, such as ramps, fire routes, fire hydrants, water curb stops and drive aisles or disturb any existing vegetation.
- 2. Any recreation and/or entertainment uses on temporary outdoor patios shall not be amplified and shall not cause a nuisance to neighbouring residents by unreasonably disturbing the peace.

3. The provision of accessible parking and associated walkways shall be maintained at all times.
4. Proposed temporary outdoor patio must be adjacent to the existing restaurant or business.
5. Proposed temporary outdoor patio must be set back a minimum of 5 m from a Residential Zone.
6. Notwithstanding any of the requirements above, the Police Chief, Fire Chief, General Manager of Public Works or Chief Building Official may impose further conditions or requirements that they deem appropriate to safeguard public safety or mitigate nuisances.
7. Outdoor temporary patios shall only be permitted seasonally from the months May 1<sup>st</sup> to October 31<sup>st</sup> in each calendar year.

## **SECTION 7.0 - RESIDENTIAL ZONES**

### **7.1 Residential Estate Zone (RE)**

#### 7.1.1 Permitted Uses

The following uses are permitted in a RE Zone:

- .1 Single-detached dwellings.
- .2 Bed and breakfast establishments.
- .3 Day nurseries.
- .4 Home occupations.
- .5 Mini-group homes.
- .6 Accessory uses, buildings, and structures.
- .7 Uses permitted in Section 6.1.

#### 7.1.2 Regulations

Amended by  
Bylaws No.  
34-93

Any use, building, or structure in a RE Zone shall be established in accordance with the following:

- .1 Single-Detached Dwellings
  - .1 Lot Area (minimum) 4,000.0 m<sup>2</sup>
  - .2 Lot Width (minimum) 24.0 m
  - .3 Lot Coverage (maximum) 10%
  - .4 Building Height (maximum) 10.0 m
  - .5 Front Yard (minimum) 10.0 m
  - .6 Rear Yard (minimum) 10.0 m
  - .7 Side Yard (minimum)
    - .1 Interior 4.0 m
    - .2 Exterior 8.0 m
  - .8 Gross Floor Area (minimum) 175.0 m<sup>2</sup>
  - .9 Parking in accordance with Section 6.18
  - .10 Setback from Rail Lines in accordance with Section 6.30
- .2 Bed and Breakfast Establishments
  - .1 In accordance with Section 6.16.
- .3 Day Nurseries



- .1 In accordance with Section 6.8.
- .4 Home Occupations
  - .1 In accordance with Section 6.17
- .5 Mini-Group Homes
  - .1 In accordance with Section 6.15.
- .6 Accessory Uses, Buildings, and Structures
  - .1 In accordance with Section 6.3.
- .7 Uses Permitted in Section 6.1.
  - .1 In accordance with Section 6.1.

## 7.1.3

Notwithstanding Section 6.27, a use, building, or structure may be established in a RE Zone with private water supply and/or sewage disposal facilities that have been approved by the Medical Officer of Health.

**7.2 Residential Type 1A (18 Metre) Zone (R1A)**

**7.2.1 Permitted Uses**

The following uses are permitted in an R1A Zone:

- .1 Single-detached dwellings.
- .2 Bed and breakfast establishments.
- .3 Day nurseries.
- .4 Home occupations.
- .5 Mini-group homes.
- .6 Accessory uses, buildings, and structures.
- .7 Uses permitted in Section 6.1.

**7.2.2 Regulations**

Any use, building, or structure in a R1A Zone shall be established in accordance with the following:

Amended by  
Bylaw No.  
34-93

- .1 Single-Detached Dwellings
  - .1 Lot Area (minimum) 550.0 m<sup>2</sup>
  - .2 Lot Width (minimum) 18.0 m
  - .3 Lot Coverage (maximum) 35%
  - .4 Building Height (maximum) 10.0 m
  - .5 Front Yard (minimum)
    - .1 6.0 m or the Established Front Building Line, whichever is the lesser.
  - .6 Rear Yard (minimum) 7.5 m
  - .7 Side Yard (minimum)
    - .1 Interior 3.0 m on one side and 1.0 m on the other side.
 

Where an integral garage or integral carport is provided, the minimum interior side yard shall be 1.0 m each side
    - .2 Exterior 3.0 m
  - .8 Gross Floor Area (minimum) 110.0 m<sup>2</sup>
  - .9 Parking in accordance with Section 6.18

- .10 Setback from Rail Lines in accordance with Section 6.30
- .2 Bed and Breakfast Establishments
  - .1 In accordance with Section 6.16.
- .3 Day Nurseries
  - .1 In accordance with Section 6.8.
- .4 Home Occupations
  - .1 In accordance with Section 6.17.
- .5 Mini-Group Homes
  - .1 In accordance with Section 6.15.
- .6 Accessory Uses, Buildings, and Structures
  - .1 In accordance with Section 6.3.
- .7 Uses Permitted in Section 6.1.
  - .1 In accordance with Section 6.1.

**7.2.3**

**Exceptions**

The following Zones apply to specific lands within an R1A Zone.

**.1 Golf Road (R1A-1)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1A-1 Zone may be used for all of the uses permitted in the R1A Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1A-1 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Lot numbers refer to lots in Registered Plan No. 1689.
- .2 Lot Area (minimum) 1500.0 m<sup>2</sup>
- .3 Lot Width (minimum) 30.0 m
- .4 Front Yard (minimum)
  - .1 Lots 20 - 24 inclusive 9.0 m
  - .2 All other lots 15.0 m

Amended by  
Bylaw No.  
130-94

- |    |                                     |        |
|----|-------------------------------------|--------|
| .5 | Rear Yard (minimum)                 |        |
| .1 | Lots 1-4, 19-23, 27-30<br>inclusive | 23.0 m |
| .2 | Lots 31-44 inclusive<br>and Lot 63  | 50.0 m |
| .3 | All other lots                      | 9.0 m  |
| .6 | Side Yard (minimum)                 |        |
| .1 | Interior                            | 3.0 m  |
| .2 | Exterior                            | 6.0 m  |

That all the provisions of the R1A Zone in Section 7.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

## **.2 Ava Road Area (R1A-2)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1A-2 Zone may be used for all of the uses permitted in the R1A Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1A-2 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- |    |                     |                      |
|----|---------------------|----------------------|
| .1 | Lot Area (minimum)  | 745.0 m <sup>2</sup> |
| .2 | Lot Width (minimum) | 24.5 m               |

That all the provisions of the R1A Zone in Section 7.2.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

## **.3 70 Paris Road (R1A-3)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1A-3 Zone may be used for all of the uses permitted in the R1A Zone, plus the following use:

- .1 A veterinary clinic.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1A-3 Zone use any lot, or erect, alter or use any building or structure for a veterinary clinic, except in accordance with the following provisions:

.1 In accordance with Section 9.8.2.

That all the provisions of the R1A Zone in Section 7.2.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.4 388 St. Paul Avenue (R1A-4)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1A-4 Zone may be used for all of the uses permitted in the R1A Zone, plus the following use:

.1 A medical clinic.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1A-4 Zone use any lot, or erect, alter or use any building or structure for a medical clinic, except in accordance with the following provisions:

.1 In accordance with Section 9.8.2.

That all the provisions of the R1A Zone in Section 7.2.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
1-92

**.5 484 West Street (R1A-5)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1A-5 Zone may be used for all of the uses permitted in the R1A Zone, plus the following use:

.1 A general office on the ground floor and four dwelling units.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1A-5 Zone use any lot, or erect, alter or use any building or structure for a use permitted in Section 7.2.3.5.1., except in accordance with the following provisions:

.1 In accordance with Section 9.3.2

That all the provisions of the R1A Zone in Section 7.2.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.6 98 Paris Road (R1A-6)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1A-6 Zone may be used for all of the uses permitted in the R1A Zone, plus the following use:

- .1 A shopping centre.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1A-6 Zone use any lot, or erect, alter or use any building or structure for a shopping centre, except in accordance with the following provisions:

- .1 In accordance with Section 9.8.2.

That all the provisions of the R1A Zone in Section 7.2.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
25-91

**.7 226 Paris Road (R1A-7)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1A-7 Zone may be used for all of the uses permitted in the R1A Zone, plus the following use:

- .1 A general office.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1A-7 Zone use any lot, or erect, alter or use any building or structure for a general office, except in accordance with the following provisions:

- .1 To the development standards that existed at the date of passing of this Bylaw.

That all the provisions of the R1A Zone in Section 7.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
25-91

**.8 2 Seneca Crescent (R1A-8)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1A-8 Zone may be used for all of the uses permitted in the R1A Zone, plus the following uses:

- .1 Specialty retail store.
- .2 Service or repair shop.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1A-8 Zone use any lot, or erect, alter or use any

building or structure for a specialty retail store or service or repair shop except in accordance with the following provisions:

- .1 To the development standards that existed at the date of the passing of this Bylaw.

That all the provisions of the R1A Zone in Section 7.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
131-91& 89-96

**.9 DELETED**

Amended by  
Bylaw No.  
143-94

**.10 111 Gillin Road (R1A-10)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1A-10 Zone may be used for all of the uses permitted in the R1A Zone plus the following uses:

- .1 A group home accommodating a maximum of six (6) residents (exclusive of staff).

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1A-10 Zone use any lot, or erect, alter, or use any building or structure for a group home, except in accordance with the following provisions:

- .1 Interior side yard (minimum): 1.3m
- .2 Three off-street parking spaces associated with a group home may be located within the required front yard in a private driveway.

That all provisions of the R1A Zone in Section 7.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
85-95

**.11 Colborne Street East & Johnson Road (R1A-11)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1A-11 Zone may be used for all of the uses permitted in the R1A Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1A-11 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Gross Floor Area (minimum) 76.0 m<sup>2</sup>

That all the provisions of the R1A Zone in Section 7.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
138-95

**.12 21 Kerr-Shaver Terrace (R1A-12)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1A-12 Zone may be used for all of the uses permitted in the R1A Zone plus the following use:

- .1 A group home accommodating a maximum of six (6) residents (exclusive of staff).

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1A-12 Zone use any lot, or erect, alter or use any building or structure for a group home except in accordance with the following provisions:

- .1 In accordance with Section 6.15
- .2 Four off-street parking spaces associated with a group home may be located within the required front yard in a private driveway.

That all the provisions of the R1A Zone in Section 7.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
119-98

**.13 100-102 Paris Road (R1A-13)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1A-13 Zone may be used for all of the uses permitted in the R1A Zone, plus the following:

- .1 A group home accommodating a maximum of seven (7) residents (exclusive of staff).

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1A-13 Zone use any lot, or erect, alter or use any building or structure for a group home except in accordance with the following provisions:

- .1 In accordance with Section 6.15

That all the provisions of the R1A Zone in Section 7.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent



with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
145-98

**.14 95 Tollgate Road (R1A-14)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1A-14 Zone may be used for all of the uses permitted in the R1A Zone, plus the following:

- .1 A group home accommodating a maximum of seven (7) residents (exclusive of staff).

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1A Zone use any lot, or erect, alter or use any building or structure for a group home except in accordance with the following provisions:

- .1 In accordance with Section 6.15

That all the provisions of the R1A Zone in Section 7.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
138-99

**.15 Southeast Corner of Summerhayes Crescent and Powerline Road (R1A-15)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1A-15 Zone may be used for all of the uses permitted in the R1A Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1A-15 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provision:

- .1 Notwithstanding Section 6.27, a use, building or structure may be established in the R1A-15 Zone with private sanitary sewage disposal facilities that have been approved by the City and relevant agencies.

That all the provisions of the R1A Zone in Section 7.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
84-2001

**.16 24 Riva Ridge (R1A-16)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1A-16 Zone may be used for all of the uses permitted in the R1A Zone, plus the following:

- .1 A mini-group home accommodating a maximum of five (5) residents (exclusive of staff)

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1A-16 Zone use any lot, or erect, alter or use any building or structure for a mini-group home except in accordance with the following provisions:

- .1 A mini-group home accommodating the maximum of five (5) residents shall not provide temporary respite care or over-night accommodation to any additional individuals.
- .2 Two off-street parking spaces may be located within the required minimum front yard, and two off-street parking spaces may be located within an attached garage.

That all the provisions of the R1A Zone in Section 7.2.2 to this Bylaw and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
45-2004

**.17 Southwest Corner of Queensway Drive and St. George Street (R1A-17)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1A-17 Zone may be used for all of the uses permitted in the R1A Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1A-17 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 For the purposes of this Bylaw, the front lot line shall be deemed to be along Queensway Drive.

That all the provisions of the R1A Zone in Section 7.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
45-2004

**.18 Southeast Corner of Queensway Drive and Franklin Street (R1A-18)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1A-18 Zone may be used for all of the uses permitted in the R1A Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1A-18 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 For the purposes of this Bylaw, the front lot line shall be deemed to be along Franklin Street.
- .2 Exterior Side Yard (minimum) 6.0m

That all the provisions of the R1A Zone in Section 7.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
85-2019

**.19 Northern Portion of 4 Willow Drive (R1A-19)**

Notwithstanding any provision of this By-law to the contrary, no person shall within the R1A-19 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Lot Area (minimum) 517 m<sup>2</sup>
- .2 Rear Yard (minimum) 2.75 m
- .3 Interior Side Yard (minimum) 4.86 m

That all the provisions of the R1A Zone in Section 7.2 of this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
85-2019

**.20 Southern Portion of 4 Willow Drive and Southeastern Portion of 36 Fairview Drive (R1A-20)**

Notwithstanding any provision of this By-law to the contrary, no person shall within the R1A-20 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Lot Area (minimum) 440 m<sup>2</sup>
- .2 Lot Width (minimum) 14.5 m

That all the provisions of the R1A Zone in Section 7.2 of this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**7.3 Residential Type 1B (15 Metre) Zone (R1B)**

**7.3.1 Permitted Uses**

The following uses are permitted in a R1B Zone:

- .1 Single-detached dwellings.
- .2 Bed and breakfast establishments.
- .3 Day nurseries.
- .4 Home occupations.
- .5 Mini-group homes.
- .6 Accessory uses, buildings, and structures.
- .7 Uses permitted in Section 6.1.

**7.3.2 Regulations**

Any use, building, or structure in a R1B Zone shall be established in accordance with the following:

Amended by  
Bylaw No.  
34-93

- .1 Single-Detached Dwellings
  - .1 Lot Area (minimum) 450.0 m<sup>2</sup>
  - .2 Lot Width (minimum) 15.0 m
  - .3 Lot Coverage (maximum) 35%
  - .4 Building Height (maximum) 10.0 m
  - .5 Front Yard (minimum) 6.0 m or the Established Front Building Line, whichever is the lesser
  - .6 Rear Yard (minimum) 7.5 m
  - .7 Side Yard (minimum)
    - .1 Interior 3.0 m on one side and 1.0 m on the other side.

Where an integral garage or integral carport is provided, the minimum interior side yard shall be 1.0 m each side

  - .2 Exterior 3.0 m
  - .8 Gross Floor Area (minimum) 85.0 m<sup>2</sup>
  - .9 Parking in accordance with Section 6.18

- .10 Setback from Rail Lines in accordance with Section 6.30
- .2 Bed and Breakfast Establishments
  - .1 In accordance with Section 6.16.
- .3 Day Nurseries
  - .1 In accordance with Section 6.8.
- .4 Home Occupations
  - .1 In accordance with Section 6.17.
- .5 Mini-Group Homes
  - .1 In accordance with Section 6.15.
- .6 Accessory Uses, Buildings, and Structures
  - .1 In accordance with Section 6.3.
- .7 Uses Permitted in Section 6.1.
  - .1 In accordance with Section 6.1.

7.3.3 Exceptions

The following Zones apply to specific lands within an R1B Zone.

Amended by  
Bylaws No.  
25-91, 124-2012

**.1 354 and 356 West Street (R1B-1)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1B-1 Zone may be used for all of the uses permitted in the R1B Zone, plus the following uses:

- .1 A public garage and automobile sales establishment;
- .2 A salvage yard.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1B-1 Zone use any lot, or erect, alter or use any building or structure for a use permitted in Section 7.3.3.1.1 or 7.3.3.1.2, except in accordance with the following provisions:

- |    |  |  |
|----|--|--|
| .1 | Public garage and automobile sales establishment | In accordance with Section 9.5.2                         |
| .2 | Salvage yard                                     | To the development standards that existed at the date of |

the passing of this  
Bylaw.

That all the provisions of the R1B Zone in Section 7.3.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.2 188 Charing Cross Street (R1B-2)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1B-2 Zone may be used for all of the uses permitted in the R1B Zone, plus the following use:

- .1 All uses in a C8 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1B-2 Zone use any lot, or erect, alter or use any building or structure for any use permitted in the C8 Zone, except in accordance with the following provisions:

- .1 In accordance with all regulations shown on Schedule B, Map R1B-2.

That all the provisions of the R1B Zone in Section 7.3.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.3 9 Tollgate Road (R1B-3)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1B-3 Zone may be used for all of the uses permitted in the R1B Zone, plus the following use:

- .1 A private club.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1B-3 Zone use any lot, or erect, alter or use any building or structure for a private club, except in accordance with the following provisions:

- .1 In accordance with Section 9.8.2

That all the provisions of the R1B Zone in Section 7.3.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.4 DELETED**

Amended by  
Bylaw No.  
60-98

**.5 830 Colborne Street East (R1B-5)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1B-5 Zone may be used for all of the uses permitted in the R1B Zone, plus the following uses:

- .1 General offices
- .2 Retail stores
- .3 Dwelling units

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1B-5 Zone use any lot, or erect, alter or use any building or structure for a general office, retail store or dwelling unit, except in accordance with the following provisions:

- .1 The maximum gross floor area of the general office or retail store shall be 102.5 m<sup>2</sup>.
- .2 The general office or retail store shall only be located on the ground floor of the existing building.
- .3 A dwelling unit shall only be located in a building also containing a general office or retail store.
- .4 A dwelling unit shall only be located on the second floor of the existing building.
- .5 Open storage shall be prohibited.

That all the provisions of the R1B Zone in Section 7.3.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
25-91, 35-95,  
124-2012

**.6 75 Maitland Street & 239 Bruce Street (R1B-6)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1B-6 Zone may be used for all of the uses permitted in the R1B Zone, plus the following uses:

- .1 75 Maitland - An automobile sales establishment and an existing salvage yard
- .2 239 Bruce - An auto body repair shop.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1B-6 Zone use any lot, or erect, alter or use any building or structure for an automobile sales establishment or an auto body repair shop, except in accordance with the following provisions:

- .1 75 Maitland - In accordance with Section 9.8.2 for an automobile sales establishment and Section

10.2.2 for an existing salvage yard

.2 239 Bruce - In accordance with Section 9.6.2

That all the provisions of the R1B Zone in Section 7.3.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
1-92, 6-98

**.7 DELETED**

Amended by  
Bylaw No.  
3-2015

**.8 DELETED**

Amended by  
Bylaws No.  
25-91 &  
185-2001

**.9 984 Colborne Street (R1B-9)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1B-9 Zone may be used for all of the uses permitted in the R1B zone, plus the following use:

- .1 Existing medical clinic, including patient overnight accommodation and facilities for surgical procedures not requiring hospitalization.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1B-9 Zone use any lot, or erect, alter or use any building or structure for an existing medical clinic, except in accordance with the following provisions:

- .1 In accordance with Section 9.8.2

That all the provisions of the R1B Zone in Section 7.3.2 to this Bylaw, and all other provisions of this Bylaw, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
25-91 & 35-95

**.10 DELETED**

Amended by  
Bylaws No.  
168-91 & 61-92

**.11 North Ridge Estates Phase 4 (R1B-11)**

Notwithstanding any provisions of this Bylaw to the contrary, any lot within any R1B-11 Zone may be used for all of the uses permitted in the R1B Zone.

Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any R1B-11 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Building Height (maximum) 12 storeys



- .2 Front Yard (minimum) 7.5 m

That all the provisions of the R1B Zone in Section 7.3.2 to this Bylaw, and all of the provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
61-92

**.12 North Ridge Estates Phase 4 (R1B-12)**

Notwithstanding any provisions of this Bylaw to the contrary, any lot within any R1B-12 Zone may be used for all of the uses permitted in the R1B Zone.

Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any R1B-12 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Front Yard (minimum) 7.5 m

That all the provisions of the R1B Zone in Section 7.3.2 to this Bylaw, and all of the provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
60-92

**.13 Garden Avenue/Johnson Road Area (R1B-13)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1B-13 Zone may be used for all of the uses permitted in the R1B Zone, plus the following:

- .1 Uses existing at the date of the passing of this Bylaw.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1B-13 Zone use any lot, or erect, alter or use any building or structure for a use permitted in Section 7.3.3.13.1, except in accordance with the following provisions:

- .1 To the development standards that existed at the date of the passing of this Bylaw.

That all the provisions of the R1B Zone in Section 7.3.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
191-94

**.14 North Side of Kent Road (R1B-14)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1B-14 Zone may be used for all the uses permitted in the R1B Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1B-14 Zone use any lot or erect, alter or use any building or structure for the uses permitted in the R1B Zone except in accordance with the following provisions:

- |    |                            |                     |
|----|----------------------------|---------------------|
| .1 | Lot Width (minimum)        | 13.75 m             |
| .2 | Gross Floor Area (minimum) | 93.0 m <sup>2</sup> |

That all the provisions of the R1B Zone in Section 7.3.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
8-98

**.15 129 Tollgate Road (R1B-15)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1B-15 Zone may be used for all of the uses permitted in the R1B Zone plus the following:

- .1 A group home accommodating a maximum of six (6) residents (exclusive of staff).

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1B-15 Zone use any lot, or erect, alter or use any building or structure for a group home except in accordance with the following provisions:

- |    |                              |              |
|----|------------------------------|--------------|
| .1 | In accordance with           | Section 6.15 |
| .2 | Interior Side Yard (minimum) | 0.9 m        |

That all the provisions of the R1B Zone in Section 7.3.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
39-98

**.16 219 Paris Road (R1B-16)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1B-16 Zone may be used for all of the uses permitted in the R1B Zone, plus the following.

- .1 A vehicular and pedestrian access to general offices and a service industry limited to the offices and open and enclosed storage associated with a general contractor located on the abutting property to the north described as Part 1, Reference Plan 2R-5183.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1B-16 Zone use any lot, or erect, alter or use any building or structure for a use permitted in Section 7.3.3.16.1, except in accordance with the following provisions:

- .1 The vehicular and pedestrian access is restricted to the area described as Part 4, Reference Plan 2R-5183.

That all the provisions of the R1B Zone in Section 7.3.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
118-98

**.17 14 MacBride Court (R1B-17)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1B-17 Zone may be used for all of the uses permitted in the R1B Zone, plus the following:

- .1 A group home accommodating a maximum of six (6) residents (exclusive of staff).

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1B-17 Zone use any lot, or erect, alter or use any building or structure for a group home except in accordance with the following provisions:

- |    |  |  |
|----|--|--|
| .1 | In accordance with   | Section 6.15   |
| .2 | Interior Side Yard (minimum)   | 1.3 m on one side<br>and<br>2.0 m on the other<br>side |
| .3 | Two off-street parking spaces may be located within the required minimum front yard, and two off-street parking spaces may be located within an attached garage. |  |

That all the provisions of the R1B Zone in Section 7.3.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
14-99

**.18 485 St. Paul Avenue (R1B-18)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1B-18 Zone may be used for all of the uses permitted in the R1B Zone, plus the following:

- .1 A group home accommodating a maximum of seven (7) residents (exclusive of staff).

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1B-18 Zone use any lot, or erect, alter or use any building or structure for a group home except in accordance with the following provisions:

- |    |                    |              |
|----|--------------------|--------------|
| .1 | In accordance with | Section 6.15 |
|----|--------------------|--------------|

That all the provisions of the R1B Zone in Section 7.3.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
74-99

**.19 East Side of Conklin Road (R1B-19)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1B-19 Zone may be used for all the uses permitted in the R1B Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1B-19 Zone use any lot or erect, alter or use any building or structure for the uses permitted in the R1B Zone except in accordance with the following provisions:

- .1 Lot Coverage (maximum)
  - .1 One storey single detached dwelling 45.0%
  - .2 Two storey single detached dwelling 40.0%
- .2 Front Yard (minimum)
  - .1 Main building 4.5m
  - .2 Garage or carport (integral attached or detached) 6.0m
- .3 Notwithstanding Section 6.4.1.1, no unenclosed porch, verandah or deck (with or without a roof) and no unenclosed steps (without or without a landing) may project into a required front yard.

That all the provisions of the R1B Zone in Section 7.3.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
108-2000

**.20 Lots 29 to 43, Registered Plan 1775 - Donegal Drive (R1B-20)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1B-20 Zone may be used for all the uses permitted in the R1B Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1B-20 Zone use any lot or erect, alter or use any building or structure for the uses permitted in the R1B Zone except in accordance with the following provisions:

- .1 Lot Coverage (maximum) 40.0%

That all the provisions of the R1B Zone in Section 7.3.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

mutandis.

Amended by  
Bylaw No.  
124-2000  
68-2011  
63-2012

**.21 2 Fairmount Avenue (R1B-21)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1B-21 Zone may be used for all of the uses permitted in the R1B Zone, plus the following:

- .1 A group home accommodating a maximum of six (6) residents (exclusive of staff).

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1B-21 Zone use any lot, or erect, alter or use any building or structure for a group home except in accordance with the following provisions:

- .1 Notwithstanding Section 6.15.2 of this Bylaw, a group home located on a lot in the R1B-21 Zone may have a minimum separation distance of 90.0 metres from a lot occupied by an existing mini-group home at 12 Burke Avenue.
- .2 Notwithstanding Sections 2.7.14 of this Bylaw, a group home shall mean a dwelling unit or dwelling units located in a single building accommodating, or having the facilities to accommodate, a maximum of six residents (exclusive of staff) who, by reason of their emotional, mental, social, or physical condition require a group living arrangement under responsible supervision consistent with the requirements of its residents, and the group home is either licensed or funded under Provincial or Federal statute. Any counselling or support services provided in the group home shall be limited to those required by the residents. A group home shall be deemed not to include:

- a mini-group home,
- a group residence,
- a crisis residence,
- a group correctional home
- a group correctional residence,
- a lodging house,
- a nursing home,
- a home for the aged, or
- a retirement home.

- .3 Side Yard (minimum)

- .1 Interior 1.7m
- .2 Exterior 3.0m

- .4 Notwithstanding Section 6.18.4 of this Bylaw, off-street parking spaces required in conjunction with a group home on a lot in the R1B-21 Zone may be provided in a tandem layout, but shall not be located in the required front yard.

.5 All other provisions of Section 6.15 shall continue to apply.

That all the provisions of the R1B Zone in Section 7.3.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
133-2001

**.22 North of Bell Lane (R1B-22)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1B-22 Zone may be used for all of the uses permitted in the R1B Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1B-22 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 All main buildings shall be located a minimum of 6.0 metres from the development setback limit, as approved by the City and the Grand River Conservation Authority.
- .2 Accessory buildings and structures may be located within 6.0m of the development setback limit, as approved by the City and the Grand River Conservation Authority.

That all the provisions of the R1B Zone in Section 7.3.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
37-2002

**.23 Lots 1 to 6 and 62 to 138, Registered Plan 2M-1855 (R1B-23)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1B-23 Zone may be used for all of the uses permitted in the R1B Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1B-23 Zone use any lot or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Lot Width (minimum) 13.75m
- .2 Gross Floor Area (minimum) 93.0m<sup>2</sup>
- .3 Lot Coverage (maximum) 40.0%

That all the provisions of the R1B Zone in Section 7.3.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
87-2003

**.24 257 North Park Street (R1B-24)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1B-24 Zone may be used for all of the uses permitted in the R1B Zone, plus the following:

- .1 Group home

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1B-24 Zone use any lot or erect, alter or use any building or structure for a group home except in accordance with the following provisions:

- .1 In accordance with Section 6.15

That all the provisions of the R1B Zone in Section 7.3.2 to this Bylaw and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
164-2003

**.25 East Side of Conklin Road (R1B-25)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1B-25 Zone may be used for all of the uses permitted in the R1B Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1B-25 Zone use any lot or erect, alter or use any building or structure for the uses permitted in the R1B Zone except in accordance with the following provisions:

- .1 Lot Coverage (maximum)
  - .1 One storey single detached dwellings 45.0%
  - .2 Two storey single detached dwellings 40.0%

That all the provisions of the R1B Zone in Section 7.3.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
76-2004, 68-2001,  
63-2012

**.26 40 Johnson Road (R1B-26)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1B-26 Zone may be used only for the following use:

- .1 A group home accommodating a maximum of six (6) residents (exclusive of staff).

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1B-26 Zone use any lot, or erect, alter or use any building or structure for a group home except in accordance with the following provisions:

- .1 Notwithstanding Section 2.7.14 of this Bylaw, a group home shall mean a dwelling unit or dwellings units located in a single building accommodating, or having the facilities to accommodate, a maximum of six residents (exclusive of staff) who, by reason of their emotional, mental, social, or physical condition require a group home living arrangement under responsible supervision consistent with the requirements of its residents, and the group home is either licensed or funded under Provincial or Federal statute. Any counselling or support services provided in the group home shall be limited to those required by the residents. A group home shall be deemed not to include:
- a mini-group home,
  - a group residence,
  - a crisis residence,
  - a group correctional home,
  - a group correctional residence,
  - a lodging house,
  - a nursing home,
  - a home for the aged, or
  - a retirement home
- .2 Notwithstanding Section 6.18.4 of this Bylaw, off-street parking spaces required in conjunction with a group home on a lot in the R1B-26 Zone may be provided in a tandem layout, but shall not be located in the required front yard.
- .3 All other provisions of Section 6.15 shall continue to apply.
- 4 Notwithstanding Section 6.27 of this Bylaw, a use, building or structure may be established in a R1B-26 Zone with a private sanitary sewage disposal facility that has been approved by the City.

That all the provisions of the R1B Zone in Section 7.3.2 to this Bylaw, and all others of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
41-2005

**.27 South Side of Elgin Street (R1B-27)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1B-27 Zone may be used for all of the uses permitted in the R1B Zone.



Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1B-27 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following:

- .1 Notwithstanding Section 6.30 of this Bylaw, where a lot in the R1B-27 Zone abuts a rail line, the dwelling unit on said lot shall provide a minimum yard of 30.0 metres from said rail line.

That all the provisions of the R1B Zone in Section 7.3.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
151-2005

**.28 South side of Elgin Street (R1B-28)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1B-28 Zone may be used for all of the uses permitted in the R1B Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1B-28 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following:

- .1 Lot coverage (maximum) 40.0%

That all the provisions of the R1B Zone in Section 7.3.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis."

Amended by  
Bylaw No.  
151-2005

**.29 South side of Elgin Street (R1B-29)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1B-29 zone may be used for all of the uses permitted in the R1B Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1B-29 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following:

- .1 Rear Yard (minimum) 15.0 m

That all the provisions of the R1B Zone in Section 7.3.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.

**.30 West Side of Conklin (South of Shellard) (R1B-30)**

122-2007

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1B-30 Zone may be used for all of the uses permitted in the R1B Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1B-30 Zone use any lot or erect, alter, or use any building or structure for the uses permitted in the R1B Zone except in accordance with the following provisions:

- .1 Lot Area (minimum) 420.0 m<sup>2</sup>
- .2 Building Height (maximum) 11.5 m
- .3 Front Yard (minimum) 6.0 m from the garage or 3.5 m from the dwelling unit
- .4 Rear Yard (minimum) 7.0 m
- .5 Side Yard (minimum)
  - .1 Interior 1.2 metres on one side and 0.6 metres on the other side
  - .2 Exterior 2.4 m

That all other provisions of the R1B Zone in Section 7.3.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
7-2013

**.31 11 Burke Avenue (R1B-31)**

Notwithstanding any provision of this By-law to the contrary, any lot within any R1B-31 Zone may be used for all of the uses permitted in the R1B Zone, in accordance with the following provisions:

- .1 Development on the lands identified as “Part 1” as shown on Schedule “B”, Map R1B-31, attached to and forming part of this Bylaw, shall be in accordance with the following:
  - .1 Lot Width (minimum) 12.39 m
- .2 Development of the lands identified as “Part 2” as shown on Schedule “B”, Map R1B-31, attached to and forming part of this Bylaw, shall be in accordance with the following:
  - .1 Lot Width (minimum) 11.51 m

That all provisions of the R1B Zone in Section 7.3.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis

mutandis.

Amended by  
Bylaws No.  
77-2013, 60-2018,  
100-2021

**.32 232, 236 and 242 Mount Pleasant Street (R1B-32)**

Notwithstanding any provision of this bylaw to the contrary, any lot within any R1B-32 Zone may be used for all of the uses permitted in the R1B Zone, except in accordance with the following:

- .1 Deleted.
- .2 Notwithstanding Section 2.12.9, a Lot shall mean an individual parcel of land containing dwelling unit(s) and which is described as one parcel in the last registered instrument and abuts a private street within a vacant land condominium plan, for the purpose of defining “Lot” and applying regulations of the R1B-32 Zone.
- .3 Notwithstanding Section 2.12.9, Definition for a “Lot”, the private condominium road shall be recognized as a public road or street for the purpose of lot creation.
- .4 That a garage be provided for each “Lot”.
- .5 Lot Coverage (Maximum) 45%
- .6 Front Yard (Minimum) 4.5 m to the dwelling; 6.0 m to the garage (except 3.25 m to the dwelling for Lot 2 as shown on Schedule ‘B’).
- .7 Rear Yard (Minimum) 6.0 m (except 4.5 m for Lot 13 as shown on Schedule ‘B’ )
- .8 The lands shall conform to all regulations shown on Schedule ‘B’ Map R1B-32.

That all the provisions of the R1B Zone in Section 7.3.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.33 222 – 228 Mt. Pleasant Street (H-R1B-33)**

Amended by  
Bylaw No.  
24-2016

- .1 Notwithstanding any provision of this Bylaw to the contrary, any lot within any H-R1B-33 Zone may only be used in accordance with the permitted uses and provisions in the R1B-33 Zone upon the removal of the “Holding (H)” provision. Removal of the “H” may occur once the following provision has been satisfied:

A site plan agreement and a condominium agreement have been entered into with the City of Brantford.

- .2 Notwithstanding Section 2.12.9, a Lot shall mean an individual

parcel of land containing dwelling unit(s) and which is described as one parcel in the last registered instrument and abuts a private street within a vacant land condominium plan, for the purpose of defining "Lot" and applying regulations of the R1B-33 Zone.

- .3 Notwithstanding Section 2.19.19, a private street within a condominium shall be recognized as a Street, for the purpose of applying regulations of the R1B-33 Zone.
- .4 The maximum number of lots within all of the lands of the R1B-33 Zone shall be 15.
- .5 Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1B-33 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:
  - .1 Lot Area (minimum) 340 m<sup>2</sup>
  - .2 Lot Width (minimum) 11 m
- .6 The lands shall conform to all regulations shown on Schedule 'B' Map R1B-33.

That all the provisions of the R1B Zone in Section 7.3.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis."

#### **.34 169-173 Mt. Pleasant Street (H-R1B-34)**

Amended by  
Bylaw No.  
43-2017

- .1 The lands zoned H-R1B-34 may only be used in accordance with the permitted uses in the H-R1B-34 Zone upon the removal of the "Holding (H)" provision. Removal of the "H" may occur once the applicant has provided a signed Site Plan Agreement to the City, along with all necessary securities;
- .2 Notwithstanding Section 2.12.9, a Lot shall mean an individual parcel of land containing dwelling unit(s) and which is described as one parcel in the last registered instrument and abuts a private street within a vacant land condominium plan, for the purpose of defining "Lot" and applying regulations of the R1B-34 Zone.
- .3 Notwithstanding Section 2.19.19, a private street within a condominium shall be recognized as a Street, for the purpose of applying regulations of the "R1B-34" Zone.
- .4 The maximum number of lots within all of the lands of the R1B-34 Zone shall be 10.
- .5 The minimum lot width of the Vacant Land Condominium at Beckett Drive shall be 11.4 metres.

.6 Notwithstanding any provision of this By-law to the contrary, no person shall within any R1B-34 Zone use any lot as defined herein, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Lot Area (minimum) 390.0 m<sup>2</sup>
- .2 Lot Width (minimum) 12.0 m
- .3 Lot Coverage (maximum) 45%
- .4 Building Height (maximum) 1 storey
- .5 Front Yard (minimum) 6.0 metres from the garage or 4.5 metres from the dwelling
- .6 Interior side yard (minimum) 3.0 m on one side and 1.0 m on the other side, except where an integral garage or carport is provided, the minimum interior side yard shall be 1.0 m on each side.  
  
2.0 m (Adjacent to properties on Winter Way)
- .7 Exterior side yard (minimum) 1.0 m
- .8 Rear Yard (minimum) 7.5 m

That all the provisions of the R1B Zone in Section 7.3.2 to this By-law, and all other provisions to this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.”

Amended by  
Bylaw No.  
197-2020

**.35 West of Conklin Road and North of Shellard Lane (R1B-35)**

Notwithstanding any provision of this By-law to the contrary, any lot within any R1B-35 Zone shall only be used for single-detached dwellings.

Notwithstanding any provision of the By-law to the contrary, no person shall within any R1B-35 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Lot Coverage (maximum) 55%
- .2 Building Height (maximum) 12 m
- .3 Front Yard (minimum) 6.0 m from the garage,

		4.5 m to the dwelling unit
.4	Rear Yard (minimum)	7.0 m
.5	Side Yard (minimum)	
	.1 Interior	1.2 m on one side and 1.2 m on the other
	.2 Exterior	2.4 m
.6	Parking	

Notwithstanding the requirements of Section 6.18, stairs shall be permitted to encroach within the required parking space within the garage, a maximum of 0.5 m.

.7 Notwithstanding the requirements of Section 6.18.3.9, a minimum of 40% of the front yard shall be maintained as landscaped open space.

That all remaining provisions of the R1B Zone in Section 7.3.3 to this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

## 7.4. Residential Type 1C (12 Metre) Zone (R1C)

### 7.4.1. Permitted Uses

The following uses are permitted in a R1C Zone:

- .1 Single-detached dwellings.
- .2 Bed and breakfast establishments.
- .3 Day nurseries.
- .4 Home occupations.
- .5 Mini-group homes.
- .6 Accessory uses, buildings, and structures.
- .7 Uses permitted in Section 6.1.

### 7.4.2. Regulations

Any use, building, or structure in a R1C Zone shall be established in accordance with the following:

Amended by  
Bylaw No.  
34-93

- |  |                            |   |
|--|----------------------------|---|
| .1   | Single-Detached Dwellings  |   |
| .1   | Lot Area (minimum)         | 360.0 m <sup>2</sup>  |
| .2   | Lot Width (minimum)        | 12.0 m  |
| .3   | Lot Coverage (maximum)     | 40%   |
| .4   | Building Height (maximum)  | 10.0 m  |
| .5   | Front Yard (minimum)       | 6.0 m or the<br>Established Front<br>Building Line,<br>whichever is the<br>lesser |
| .6   | Rear Yard (minimum)        | 7.5 m   |
| .7   | Side Yard (minimum)        |   |
| .1   | Interior                   | 3.0 m on one side<br>and 1.0 m on the<br>other side.                              |
| Where an integral garage or integral carport is provided,<br>the minimum interior side yard shall be 1.0 m each side |                            |   |
| .2   | Exterior                   | 3.0 m   |
| .8   | Gross Floor Area (minimum) | 70.0 m <sup>2</sup>   |
| .9   | Parking in accordance with | Section 6.18  |

- .10 Setback for Rail Lines in accordance with Section 6.30
- .2 Bed and Breakfast Establishments
  - .1 In accordance with Section 6.16.
- .3 Day Nurseries
  - .1 In accordance with Section 6.8.
- .4 Home Occupations
  - .1 In accordance with Section 6.17.
- .5 Mini-Group Homes
  - .1 In accordance with Section 6.15.
- .6 Accessory Uses, Buildings, and Structures
  - .1 In accordance with Section 6.3.
- .7 Uses Permitted in Section 6.1.
  - .1 In accordance with Section 6.1.

#### 7.4.3. Exceptions

Amended by  
Bylaw No.  
109-2004

#### .1 **DELETED**

Amended by  
Bylaws No.  
25-91 & 35-95

#### .2 **DELETED**

#### .3 **21 Oak Street (R1C-3)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1C-3 Zone may be used for all of the uses permitted in the R1C Zone, plus the following use:

- .1 A private club.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1C-3 Zone use any lot, or erect, alter or use any building or structure for a private club, except in accordance with the following provisions:

- .1 In accordance with Section 9.8.2.



That all the provisions of the R1C Zone in Section 7.4.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
44-97

**.4 DELETED**

**.5 71 Mohawk Street (R1C-5)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1C-5 Zone may be used for all of the uses permitted in the R1C Zone, plus the following use:

- .1 A financial institution.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1C-5 Zone use any lot, or erect, alter or use any building or structure for a financial institution, except in accordance with the following provisions:

- .1 In accordance with Section 9.8.2.

That all the provisions of the R1C Zone in Section 7.4.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
25-91 &  
201-2003

**.6 299 Murray Street (R1C-6)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1C-6 Zone may be used for all of the uses permitted in the R1C Zone, plus the following uses:

- .1 Industrial uses.
- .2 Autobody repair shop.
- .3 Automobile sales establishment.
- .4 Public garage.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1C-6 Zone use any lot, or erect, alter or use any building or structure for industrial uses, autobody repair shop, automobile sales establishment and public garage, except in accordance with the following provisions:

- .1 To the development standards that existed at the date of the passing of this Bylaw.
- .2 The parking of vehicles shall be prohibited on the portion of

this lot that forms a daylight triangle at the intersection of Murray Street and Bruce Street, with such daylight triangle having a dimension of 4.5 metres along said streets measured from their point of intersection.

That all the provisions of the R1C Zone in Section 7.4.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
25-91

**.7 435 Nelson Street (R1C-7)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1C-7 Zone may be used for all of the uses permitted in the R1C Zone, plus the following use:

- .1 A duplex dwelling.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1C-7 Zone use any lot, or erect, alter or use any building or structure for a duplex dwelling, except in accordance with the following provisions:

- .1 In accordance with Section 7.6.2.

That all the provisions of the R1C Zone in Section 7.4.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
25-91

**.8 124 and 128 Ninth Avenue (R1C-8)**

Notwithstanding any provisions of the Bylaw to the contrary, any lot within any R1C-8 Zone may be used for all of the uses permitted in the R1C Zone, plus the following use:

- .1 Fourplex dwellings.

Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any R1C-8 Zone use any lot, or erect, alter or use any building or structure for a fourplex dwelling, except in accordance with the following provisions:

- .1 In accordance with Section 7.9.2.

That all the provisions of the R1C Zone in Section 7.4.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
50-98

**.9 11-15 Echo Villa Avenue (R1C-9)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1C-9 Zone may be used for all of the uses permitted in the R1C Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1C-9 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- |    |                     |   |
|----|---------------------|---|
| .1 | Lot Width (minimum) | 11.5 m  |
| .2 | Side Yard (minimum) |   |
| .1 | Interior            | 2.5 m on one side<br>and 1.0m on the<br>other |

Where an integral garage or integral carport is provided, the minimum interior side yard shall be 1.0m on each side.

That all the provisions of the R1C Zone in Section 7.4.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
143-98

**.10 430 Nelson Street (R1C-10)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1C-10 Zone may be used for all of the uses permitted in the R1C Zone, plus the following:

- .1 A group home accommodating a maximum of six (6) residents (exclusive of staff).

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1C-10 Zone use any lot, or erect, alter or use any building or structure for a group home except in accordance with the following provisions:

- |    |  |              |
|----|--|--------------|
| .1 | In accordance with   | Section 6.15 |
| .2 | Two off-street parking spaces may be located within the required minimum front yard, and two off-street parking spaces may be located within an attached garage. |              |

That all the provisions of the R1C Zone in Section 7.4.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
49-99

**.11 155 Mohawk Street (R1C-11)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1C-11 Zone may be used for all of the uses permitted in the R1C Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1C-11 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- |    |                            |                     |
|----|----------------------------|---------------------|
| .1 | Gross Floor Area (minimum) | 55.0 m <sup>2</sup> |
|----|----------------------------|---------------------|

That all the provisions of the R1C Zone in Section 7.4.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
66-2000

**.12 477 St. Paul Avenue (R1C-12)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1C-12 Zone may be used for all of the uses permitted in the R1C Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1C-12 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following:

- |    |                     |  |
|----|---------------------|--|
| .1 | Side yard (minimum) |  |
| .1 | Interior            | 3.0 m on one side<br>and 0.4 m on the<br>other |

Where an integral garage or integral carport is provided, the minimum interior side yard shall be 1.0m on one side and 0.4m on the other.

That all the provisions of the R1C Zone in Section 7.4.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
186-2000

**.13 31 Palmerston Avenue (R1C-13)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1C-13 Zone may be used for all of the uses permitted in the R1C Zone, plus the following use:

- .1 A converted dwelling containing a maximum of two dwelling units

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1C-13 Zone use any lot, or erect, alter or use any building or structure for a converted dwelling, except in accordance with the following provisions:

- .1 In accordance with Section 7.8.2
- .2 A total of one off-street parking space shall be required for a converted dwelling.

That all the provisions of the R1C Zone in Section 7.4.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
203-2001

**.14 East Side of Conklin Road (R1C-14)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1C-14 Zone may be used for all of the uses permitted in the R1C Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1C-14 Zone use any lot or erect, alter or use any building or structure for the uses permitted in the R1C Zone except in accordance with the following provisions:

- |    |  |        |
|----|--|--------|
| .1 | Lot Width (minimum)                    | 11.0 m |
| .2 | Lot Coverage (maximum)                 |        |
|    | .1 One storey single detached dwelling | 45.0%  |

That all the provisions of the R1C Zone in Section 7.4.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
203-2001

**.15 East Side of Conklin Road (R1C-15)**

Notwithstanding any provision of this Bylaw to the contrary, any lot

within any R1C-15 Zone may be used for all of the uses permitted in the R1C Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1C-15 Zone use any lot or erect, alter or use any building or structure for the uses permitted in the R1C Zone except in accordance with the following provisions:

- .1 Lot Coverage (maximum)
  - .1 One storey single detached dwelling 45.0%

That all the provisions of the R1C Zone in Section 7.4.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
85-2003

**.16 South Side of Gaydon Way (R1C-16)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1C-16 Zone may be used for all of the uses permitted in the R1C Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1C-16 Zone use any lot or erect, alter or use any building or structure for the uses permitted in the R1C Zone except in accordance with the following provisions:

- .1 Lot Width (minimum) 11.0 m
- .2 Lot Area (minimum) 324.0 m<sup>2</sup>
- .3 Lot Coverage (maximum)
  - .1 One storey single detached dwelling 45.0%

That all the provisions of the R1C Zone in Section 7.4.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
78-2006. 183-2006

**.17 East Side of Johnson Road (R1C-17)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1C-17 Zone may be used for all of the uses permitted in the R1C Zone.

Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any R1C-17 Zone use any lot or erect, alter or

use any building or structure for a permitted single detached dwelling in the R1C Zone except in accordance with the following provisions:

- .1 Lot Width (minimum) 11.0 m
- .2 Lot Coverage (maximum)
  - .1 One Storey Single Detached Dwelling 45%
- .3 Front Yard (Minimum):
  - .1 Main Building: 4.5 m
  - .2 Garage or Carport (Integral attached or detached) 6.0 m
- .4 Side Yard (minimum):
  - .1 Interior: 1.2 m on one side and 0.6 m on the other

A minimum separation distance of 1.8 metres shall be provided between dwellings on two adjacent properties.

That all the provisions of the R1C Zone in Section 7.4.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
122-2007

#### **.18 West Side of Conklin (South of Shellard) (R1C-18)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1C-18 Zone may be used for all of the uses permitted in the R1C Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1C-18 Zone use any lot or erect, alter, or use any building or structure for the uses permitted in the R1C Zone except in accordance with the following provisions:

- .1 Lot Area (minimum) 300.0 m<sup>2</sup>
- .2 Lot Width (Minimum) 11.0 m
- .3 Building Height (maximum) 11.5 m
- .4 Front Yard (minimum) 6.0 metres from the garage or 3.5 metres from the dwelling unit

.5	Rear Yard (minimum)	7.0 m
.6	Side Yard (minimum)	
.1	Interior	1.2 metres on one side and 0.6 metres on the other side
.2	Exterior	2.4 m

That all other provisions of the R1C Zone in Section 7.4.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
172-2008

**.19 East of Garden Avenue & West Side of Johnson Road (R1C-19)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1C-19 Zone may be used for all of the uses permitted in the R1C Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1C-19 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

.1	Lot Width (minimum)	11.0 m
.2	Lot Coverage (maximum)	
.1	One Storey Single Detached Dwelling	45%
.3	Front Yard (minimum):	
.1	Main Building	4.5 m
.2	Garage or Carport (integral attached or detached)	6.0 m
.4	Side Yard (minimum):	
.1	Interior: and 0.6 m on the other.	1.2 m on one side

All dwellings shall be setback a minimum of 30.0 metres from the CN Railway right-of-way.

A minimum separation distance of 1.8 metres shall be provided between dwellings on two adjacent properties.



Section 6.4 Permitted Encroachments in Required Yards, of this Bylaw applies. Heating/cooling equipment and utility metres are permitted to encroach in all yards subject to a maximum permitted projection of 1.2 m, provided the projection is no closer than 0.6 m to a lot line.

That all remaining provisions of the R1C Zone in Section 7.4.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
OMB Order  
PL091065

## **.20 492 & 494 St. Paul Avenue (R1C-20)**

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1C-20 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

.1 Development on the lands identified as Part "1" as shown on Schedule "B", Map R1C-20, attached to and forming part of this Bylaw, shall be in accordance with the following:

.1 Lot Area (minimum) 335 m<sup>2</sup>

.2 Lot Width (minimum) 11.4 m

.3 Building Height (maximum) 1 storey

.4 Side Yard (minimum)

.1 Exterior 2.0 m which may include a 0.3 m reserve

.2 Development on the lands identified as Part "2" as shown on Schedule "B", Map R1C-20, attached to and forming part of this Bylaw, shall be in accordance with the following:

.1 Lot Area (minimum) 352 m<sup>2</sup>

.2 Lot Width (minimum) 11.4 m

.3 Building Height (maximum) 1 storey

That all remaining provisions of the R1C Zone in Section 7.4.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.7-2010,  
OMB Decision  
PL121376, 3-2015

### **.21 West of Powell Road and South of Shellard Lane (R1C-21)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1C-21 Zone may be used for all of the uses permitted in the R1C Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1C-21 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- |    |   |   |
|----|---|---|
| .1 | Lot Area (minimum)  | 300.0 m <sup>2</sup>  |
| .2 | Lot Width   | Lot widths shall be a minimum of 11.0 m                         |
| .3 | Lot Coverage (maximum)  | Not Applicable  |
| .4 | Building Height (maximum)   | 11.5 m  |
| .5 | Front Yard (minimum)  | 6.0 metres from the garage or 3.5 metres from the dwelling unit |
| .6 | Rear Yard (minimum)   | 7.0 m   |
| .7 | Side yard (minimum)   |   |
| .1 | Interior  | 1.2 m on one side and 0.6m on the other side                    |
| .2 | Exterior  | 2.4 m   |
| .8 | Parking – notwithstanding the requirements of Section 6.18, stairs shall be permitted to encroach within the required parking space within the garage, a maximum of 0.5 metres. |   |

That all remaining provisions of the R1C Zone in Section 7.4.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
57-2014

### **.22 385 Wellington Street (R1C-22)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1C-22 Zone may be used for all of the uses permitted in the R1C Zone, plus the following use, in accordance with the following regulations:

1. A small school bus, defined as having a length of less than 8.0 metres, and a weight of less than 4,550kg.
2. One small school bus may be parked in an interior side yard, in a driveway having a minimum width of 2.4 metres, provided it is located behind the front face of the dwelling.

That all remaining provisions of the R1C Zone in Section 7.4.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
141-2018

### **.23 West of Powell Road and South of Shellard Lane (R1C-23)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1C-23 Zone may be used for all of the uses permitted in the R1C Zone.

Notwithstanding any provision of the Bylaw to the contrary, no person shall within any R1C-23 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

.1	Lot Area (minimum)	275.0 m <sup>2</sup>
.2	Lot Coverage (maximum)	Not applicable
.3	Lot Width (minimum)	10.0 m.
.4	Building Height (maximum)	11.5 m
.5	Front Yard (minimum)	6.0 m from the garage. 3.5 m to the dwelling unit
.6	Rear Yard (minimum)	7.0 m
.7	Side Yard (minimum)	
.1	Interior	1.2 m on one side and 0.6 m on the other
.2	Exterior	2.4 m
.8	Parking	

Notwithstanding the requirements of Section 6.18, stairs shall be permitted to encroach within the required parking space

within the garage, a maximum of 0.5 m.

- .9 Notwithstanding the requirements of Section 6.18.3.9, a minimum of 35% of the front yard shall be maintained as landscaped open space.

That all remaining provisions of the R1C Zone in Section 7.4.3 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
197-2020

**.24 West of Conklin Road and North of Shellard Lane (R1C-24)**

Notwithstanding any provision of this By-law to the contrary, any lot within any R1C-24 Zone shall only be used for single-detached dwellings.

Notwithstanding any provision of the By-law to the contrary, no person shall within any R1C-24 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Lot Coverage (maximum) 55%
- .2 Building Height (maximum) 12 m
- .3 Front Yard (minimum) 6.0 m from the garage, 4.5 m to the dwelling unit
- .4 Rear Yard (minimum) 7.0 m
- .5 Side Yard (minimum)
  - .1 Interior 1.2 m on one side and 0.6 m on the other
  - .2 Exterior 2.4 m
- .6 Parking

Notwithstanding the requirements of Section 6.18, stairs shall be permitted to encroach within the required parking space within the garage, a maximum of 0.5 m.

- .7 Notwithstanding the requirements of Section 6.18.3.9, a minimum of 40% of the front yard shall be maintained as landscaped open space.

That all remaining provisions of the R1C Zone in Section 7.4.3 to this Bylaw, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.25 Donegal Drive Block 226, Plan 1775 (H-R1C-25)**

Amended by  
Bylaw No.  
175-2023

- .1 The lands zoned H-R1C-25 may only be used in accordance with the permitted uses in the R1C Zone upon the removal of the "Holding" (H) provision. Removal of the "H" may occur once the following provisions have been satisfied:
  - .1 That the applicant, at their expense, address the need for a peer review of the D-6 Compatibility and Noise Assessment, prepared by CCS Engineering dated June 23, 2022, or any addendum thereto, to the satisfaction of the Manager of Development Planning; and
  - .2 That the applicant implement, at their expense the final recommendations of the D-6 Compatibility and Noise Assessment, prepared by CCS Engineering dated June 23, 2022, or any addendum thereto through the future conditions of Draft Plan of Subdivision approval for File No. 29T-22505, to the satisfaction of the Manager of Development Planning.

That all the provisions of the R1C Zone in Section 7.4 to this By-law, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**7.5 Residential Type 1D (9 Metre) Zone (R1D)**

**7.5.1 Permitted Uses**

The following uses are permitted in a R1D Zone:

- .1 Single-detached dwellings.
- .2 Bed and breakfast establishments.
- .3 Day nurseries.
- .4 Home occupations.
- .5 Mini-group homes.
- .6 Accessory uses, buildings, and structures.
- .7 Uses permitted in Section 6.1.

**7.5.2 Regulations**

Any use, building, or structure in a R1D Zone shall be established in accordance with the following:

Amended by  
Bylaw No.  
34-93

- .1 Single-Detached dwellings
  - .1 Lot Area (minimum) 270 m<sup>2</sup>
  - .2 Lot Width (minimum) 9.0 m
  - .3 Lot Coverage (maximum) 40%
  - .4 Building Height (maximum) 10.0 m
  - .5 Front Yard (minimum) 6.0 m or the Established Front Building Line, whichever is the lesser
  - .6 Rear Yard (minimum) 7.5 m
  - .7 Side Yard (minimum)
    - .1 Interior 3.0 m on one side and 1.0 m on the other side.
  - .2 Exterior 3.0 m
  - .8 Gross Floor Area (minimum) 70.0 m<sup>2</sup>
  - .9 Parking in accordance with Section 6.18

Where an integral garage or integral carport is provided, the minimum interior side yard shall be 1.0 m each side

- .10 Setback from Rail Lines in accordance with Section 6.30
- .2 Bed and Breakfast Establishments
  - .1 In accordance with Section 6.16.
- .3 Day Nurseries
  - .1 In accordance with Section 6.8.
- .3 Home Occupations
  - .1 In accordance with Section 6.17.
- .4 Mini-Group Homes
  - .1 In accordance with Section 6.15.
- .5 Accessory Uses, Buildings, and Structures
  - .1 In accordance with Section 6.3.
- .6 Uses Permitted in Section 6.1.
  - .1 In accordance with Section 6.1.

### 7.5.3

#### Exceptions

The following Zones apply to specific lands within a R1D Zone.

#### **.1 123 Erie Avenue (R1D-1)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1D-1 Zone may be used for all of the uses permitted in the R1D Zone, plus the following use:

- .1 A medical office for a maximum of two doctors.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1D-1 Zone use any lot, or erect, alter or use any building or structure for a medical office for a maximum of two doctors, except in accordance with the following provisions:

- .1 In accordance with Section 9.3.2.

That all the provisions of the R1D Zone in Section 7.5.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.2 271 Greenwich Street (R1D-2)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1D-2 Zone may be used for all of the uses permitted in the R1D Zone, plus the following:

- .1 General offices.
- .2 A telecommunication service limited to a radio station or studio.
- .3 An accessory dwelling unit.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1D-2 Zone use any lot or erect, alter or use any building or structure for the uses permitted in Section 7.5.3.2.1 to 7.5.3.2.3, except in accordance with the following provisions:

- .1 To the development standards that existed as of January 1, 2002.
- .2 The broadcasting of music or audible messages through the use of loud speakers to the immediate area outside the building supporting a radio station or studio shall be prohibited.

That all the provisions of the R1D Zone in Section 7.5.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.3 116-120 Sherwood Drive (R1D-3)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1D-3 Zone may be used for all of the uses permitted in the R1D Zone, plus the following use:

- .1 A manufacturing use.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1D-3 Zone use any lot, or erect, alter or use any building or structure for a manufacturing use, except in accordance with the following provisions:

- .1 In accordance with Section 10.2.2.

That all the provisions of the R1D Zone in Section 7.5.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.4 19 Freeborn Avenue (R1D-4)**



Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1D-4 Zone may be used for all of the uses permitted in the R1D Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1D-4 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

.1 Side Yard (minimum)

- |             |  |
|-------------|--|
| .1 Interior | 2.6 m on one side and 1.0 m on the other |
|-------------|--|

Where an integral garage or integral carport is provided, the minimum interior side yard shall be 1.0 m each side.

That all the provisions of the R1D Zone in Section 7.5.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
122-2007

**.5 West Side of Conklin (South of Shellard) (R1D-5)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1D-5 Zone may be used for all of the uses permitted in the R1D Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1D-5 Zone use any lot or erect, alter, or use any building or structure for the uses permitted in the R1D Zone except in accordance with the following provisions:

- |                              |   |
|------------------------------|---|
| .1 Lot Area (minimum)        | 250.0 m <sup>2</sup>  |
| .2 Building Height (maximum) | 11.5 m  |
| .3 Front Yard (minimum)      | 6.0 metres from the garage or 3.5 metres from the dwelling unit |
| .4 Rear Yard (minimum)       | 7.0 m   |
| .5 Side Yard (minimum)       |   |
| .1 Interior                  | 1.2 metres on one side and 0.6 metres on the other side         |

- .2 Exterior 2.4 m

That all other provisions of the R1D Zone in Section 7.5.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
7-2010, 133-2015,  
OMB Decision  
PL121376

**.6 West of Conklin Road, South of Shellard Lane (R1D-6)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1D-6 Zone may be used for all of the uses permitted in the R1D Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1D-6 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following policies:

- .1 Lot Area (minimum) 250 m<sup>2</sup>
- .2 Lot Width Lot widths shall be a minimum 9.0 m
- .3 Lot Coverage Not applicable
- .4 Building Height (maximum) 11.5 m
- .5 Front Yard (minimum) 6.0 metres from the garage or 3.5 metres from the dwelling unit
- .6 Rear Yard (minimum) 7.0 m
- .7 Side yard (minimum)
  - .1 Interior 1.2 m on one side and 0.6 m on the other side.
  - .2 Exterior 2.4 m
- .8 Parking – notwithstanding the requirements of Section 6.18, stairs shall be permitted to encroach within the required parking space within the garage, a maximum of 0.5 metres.

That all remaining provisions of the R1D Zone in Section 7.5.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
OMB Decision  
20110017

**.7 355 Chatham Street (R1D-7)**

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1D-7 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Lot Width (minimum) 8.0 m
- .2 Building Height (maximum) 6.0 m or Geodetic Elevation of 213.72 metres above sea level (whichever is lower)
- .3 Notwithstanding Section 2.2.10.3, building height shall be measured to the highest point of the roof surface.

That all remaining provisions of the R1D Zone in Section 7.5.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
156-2011

**.8 192 Grand Street (R1D-8)**

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1D-8 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Interior Side Yard (minimum) 1.55 metres
- .2 Building Height (maximum) 7.62 metres
- .3 Notwithstanding Section 2.2.10.3, building height shall be measured to the highest point of the roof surface.

That all the provisions of the R1D Zone in Section 7.5.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
140-2017

**.9 105 Garden Avenue (R1D-9)**

Notwithstanding any provision of this By-law to the contrary, no person shall within any R1D-9 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Lot Area (minimum) 255.0 m<sup>2</sup>/unit
- .2 Lot Width (minimum) 11.0 m

.3	Lot Coverage (maximum)	Shall not apply
.4	Building Height (maximum)	12.0 m
.5	Front yard (minimum)	6.0 m to the garage 4.5 m to the dwelling unit
.6	Rear yard (minimum)	6.0m
.7	Interior side yard (minimum)	
	1. Single-detached	1.2m on one side and 0.6 m on the other side (0.6m sideyard must be adjacent to a 1.2m sideyard)
	2. Cooling and Utility equipment	May not be located in a sideyard with a setback less than 1.2m
.8	Exterior side yard	2.4 m (associated side yard may be 0.6m)

That all remaining provisions of the R1D Zone in Section 7.5.2. to this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

#### **.10 501 Shellard Lane (R1D-10)**

Amended by  
Bylaws No.  
177-2017, 195-2020

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R12D-10 Zone may be used for all of the uses permitted in the R1D Zone.

Notwithstanding any provision of this By-law to the contrary, no person shall within any R1D-10 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

.1	Lot Area (minimum)	250 m <sup>2</sup>
.2	Lot Coverage (maximum)	Not applicable
.3	Building Height (maximum)	11.5 m
.4	Front Yard (minimum)	6.0 metres from the garage and 3.5 metres from the dwelling unit

- |    |   |   |
|----|---|---|
| .5 | Rear Yard (minimum)   | 6.0 m   |
| .6 | Side Yard (minimum)   |   |
| .1 | Interior  | 1.2 m on one side and 0.6 m on the other side |
| .2 | Exterior  | 2.4 m   |
| .7 | Parking – notwithstanding the requirements of Section 6.18, stairs shall be permitted to encroach within the required parking space within the garage, a maximum of 0.5 metres. |   |

That all remaining provisions of the R1D Zone in Section 7.5.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
141-2018

#### **.11 West of Powell Road and South of Shellard Lane (R1D-11)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1D-11 Zone may be used for all of the uses permitted in the R1D Zone.

Notwithstanding any provision of the Bylaw to the contrary, no person shall within any R1D-11 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- |    |                           |  |
|----|---------------------------|--|
| .1 | Lot Area (minimum)        | 220.0 m <sup>2</sup>                                 |
| .2 | Lot Coverage (maximum)    | Not applicable                                       |
| .3 | Lot Width (minimum)       | 8.0 m  |
| .4 | Building Height (maximum) | 11.5 m   |
| .5 | Front Yard (minimum)      | 6.0 m from the garage.<br>3.5 m to the dwelling unit |
| .6 | Rear Yard (minimum)       | 7.0 m  |
| .7 | Side Yard (minimum)       |  |
| .1 | Interior                  | 1.2 m on one side and 0.6 m on the other             |
| .2 | Exterior                  | 2.4 m  |
| .8 | Parking                   |  |

Notwithstanding the requirements of Section 6.18, stairs shall be permitted to encroach within the required parking space within the garage, a maximum of 0.5 m.

- .9 Notwithstanding the requirements of Section 6.18.3.9, a minimum of 40% of the front yard shall be maintained as landscaped open space.

That all remaining provisions of the R1D Zone in Section 7.5.3 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
197-2020

**.12 West of Conklin Road and North of Shellard Lane (R1D-12)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1D-12 Zone shall only be used for single-detached dwellings.

Notwithstanding any provision of the Bylaw to the contrary, no person shall within any R1C-24 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Lot Width (minimum) 11 m
- .2 Lot Coverage (maximum) 55%
- .3 Building Height (maximum) 12 m
- .4 Front Yard (minimum) 6.0 m from the garage, 4.5 m to the dwelling unit
- .5 Rear Yard (minimum) 7.0 m
- .6 Side Yard (minimum)
  - .1 Interior 1.2 m on one side and 0.6 m on the other
  - .2 Exterior 2.4 m
- .7 Parking

Notwithstanding the requirements of Section 6.18, stairs shall be permitted to encroach within the required parking space within the garage, a maximum of 0.5 m.

- .8 Notwithstanding the requirements of Section 6.18.3.9, a minimum of 40% of the front yard shall be maintained as landscaped open space.

That all remaining provisions of the R1D Zone in Section 7.5.3 to this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
123-2022

**.13 346 Shellard Lane (R1D-13)**

- .1 Notwithstanding any provision of this By-law to the contrary, any lot within any R1D-13 Zone may be used for all of the uses permitted in the R1D zone.
- .2 Notwithstanding any provision of the By-law to the contrary, no person shall within any R1D-13 zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:
  - .1 Lot Width (minimum) 11 m
  - .2 Lot Coverage (maximum) 55%
  - .3 Building Height (maximum) 12 m
  - .4 Front Yard (minimum) 6.0 m from the garage. 3.0 m to the dwelling unit  
  
No encroachments shall be permitted in the front yard.
  - .5 Rear Yard (minimum) 1.2 m
  - .6 Side Yard (minimum)
    - .1 Interior 1.2 m on one side and 0.6m on the other
    - .2 Exterior 2.4 m
  - .7 Minimum Usable Amenity Space 45 m<sup>2</sup>
  - .8 Parking  
  
Notwithstanding the requirements of Section 6.18, stairs shall be permitted to encroach within the required parking space within the garage, a maximum of 0.5 m.
  - .9 Notwithstanding the requirements of Section 6.18.3.9, a minimum of 40% of the front yard shall be maintained as landscaped open space.

That all remaining provisions of the R1D Zone in Section 7.5.3 to this Bylaw, and all other provisions of this By-law, as amended, that are consistent with the

provisions herein contained, shall continue to apply mutatis mutandis.

**.14 91 and 101 Birkett Lane (F-H-R1D-14)**

Amended by  
Bylaw No.  
150-2023

- .1 Notwithstanding any provision of this Bylaw to the contrary, any lot within any F-H-R1D-14 Zone may only be used in accordance with the permitted uses and provisions in the F-R1D-14 Zone upon the removal of the "Holding (H)" provision. Removal of the "H" may occur once the following provisions have been satisfied:
- .1 THAT all servicing issues, financial and otherwise, have been addressed to the satisfaction of The Corporation of the City of Brantford;
  - .2 A comprehensive Stormwater Management Strategy has been prepared and accepted by the Director of Engineering and the Grand River Conservation Authority;
  - .3 Draft Plan approval with a condition requiring the conveyance of necessary buffer blocks or right-of-ways for access into the dike;
  - .4 A Functional Servicing Report has been prepared and accepted by the Director of Engineering and the Grand River Conservation Authority detailing the minimum first floor elevations
  - .5 That the applicant provide confirmation, to the satisfaction of the Commissioner of Community Development for the Corporation of the City of Brantford, that the applicant has provided adequate information and time to the Survivors' Secretariat for the Survivors' Secretariat to meaningfully consider its search activities upon the lands.
- .2 Notwithstanding any provision of this Bylaw to the contrary, any lot within any F-R1D-14 Zone may be used for all of the uses permitted in the R1D Zone.
- .3 Notwithstanding any provision of this By-law to the contrary as shown on Schedule 'A', attached to and forming part of this By-law, no person shall within any F-R1D-14 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:
- .1 Building Height (maximum) 12.5 m
  - .2 Lot Coverage (maximum) N/A
  - .3 Front Yard (minimum)
    - i. To the dwelling face 4.5 m
    - ii. To the garage 6.0 m



- .4 Interior Side Yard (minimum) 0.6 m on one side and 1.2 m on the other side
  - .5 Exterior Side Yard (minimum) 1.8 m
  - .6 Notwithstanding the requirements of Section 6.18.3.9, a minimum of 30% of the front yard shall be maintained as landscaped open space.
- .4 That all remaining provisions of the R1D Zone in Section 7.5.2 to this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

## 7.6 Residential Type 2 Zone (R2)

### 7.6.1. Permitted Uses

Amended by  
Bylaw No.  
25-91

The following uses are permitted in a R2 Zone:

- .1 Single-detached dwellings.
- .2 Semi-detached dwellings.
- .3 Duplex dwellings.
- .4 Converted dwellings containing a maximum of two dwelling units.
- .5 Bed and breakfast establishments.
- .6 Day nurseries.
- .7 Home occupations.
- .8 Mini-group homes.
- .9 Accessory uses, buildings and structures.
- .10 Uses permitted in Section 6.1.

### 7.6.2. Regulations

Any use, building or structure in a R2 Zone shall be established in accordance with the following:

Amended by  
Bylaws No.  
25-91, 155-92  
and 34-93

- .1 Single-Detached, Semi-Detached, Duplex and Converted Dwellings.
  - .1 Lot Area (minimum)
 

.1 Single-detached	270.0 m <sup>2</sup>
.2 Semi-detached	275.0 m <sup>2</sup> /unit
.3 Duplex	550.0 m <sup>2</sup>
.4 Converted dwelling	360.0 m <sup>2</sup>
  - .2 Lot Width (minimum)
 

.1 Single detached	9.0 m
.2 Semi-detached	9.0 m/unit
.3 Duplex	15.0 m
.4 Converted dwelling	9.0 m
  - .3 Lot Coverage (maximum) 40%
  - .4 Building Height (maximum) 10.0 m
  - .5 Front Yard (minimum) 6.0 m or the  
Established Front  
Building Line,  
whichever is the  
lesser
  - .6 Rear Yard (minimum) 7.5 m

- .7 Side Yard (minimum)
  - .1 Interior
    - .1 Single detached 1.0 m
    - .2 Semi-detached 3.0 m on each side
    - .3 Duplex 3.0 m on one side and 1.0 m on the other
    - .4 Converted dwelling 1.0 m
  - .2 Where an integral garage or integral carport is provided, the minimum interior side yard shall be 1.0 m.
  - .3 Exterior 3.0 m
  - .4 Common Walls In accordance with Section 6.20.
- .8 Gross Floor Area (minimum)
  - .1 Single-detached 70.0 m<sup>2</sup>/unit
  - .2 All other residential uses 55.0 m<sup>2</sup>/unit
- .9 Parking in accordance with Section 6.18
- .10 Setback from Rail Lines in accordance with Section 6.30
- .11 The expansion of any building to be used for the purpose of a converted dwelling shall not exceed a total of:
  - .1 50% of the gross floor area of the building which existed at the date of passing of this Bylaw; or
  - .2 110.0m<sup>2</sup>, whichever is the lesser.
- .2 Bed and Breakfast Establishments
  - .1 In accordance with Section 6.16.
- .3 Day Nurseries
  - .1 In accordance with Section 6.8.
- .4 Home Occupations

.1 In accordance with Section 6.17.

.5 Mini-Group Homes

.1 In accordance with Section 6.15.

.6 Accessory Uses, Buildings and Structures

.1 In accordance with Section 6.3.

.7 Uses Permitted in Section 6.1.

.1 In accordance with Section 6.1.

7.6.3.

Exceptions

The following Zones apply to specific lands within a R2 Zone.

**.1 15 Puleston (R2-1)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R2-1 Zone may be used for all of the uses permitted in the R2 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R2-1 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

.1 Lot Area (Minimum)

.1 Duplex	535 m <sup>2</sup>
-----------	--------------------

That all the provisions of the R2 Zone in Section 7.6.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
146-98

**.2 344/346 Nelson Street (R2-2)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R2-2 Zone may be used for all of the uses permitted in the R2 Zone, plus the following:

.1 A group home accommodating a maximum of six (6) residents (exclusive of staff).

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R2-2 Zone use any lot, or erect, alter or use any building or structure for a group home except in accordance with the following provisions:

.1 In accordance with Section 6.15

- .2 Two off-street parking spaces may be located within the required minimum front yard, and two off-street parking spaces may be located within an attached garage.

That all the provisions of the R2 Zone in Section 7.6.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
181-2006

**.3 12 Hampton Street (R2-3)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R2-3 Zone may be used for all of the uses permitted in the R2 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R2-3 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

.1 Lot Width (minimum)

.1 Semi-detached 8.70 m/unit

That all the provisions of the R2 Zone in Section 7.6.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
41-2011

**.4 57 Garden Avenue (R2-4)**

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R2-4 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Any building or structure which contains a dwelling unit shall be setback from the railway right-of-way a minimum of 27.5 metres.

That all remaining provisions of the R2-4 Zone in Section 7.6.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
96-2011

**.5 137 Campbell Street (R2-5)**

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R2-5 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

## .1 Lot Width (minimum)

.1	Semi-detached	7.9 m/unit
----	---------------	------------

That all the provisions of the R2 Zone in Section 7.6.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
87-2013

**.6 819 Colborne Street (R2-6)**

Notwithstanding any provision of this bylaw to the contrary, no person shall within any R2-6 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- |    |  |                    |
|----|--|--------------------|
| .1 | Minimum Lot Area   | 427 m <sup>2</sup> |
| .2 | Minimum Separation Distance<br>Between an Accessory Structure<br>and a Main Building | 1.1m               |

That all the provisions of the R2 Zone in Section 7.6.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
113-2017

**.7 76 North Park Street (R2-7)**

Notwithstanding any provision of this bylaw to the contrary, no person shall within any R2-7 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- |    |   |             |
|----|---|-------------|
| .1 | Building Height (minimum)   | 1 ½ Storeys |
| .2 | Lot Coverage (maximum)  |             |
| .1 | One semi-detached dwelling unit on an<br>Individual lot (northerly unit). | 45%         |

That all the provisions of the R2 Zone in Section 7.6.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
114-2017

**.8 Southside of Grey Street, east of James Avenue (R2-8)**

Notwithstanding any provision of this By-law to the contrary, any lot within any R2-8 Zone may be used for only the following uses:

- |    |                           |
|----|---------------------------|
| .1 | Single-detached dwellings |
| .2 | Semi-detached dwellings   |

- .3 Bed and breakfast establishments
- .4 Day nurseries
- .5 Home occupations
- .6 Mini-group homes
- .7 Accessory uses, buildings, and structures
- .8 Uses permitted in Section 6.1

Notwithstanding any provision of this By-law to the contrary, no person shall within any R2-8 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Lot Area (minimum)
  - 1. Semi-detached dwelling 250.0 m<sup>2</sup>/unit
- .2 Lot Coverage (maximum)
  - 1. Single-detached dwelling 55%
  - 2. Semi-detached dwelling 55%
- .3 Rear yard (minimum) 7.0m
- .4 Interior side yard (minimum)
  - 1. Single-detached dwelling 1.2m on one side and 0.6m on the other (0.6m side yard must be adjacent to a 1.2m side yard)
  - 2. Semi-detached dwelling 3.0m on each side unless there is an integral garage, then 1.0m on each side
- .5 Cooling and Utility equipment May not be located in a side yard with a setback of less than 1.2m.

That all remaining provisions of the R2 Zone in Section 7.6.2. to this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

## 7.7. Residential Type 3 Zone (R3)

### 7.7.1. Permitted Uses

The following uses are permitted in a R3 Zone:

- .1 Single-detached dwellings
- .2 Semi-detached dwellings
- .3 Duplex dwellings
- .4 Triplex dwellings
- .5 Converted dwellings, containing a maximum of three dwelling units
- .6 Street townhouse dwellings, comprising a maximum of three attached dwelling units
- .7 Bed and breakfast establishments
- .8 Day nurseries
- .9 Home occupations
- .10 Mini-group homes
- .11 Accessory uses, buildings, and structures.
- .12 Uses permitted in Section 6.1

### 7.7.2. Regulations

Amended by  
Bylaws No.  
155-92, 34-93,  
141-94

Any use, building, or structure in a R3 Zone shall be established in accordance with the following:

- .1 Single-Detached, Semi-Detached, Duplex, Triplex, Converted and Street Townhouse Dwellings
  - .1 Lot Area (minimum)
 

.1 Single-detached	360.0 m <sup>2</sup>
.2 Semi-detached	275.0 m <sup>2</sup> /unit
.3 Duplex	550.0 m <sup>2</sup>
.4 Triplex	650.0 m <sup>2</sup>
.5 Converted dwelling	360.0 m <sup>2</sup>
.6 Street townhouse	185.0 m <sup>2</sup> /unit
  - .2 Lot Width (minimum)
 

.1 Single-detached	9.0 m
.2 Semi-detached	9.0 m/unit
.3 Duplex	15.0 m
.4 Triplex	18.0 m
.5 Converted dwelling	9.0 m
.6 Street townhouse	6.0 m/unit
  - .3 Lot Coverage (maximum)
 

.1 Street townhouse dwellings containing a maximum of three attached dwelling units on an	40.0%
---	-------



	individual lot	
.2	One street townhouse dwelling on an individual lot	48.0%
.3	All other residential uses	40.0%
.4	Building Height (maximum)	10.0 m
.5	Front Yard (minimum)	6.0 m or the Established Front Building Line, whichever is the lesser
.6	Rear Yard (minimum)	7.5 m
.7	Side Yard (minimum)	
	.1 Interior	
	.1 Single-detached	1.0 m
	.2 Semi-detached	3.0 m on each side
	.3 Duplex, triplex	3.0 m on one side and 1.0 m on the other
	.4 Converted dwelling	1.0 m
	.5 Street townhouse	2.4 m
	.2 Where an integral garage or integral carport is provided, the minimum interior side yard shall be 1.0 m.	
	.3 Exterior	3.0 m
	.4 Common Walls	In accordance with Section 6.20
.8	Gross Floor Area (minimum)	
	.1 Single-detached	70.0 m <sup>2</sup> /unit
	.2 All other residential use	55.0 m <sup>2</sup> /unit
.9	Parking in accordance with	Section 6.18
.10	Setback from Rail Lines in accordance with	Section 6.30
.11	The expansion of any building to be used for the purpose of a converted dwelling shall not exceed a total of:	
	.1 50% of the gross floor area of the building which existed	

at the date of passing of this Bylaw; or

.2 110.0m<sup>2</sup>, whichever is the lesser.

.2 Bed and Breakfast Establishment

.1 In accordance with Section 6.16.

.3 Day Nursery

.1 In accordance with Section 6.8.

.4 Home Occupation

.1 In accordance with Section 6.17.

.5 Mini-Group Home

.1 In accordance with Section 6.15.

.6 Accessory Uses, Buildings, and Structures

.1 In accordance with Section 6.3.

.7 Uses Permitted in Section 6.1.

.1 In accordance with Section 6.1.

### 7.7.3.

#### Exceptions

The following Zones apply to specific lands within a R3 Zone.

#### **.1 50 Grandview Street & 5 - 7 Wesley Street (R3-1)**

Notwithstanding any provision of this Bylaw to the contrary, no lot within any R3-1 Zone may be used except for the following use:

.1 One apartment dwelling, containing no more than six dwelling units, and one duplex dwelling with an integral garage containing two parking spaces

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R3-1 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

.1 In accordance with all regulations shown on Schedule B, Map R3-1

That all the provisions of the R3 Zone in Section 7.7.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are

consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
170-2000, 87-2003

**.2 DELETED**

Amended by  
Bylaws No.  
56-95, 156-98

**.3 DELETED**

Amended by  
Bylaw No.  
129-2000

**.4 468 West Street (R3-4)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R3-4 Zone may be used for all of the uses permitted in the R3 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R3-4 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- |    |                     |       |
|----|---------------------|-------|
| .1 | Rear Yard (minimum) | 5.0 m |
|----|---------------------|-------|

That all the provisions of the R3 Zone in Section 7.7.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.5 UNUSED**

**.6 UNUSED**

Amended by  
Bylaw No.  
30-2010

**.7 385 Chatham Street (R3-7)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R3-7 Zone may be used for all of the uses permitted in the R3 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R3-7 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Notwithstanding the requirements of Section 6.18.3.3, a maximum of one parking space shall be permitted in the minimum front yard.

That all provisions of the R3 Zone in Section 7.7.2 to this Bylaw, and

all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

OMB Decision  
20110019

**.8 435 Nelson Street (R3-8)**

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R3-8 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- |    |                           |        |
|----|---------------------------|--------|
| .1 | Building Height (maximum) | 6.8 m  |
| .2 | Rear Yard (minimum)       | 17 m   |
| .3 | Side Yard (minimum)       |        |
| .1 | Interior side yard (west) | 1.5 m  |
| .2 | Interior side yard (east) | 2.78 m |

That all remaining provisions of the R3 Zone in Section 7.7.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
106-2013

**.9 20 Puleston Street (R3-9)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R3-9 Zone may be used for all of the uses permitted in the R3 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R3-9 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- |    |                     |        |
|----|---------------------|--------|
| .1 | Lot Width (minimum) | 15.4 m |
|----|---------------------|--------|

That all remaining provisions of the R3 Zone in Section 7.7.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
127-2014, OMB  
Decision PL141287,  
124-2019

**.10 395 Hardy Road (H-R3-10)**

- .1 Prior to the removal of the 'Holding' (H) provision, the lands zoned H-R3-10 may only be used the following:

- .1 Existing pit and quarry operation and accessory uses thereto.
- .2 Removal of the 'Holding (H)' provision may occur once the following has been satisfied:
  - .1 The Owner has entered into a subdivision or development agreement to the satisfaction of the City and the Grand River Conservation Authority.
- .3 Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any R3-10 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:
  - .1 Single-Detached, Semi-Detached, Duplex, Triplex, Converted and Street Townhouse Dwellings
    - .1 Lot Area (minimum)
 

.1 Single-detached	255 m <sup>2</sup>
.2 Semi-detached	250 m <sup>2</sup> /unit
.3 Duplex	500 m <sup>2</sup>
.4 Triplex	650 m <sup>2</sup>
.5 Converted dwelling	250 m <sup>2</sup>
.6 Street Townhouse Dwellings	160 m <sup>2</sup> /unit
    - .2 Lot Width (minimum)
 

.1 Single-detached	9 m (interior lot) 11.6 m (corner lot)
.2 Street Townhouse Dwellings	5.5 m/unit
    - .3 Lot Coverage (maximum)
 

.1 Single-detached	N/A
.2 Street townhouse dwellings containing a maximum of eight attached dwellings on an individual block.	N/A
    - .4 Front Yard (minimum)
 

.4 Front Yard (minimum)	6 m from the garage or 3.5 m from the dwelling unit
-------------------------	---
    - .5 Rear Yard (minimum)
 

.5 Rear Yard (minimum)	6.0 m
------------------------	-------
    - .6 Side Yard (minimum)
 

.6 Side Yard (minimum)	
------------------------	--

.1	Interior (all dwelling unit types except street townhouse dwellings)	1.2 m on one side and 0.6 m on the other side.
	Interior (street townhouse dwellings)	1.2 m
.2	Exterior (all dwelling unit types except street townhouse dwellings)	2.4 m
	Exterior (street townhouse dwellings)	1.2 m
.3	Common Walls	In accordance with Section 6.20
.7	Gross Floor Area (minimum)	N/A
.8	Parking	
	Notwithstanding the requirements of Section 6.18, stairs shall be permitted to encroach within the required parking space within the garage, a maximum of 0.5 m.	
.9	Street townhouse dwellings, comprising a maximum of eight attached dwelling units per townhouse block.	
.10	Building Height (maximum)	11.5 m
.11	Encroachments	
	Bay windows (with foundations) shall be permitted to encroach 0.6 m into the minimum front or exterior side yard.	

That all the provisions of the R3 Zone in Section 7.7.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
44-2017

### **.11 8 Tuxedo Avenue (R3-11)**

Notwithstanding any provision of this By-law to the contrary, no person shall within any R3-11 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Side yard (minimum)
  - .1 Interior (north side)
    - .1 Street townhouse 1.2 m
- .2 Notwithstanding Section 6.4.1.1, Heating/cooling equipment and utility meters are not permitted to project into the interior side yard.

That all remaining provisions of the R3 Zone in Section 7.7.2 to this By-law, and all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**7.8. Residential Conversion Zone (RC)**

7.8.1. Permitted Uses

Amended by  
Bylaw No.  
25-91  
63-2012

The following uses are permitted in a RC Zone:

- .1 Single-detached dwellings.
- .2 Semi-detached dwellings.
- .3 Duplex dwellings.
- .4 Triplex dwellings.
- .5 Converted dwellings.
- .6 Street townhouse dwellings, comprising a maximum of three attached dwelling units.
- .7 Lodging houses.
- .8 Retirement homes.
- .9 Bed and breakfast establishments.
- .10 Day nurseries.
- .11 Home occupations.
- .12 Mini-group homes.
- .13 Group homes.
- .14 Group residences.
- .15 Crisis residences.
- .16 Group correctional homes.
- .17 Accessory uses, buildings, and structures.
- .18 Uses permitted in Section 6.1.

7.8.2. Regulations

Any use, building, or structure in a RC Zone shall be established in accordance with the following:

Amended by  
Bylaws No.  
25-91, 211-91,  
34-93, 141-94  
63-2012

- .1 Single-Detached, Semi-Detached, Duplex, Triplex, Converted and Street Townhouse Dwellings, Lodging Houses, and Retirement Homes
- .1 Lot Area (minimum)
  - .1 Single-detached dwelling, lodging house, or retirement home 270.0 m<sup>2</sup>
  - .2 Semi-detached, duplex, or triplex dwelling 230.0 m<sup>2</sup>/unit
  - .3 Converted dwelling 360.0 m<sup>2</sup>
  - .4 Street townhouse dwelling 185.0 m<sup>2</sup>/unit
- .2 Lot Width (minimum)
  - .1 Single-detached dwelling lodging house, or retirement home 9.0 m



	.2	Semi-detached, duplex, triplex or street townhouse dwelling	6.0 m/unit
	.3	Converted dwelling	9.0 m
	.3	Lot Coverage (maximum)	
	.1	Street townhouse dwellings containing a maximum of three attached dwelling units on an individual lot	40.0%
	.2	One street townhouse dwelling unit on an individual lot	48.0%
	.3	All other residential uses	40.0%
	.4	Building Height (maximum)	3 storeys
	.5	Front Yard (minimum)	6.0m or the Established Front Building Line, whichever is the lesser
	.6	Rear Yard (minimum)	7.5 m
	.7	Side Yard (minimum)	
	.1	Interior	0.6 m
	.2	Exterior	0.6 m
	.3	Common Walls	In accordance with Section 6.20
	.8	Gross Floor Area (minimum)	
	.1	Single-detached dwelling	70.0 m <sup>2</sup> /unit
	.2	Semi-detached, duplex, triplex, converted or street townhouse dwelling	55.0 m <sup>2</sup> /unit
	.3	Lodging house, retirement home	15.0 m <sup>2</sup> /bed
	.9	Parking in accordance with	Section 6.18
	.10	Landscaped Open Space (minimum):	
	.1	Converted Dwelling	20%
	.11	Setback from Rail Lines in accordance with	Section 6.30

Amended by  
Bylaw No.  
100-98

- .12 The expansion of any building to be used for the purpose of a converted dwelling shall not exceed a total of:
  - .1 50% of the gross floor area of the building which existed at the date of passing of this Bylaw; or
  - .2 110.0m<sup>2</sup>, whichever is the lesser.
- .2 Bed and Breakfast Establishments
  - .1 In accordance with Section 6.16.
- .3 Day Nurseries
  - .1 In accordance with Section 6.8.
- .4 Home Occupations
  - .1 In accordance with Section 6.17.
- .5 Mini-Group Homes, Group Homes, Group Residences, Crisis Bylaw Residences and Group Correctional Homes.
  - .1 In accordance with Section 6.15
- .6 Accessory Uses, Buildings, and Structures
  - .1 In accordance with Section 6.3.
- .7 Uses Permitted in Section 6.1.
  - .1 In accordance with Section 6.1.

## 7.8.3.

Exceptions

The following Zones apply to specific lands within a RC Zone.

**.1 144 Mary Street (RC-1)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-1 Zone may be used for all of the uses permitted in the RC Zone, plus the following use:

- .1 A bowling alley.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-1 Zone use any lot, or erect, alter or use any building or structure for a bowling alley, except in accordance with the following provisions:

- .1 In accordance with Section 9.8.2.

That all the provisions of the RC Zone in Section 7.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
50-2003

**.2 DELETED**

Amended by  
Bylaw No.  
12-97

**.3 DELETED**

**.4 331 Brant Avenue (RC-4)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-4 Zone may be used for all of the uses permitted in the RC Zone, plus the following use:

- .1 A specialty retail store limited to the sale of used books and publications.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-4 Zone use any lot, or erect, alter or use any building or structure for the use permitted in Section 7.8.3.4.1., except in accordance with the following provisions:

- .1 In accordance with all regulations shown on Schedule B, Map RC-4.

That all the provisions of the RC Zone in Section 7.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.5 126 Albion Street (RC-5)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-5 Zone may be used for all of the uses permitted in the RC Zone, plus the following use:

- .1 A private club.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-5 Zone use any lot, or erect, alter or use any building or structure for a private club, except in accordance with the following provisions:

- .1 In accordance with Section 9.8.2.

That all the provisions of the RC Zone in Section 7.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.6 104 Albion Street (RC-6)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-6 Zone may be used for all of the uses permitted in the RC Zone, plus the following use:

- .1 A private club.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-6 Zone use any lot, or erect, alter or use any building or structure for a private club, except in accordance with the following provisions:

- .1 In accordance with Section 9.8.2.

That all the provisions of the RC Zone in Section 7.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.7 154 Pearl Street (RC-7)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-7 Zone may be used for all of the uses permitted in the RC Zone, plus the following use:

- .1 A private club.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-7 Zone use any lot, or erect, alter or use any building or structure for a private club, except in accordance with the following provisions:

- .1 In accordance with Section 9.8.2.

That all the provisions of the RC Zone in Section 7.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.8 61 Usher Street (RC-8)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-8 Zone may be used for all of the uses permitted in the RC Zone, plus the following use:

- .1 A private club.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-8 Zone use any lot, or erect, alter or use any building or structure for a private club, except in accordance with the following provisions:

.1 In accordance with Section 9.8.2.

That all the provisions of the RC Zone in Section 7.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.9 29 William Street (RC-9)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-9 Zone may be used for all of the uses permitted in the RC Zone, plus the following use:

.1 A general office.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-9 Zone use any lot, or erect, alter or use any building or structure for a general office, except in accordance with the following provisions:

.1 In accordance with Section 9.3.2.

That all the provisions of the RC Zone in Section 7.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.10 64 Holme Street (RC-10)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-10 Zone may be used for all of the uses permitted in the RC Zone, plus the following use:

.1 A private club.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-10 Zone use any lot, or erect, alter or use any building or structure for a private club, except in accordance with the following provisions:

.1 In accordance with Section 9.8.2.

That all the provisions of the RC Zone in Section 7.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.11 246 and 250 Marlborough Street (RC-11)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-11 Zone may be used for all of the uses permitted in the RC Zone, plus the following use:

- .1 A day nursery.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-11 Zone use any lot, or erect, alter or use any building or structure for a day nursery, except in accordance with the following provisions:

- .1 No side yard shall be required for a structure linking the main buildings on the two lots known municipally as 246 and 250 Marlborough Street.
- .2 The maximum gross floor area of said linking structure shall not exceed 4.5 m<sup>2</sup>, with a maximum width of 1.7 m.
- .3 The lands shall conform to all regulations shown on Schedule B, Map RC-11.

That all the provisions of the RC Zone in Section 7.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.12 33 Jarvis Street (RC-12)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-12 Zone may be used for all of the uses permitted in the RC Zone, plus the following use:

- .1 A manufacturing use.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-12 Zone use any lot, or erect, alter or use any building or structure for a manufacturing use, except in accordance with the following provisions:

- .1 In accordance with Section 10.2.2.

That all the provisions of the RC Zone in Section 7.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
109-95

**.13 77 Charlotte Street (RC-13)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-13 Zone may be used for all of the uses permitted in the RC Zone, plus the following uses:

- .1 General offices
- .2 Private schools

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-13 Zone use any lot, or erect, alter or use any building or structure for a general office or private school except in accordance with the following provisions:

- .1 To the development standards that existed at the date of the passing of this Bylaw.

That all the provisions of the RC Zone in Section 7.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
35-95

**.14 Alfred Street and South Street (RC-14)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-14 Zone may be used for all of the uses permitted in the RC Zone, plus the following use:

- .1 An automobile sales establishment.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-14 Zone use any lot, or erect, alter or use any building or structure for an automobile sales establishment, except in accordance with the following provisions:

- .1 In accordance with Section 9.8.2.

That all the provisions of the RC Zone in Section 7.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.15 8 Joseph Street (RC-15)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-15 Zone may be used for all of the uses permitted in the RC Zone, plus the following use:

- .1 A commercial school.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-15 Zone use any lot, or erect, alter or use any building or structure for a commercial school, except in accordance with the following provisions:

- .1 In accordance with Section 9.8.2.

That all the provisions of the RC Zone in Section 7.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.16 249 Murray Street (RC-16)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-16 Zone may be used for all of the uses permitted in the RC Zone, plus the following use:

- .1 A retail store involved in the sale of new and used furniture.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-16 Zone use any lot, or erect, alter or use any building or structure for a use permitted in Section 7.8.3.16.1., except in accordance with the following provisions:

- .1 In accordance with Section 9.8.2.

That all the provisions of the RC Zone in Section 7.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.17 14 Ann Street (RC-17)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-17 Zone may be used for all of the uses permitted in the RC Zone, plus the following use:

- .1 An autobody repair shop.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-17 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 In accordance with Section 9.6.2.

That all the provisions of the RC Zone in Section 7.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.18 North/East Intersection of Rawdon Street and Grey Street (RC-18)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-18 Zone may be used for all of the uses permitted in the RC Zone, plus the following use:

- .1 A public garage.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-18 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 In accordance with Section 9.6.2.



That all the provisions of the RC Zone in Section 7.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.19 West Street between Fleet Street and Duke Street (RC-19)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-19 Zone may be used for all of the uses permitted in the RC Zone, plus the following use:

- .1 A personal service store.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-19 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 In accordance with Section 9.3.2.

That all the provisions of the RC Zone in Section 7.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
25-91

**.20 32 North Park Street (RC-20)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-20 Zone may be used for all the uses permitted in the RC Zone plus the following use:

- .1 A public garage.

Notwithstanding any provision of this Bylaw to the contrary, no person shall with any RC-20 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Section 7.8.3.20.1, except in accordance with the following provisions:

- .1 To the development standards that existed at the day of the passing of this Bylaw.

That all the provisions of the RC Zone in Section 7.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
25-91

**.21 318 Erie Avenue (RC-21)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-21 Zone may be used for all of the uses permitted in the RC Zone, plus the following use:

- .1 A service industry.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-21 Zone use any lot or erect, alter or use any building or structure for a service industry, except in accordance with the following provisions:

- .1 To the development standards that existed at the date of the passing of this Bylaw.

That all the provisions of the RC Zone in Section 7.8.2 to this Bylaw, and all of the provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
25-91

**.22 134 - 138 Gilkison Street (RC-22)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-22 Zone may be used for all of the uses permitted in the RC Zone plus the following uses:

- .1 Transportation terminal.
- .2 Automobile sales establishment.
- .3 Public garage.
- .4 Industrial uses.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-22 Zone use any lot, or erect, alter or use any building or structure for a purpose contained in Section 7.8.3.22.1 to 7.8.3.22.4 inclusive except in accordance with the following provisions:

- .1 To the development standards that existed at the date of the passing of this Bylaw.

That all the provisions of the RC Zone in Section 7.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
25-91, 35-95  
6-98

**.23 224 - 230 Clarence Street (RC-23)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-23 Zone may be used for all of the uses permitted in the RC Zone plus the following uses:

- .1 Public garages
- .2 Specialty retail stores

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-23 Zone use any lot, or erect, alter or use any building or structure for a public garage or specialty retail store except in accordance with the following provisions:

- .1 In accordance with Section 9.8.2

That all the provisions of the RC Zone in Section 7.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
25-91 & 175-96

**.24 31 William Street (RC-24)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-24 Zone may be used for all of the uses permitted in the RC Zone plus the following uses:

- .1 A medical clinic.
- .2 General office.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-24 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provision:

- .1 In accordance with Section 9.3.2.

That all the provisions of the RC Zone in Section 7.8.2 to this Bylaw, and all the provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
40-91

**.25 17 to 19 Mohawk Street (RC-25)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-25 Zone may be used for all of the uses permitted in the RC Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-25 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Front Yard (minimum) 6.0m

That all the provisions of the RC Zone in Section 7.8.2 to this Bylaw, and all of the provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
25-91

**.26 20 Lyons Avenue (RC-26)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-26 Zone may be used only for the following uses:

- .1 Converted dwellings containing a maximum of four dwelling units;
- .2 Group homes.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-26 Zone use any lot or erect, alter or use any building or structure for the uses permitted in Section 7.8.3.26.1 and 7.8.3.26.2 except in accordance with the following provisions:

- .1 Converted dwellings - To the development standards that existed at the date of the passing of this Bylaw
- .2 Group homes -

Lot width (minimum)	13.7 m
Front yard (minimum)	4.2 m
Side yard (minimum)	2.4 m on one side and 0.85 m on the other side

That all the provisions of the RC Zone in Section 7.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
25-91

**.27 61 Catharine Avenue (RC-27)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC Zone may be used for all the uses permitted in the RC Zone, plus the following use:

- .1 Service industry.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-27 Zone use any lot, or erect, alter, or use any building or structure for the uses permitted in Section 7.8.3.27.1, except in accordance with the following provisions:

- 1. To the development standards that existed at the date of the passing of this Bylaw.

That all the provisions of the RC Zone in Section 7.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
214-91

**.28 146 Alfred Street (RC-28)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-28 Zone may be used for all of the uses permitted in the RC Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-28 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 In accordance with all regulations shown on Schedule "B" Map RC-28.

That all the provisions of the RC Zone in Section 7.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
3-95 & 40-98

**.29 DELETED**

Amended by  
Bylaw No.  
24-97  
63-2012

**.30 37 St. George Street (RC-30)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-30 Zone may be used only for the following uses:

- .1 Single-detached dwellings.
- .2 Semi-detached dwellings.
- .3 Duplex dwellings.
- .4 Converted dwellings.
- .5 Lodging houses.
- .6 Retirement homes.
- .7 Bed and breakfast establishments.
- .8 Day nurseries.
- .9 Home occupations.
- .10 Mini-group homes.
- .11 Group homes.
- .12 Group residences.
- .13 Crisis residences.
- .14 Group correctional homes.
- .15 Accessory uses, buildings, and structures.
- .16 Uses permitted in Section 6.1.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-30 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Building Height (maximum) 2 storeys

That all the provisions of the RC Zone in Section 7.8.2 of this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.31 41 St. George Street (RC-31)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-31 Zone may be used for all of the uses permitted in the RC Zone, plus the following uses:

- .1 Specialty retail stores

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-31 Zone use any lot, or erect, alter or use any building or structure for specialty retail stores, except in accordance with the following provisions:

- .1 To the development standards that existed at the date of the passing of this Bylaw.

That all the provisions of the RC Zone in Section 7.8.2 of this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
177-97

**.32 148 Clarence Street and 70/72 Grey Street (RC-32)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-32 Zone may be used for all of the uses permitted in the RC Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-32 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- |    |                     |                     |
|----|---------------------|---------------------|
| .1 | Lot Area (minimum)  | 190.0m <sup>2</sup> |
| .2 | Rear Yard (minimum) | 0.5m                |

That all the provisions of the RC Zone in Section 7.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
148-2000  
50-2003

**.33 DELETED**

Amended by  
Bylaw No.  
95-2002  
OMB Order  
1280

**.34 DELETED**

Amended by  
Bylaw No.  
153-2003

**.35 63/65 Mohawk Street (RC-35)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-35 Zone may be used for all of the uses permitted in the RC Zone plus the following:

- .1 A converted dwelling containing a maximum of three dwelling units.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-35 Zone use any lot, or erect, alter or use any building or structure for a converted dwelling containing a maximum of three dwelling units, except in accordance with the following:

- .1 To the development standards that existed at the date of the passing of this Bylaw.

- .2 A minimum of three off-street parking spaces shall be provided, with up to two of these parking spaces being provided as tandem parking spaces.

That all the provisions of the /RC Zone in Section 7.8.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
133-2008

**.36 Grand River Avenue (RC-36)**

**Parts of Lots 26 and 27, Block I, South of Grand River Avenue, Registered Plan 9C and Parts of Lots 'J' and 'K', South of Grand River Avenue and Part of Kirby Mills Lot, Plan of City of Brantford of 1892, and Part of Original Bed of Grand River, City of Brantford (RC-36)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-36 Zone may be used only for the following uses:

- .1 Single Detached Dwellings
- .2 Bed and Breakfast Establishments
- .3 Day Nurseries
- .4 Home Occupations
- .5 Accessory uses, buildings and structures
- .6 Uses permitted in Section 6.1

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-36 Zone use any lot, or erect, alter or use any building or structure for block townhouse dwellings and apartment dwellings, except in accordance with the following special provisions:

- .1 Number of Dwelling Units (Maximum) 20

That all remaining provisions of the RC Zone in Section 7.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
156-2008  
68-2011

**.37 42, 44 and 46 St. Paul Avenue (F-RC-37)**

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any F-RC-37 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Dwelling Units (maximum) 5 (Total in the F-RC-37 Zone)

That all remaining provisions of the F-RC-37 Zone in Section 7.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
22-2009

**.38 84 Superior Street (RC-38)**

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-38 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provision:

- |    |                     |       |
|----|---------------------|-------|
| .1 | Rear Yard (minimum) | 4.8 m |
|----|---------------------|-------|

That all remaining provisions of the RC Zone in Section 7.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
99-2009

**.39 158-160 Sydenham Street (RC-39)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-39 Zone may be used for all of the uses permitted in the RC Zone. However, a converted dwelling shall comprise a maximum of four dwelling units.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-39 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- |    |                                 |                     |
|----|---------------------------------|---------------------|
| .1 | Landscaped Open Space (minimum) |                     |
| .1 | Converted Dwelling              | 13.9 m <sup>2</sup> |

That all remaining provisions of the RC Zone in Section 7.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
11-2010

**.40 135 Sherwood Drive (F-RC-40)  
(Part 2, Reference Plan 2R-7177)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any F-RC-40 Zone may be used for all of the uses permitted in the RCA Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any F-RC-40 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- |    |                    |                           |
|----|--------------------|---------------------------|
| .1 | Lot Area (minimum) |                           |
| .1 | Semi Detached      | 204.4m <sup>2</sup> /unit |

That all remaining provisions of the RC Zone in Section 7.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.



Amended by  
Bylaw No.  
105-2010

**.41 33 Palace Street (RC-41)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-41 Zone may be used for only the following uses:

- .1 Single-detached dwelling
- .2 Accessory uses, buildings, and structures
- .3 Uses permitted in Section 6.1

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-41 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Lot Area (minimum) 242.0 m<sup>2</sup>
- .2 Lot Coverage (maximum) 43.0%
- .3 Rear Yard (minimum) 6.0 m
- .4 Side Yard (minimum)
  - .1 Interior 0.1 m
- .5 Parking (minimum) 2 spaces

That all remaining provisions of the RC Zone in Section 7.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
79-2011  
63-2012

**.42 85 Morrell Street (RC-42)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-42 Zone may be used for the following uses:

- .1 Single-detached dwellings.
- .2 Semi-detached dwellings.
- .3 Duplex dwellings.
- .4 Triplex dwellings.
- .5 Street townhouse dwellings, comprising a maximum of six attached dwelling units.
- .6 Lodging houses.
- .7 Retirement homes.
- .8 Bed and breakfast establishments.
- .10 Day nurseries.
- .11 Home occupations.
- .12 Mini-group homes.
- .13 Group homes.
- .14 Group residences.
- .15 Crisis residences.
- .16 Group correctional homes.

- .17 Accessory uses, buildings, and structures.

That all remaining provisions of the RC Zone in Section 7.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
79-2011  
63-2012

**.43 85 Morrell Street (RC-43)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-43 Zone may be used for the following uses:

- .1 Single-detached dwellings.
- .2 Semi-detached dwellings.
- .3 Duplex dwellings.
- .4 Triplex dwellings.
- .5 Street townhouse dwellings, comprising a maximum of six attached dwelling units.
- .6 Lodging houses.
- .7 Retirement homes.
- .8 Bed and breakfast establishments.
- .10 Day nurseries.
- .11 Home occupations.
- .12 Mini-group homes.
- .13 Group homes.
- .14 Group residences.
- .15 Crisis residences.
- .16 Group correctional homes.
- .17 Accessory uses, buildings, and structures.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-43 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Lot Area (minimum)
  - .1 Street townhouse dwelling 180 m<sup>2</sup>/unit

That all remaining provisions of the RC Zone in Section 7.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
93-2012

**.44 68 Balfour Street (F-RC-44)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any F-RC-44 Zone may be used for all of the uses permitted in the F-RC Zone, in accordance with the following provisions:

- .1 The minimum front yard for the dwelling existing at the date of passage of this Bylaw shall be 0.97 m (3.18 ft.);
- .2 The minimum side yard setback for the dwelling existing at the date of the passage of this Bylaw shall be 0.14 m (0.46 ft.).

That all provisions of the F-RC Zone in Section 7.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
6-2013

**.45 29 Victoria Street (RC-45)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-45 Zone may be used only for the following uses:

1. Single-detached dwellings
2. Semi-detached dwellings.
3. Duplex dwellings.
4. Triplex dwellings.
5. Converted dwellings.
6. Day nurseries.
7. Home occupations.
8. Mini-group homes.
9. Group Home
10. Crisis residences.
11. Group correctional homes.
12. Accessory uses, buildings, and structures.
- .13 Uses permitted in Section 6.1.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-45 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Two parking spaces may be located in the required front yard

That all the provisions of the RC Zone in Section 7.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
107-2013

**.46 82 Brighton Avenue (RC-46)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-46 Zone may be used for all of the uses permitted in the RC Zone, in accordance with the following provisions:

- .1 Side yard for the existing dwelling (minimum) 0 m  
(northwest corner)
- .2 Traffic aisle width (minimum) 3.5 m

That all the provisions of the RC Zone in Section 7.8.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
41-2014

**.47 61–73 Murray Street, 77–79 Mary Street (RC-47)**

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-47 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- |    |                     |                    |
|----|---------------------|--------------------|
| .1 | Rear Yard (minimum) | 5.1 m              |
| .2 | Lot Area (minimum)  | 308 m <sup>2</sup> |

That all the provisions of the RC Zone in Section 7.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
14-2015  
133-2015

**.48 5 Wade Avenue (F-RC-48)**

.1 Notwithstanding any provision of this Bylaw to the contrary, any lot within any F-RC-48 Zone may only be used for the following uses:

- .1 Single-detached dwellings
- .2 Semi-detached dwellings
- .3 Accessory uses, buildings, and structures
- .4 Uses permitted in Section 6.1

That all the provisions of the RC Zone in Section 7.8.2 of this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
90-2015

**.49 16 Walnut Street (F-RC-49)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any F-RC-49 Zone may be used for all of the uses permitted in the RC Zone, plus the following use:

- 1. The parking of a school bus.

That all remaining provisions of the RC Zone in Section 7.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
41-2016

**.50 380 Chatham Street (RC-50)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-50 Zone shall be used only for the following uses:

- .1 Single-detached dwellings;
- .2 Semi-detached dwellings;
- .3 Converted dwellings containing a maximum of two dwelling units;
- .4 Bed and breakfast establishments;
- .5 Day nurseries;
- .6 Home occupations;

- .7 Mini-group homes;
- .8 Accessory uses, buildings, and structures;
- .9 Uses permitted in Section 6.1.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-50 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Building Height (maximum) 2 storeys
- .2 Side Yard (minimum)
  - .1 Interior 1.2 m

That all remaining provisions of the RC Zone in Section 7.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.51 103 Peel Street**

Amended by  
Bylaws No.  
34-2023

- .1 Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-51 Zone may be used for all of the uses permitted in the RC Zone.
- .2 Notwithstanding any provision of this By-law to the contrary, no person shall within any RC-51 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Section 7.8.2, except in accordance with the following provisions:
  - .1 Lot Area (Minimum)
    - .1 Converted Dwelling 357.6 m<sup>2</sup>
  - .2 Rear Yard (Minimum) 6.8 m

That all the provisions of the RC Zone in Section 7.8.2 to this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**7.9 Residential Medium Density Type A Zone (R4A)**

**7.9.1 Permitted Uses**

The following uses are permitted in a R4A Zone:

- .1 Double duplex dwellings.
- .2 Fourplex dwellings.
- .3 Block townhouse dwellings.
- .4 Street townhouse dwellings.
- .5 Retirement homes.
- .6 Homes for the aged.
- .7 Nursing homes.
- .8 Bed and breakfast establishments.
- .9 Day nurseries.
- .10 Home occupations.
- .11 Mini-group homes.
- .12 Group homes.
- .13 Group residences.
- .14 Crisis residences.
- .15 Group correctional homes.
- .16 Group correctional residences.
- .17 Accessory uses, buildings, and structures.
- .18 Uses permitted in Section 6.1.

**7.9.2 Regulations**

Amended by  
Bylaws No.  
34-93, 141-94

Any use, building, or structure in a R4A Zone shall be established in accordance with the following:

- .1 Double Duplexes, Fourplexes, Block Townhouses and Street Townhouse Dwellings, Retirement Homes, Homes for the Aged, Nursing Homes
  - .1 Lot Area (minimum)
    - .1 Double duplex, fourplex, block townhouse or street townhouse dwelling 185.0 m<sup>2</sup>/unit
    - .2 Retirement home, home for the aged, nursing home 83.5 m<sup>2</sup>/bed
  - .2 Lot Width (minimum)
    - .1 Double duplex, fourplex or street townhouse dwelling 6.0 m/unit
    - .2 Block townhouse dwelling 30.0 m
    - .3 Retirement home, home for the aged, nursing home 30.0 m

.3	Lot Coverage (maximum)	
.1	Street townhouse dwellings containing three or more dwelling units on an individual lot	40.0%
.2	One street townhouse dwelling unit on an individual lot	48.0%
.3	All other residential uses	40.0%
.4	Building Height (maximum)	3 storeys
.5	Front Yard (minimum)	6.0 m or the Established Front Building Line, whichever is the lesser
.6	Rear Yard (minimum)	
.1	For all Uses except Block Townhouse Dwellings:	7.5m
.2	For Block Townhouse Dwellings	15m between blocks (or 7.5m per block)
.7	Side Yard (minimum)	
.1	Interior	
.1	for all uses except block townhouse dwellings	2.4 m
.2	Exterior	
.1	for all uses except block townhouse dwellings	3.0 m
.3	A front or rear exterior wall of a block townhouse dwelling shall maintain a side yard of a minimum of 7.5 m, and a side exterior wall of a block townhouse dwelling shall maintain a side yard of a minimum of 3.0 m.	
.4	Common Walls	In accordance with Section 6.20
.8	Gross Floor Area (minimum)	
.1	Fourplex, double duplex	55.0 m <sup>2</sup> /unit
.2	Block townhouse or street townhouse dwelling	70.0 m <sup>2</sup> /unit
.3	Retirement home, home for the aged, nursing home	20.0 m <sup>2</sup> /bed

Amended by  
Bylaw No.  
68-2011

- |     |   |                          |
|-----|---|--------------------------|
| .9  | Landscaped Open Space (minimum)   | 30%                      |
| .10 | Amenity space for block townhouse dwelling (minimum)  | 9.0 m <sup>2</sup> /unit |
| .11 | Parking in accordance with  | Section 6.18             |
| .12 | Setback from Rail Lines in accordance with  | Section 6.30             |
| .2  | Bed and Breakfast Establishments  |                          |
| .1  | In accordance with Section 6.16.  |                          |
| .3  | Day Nurseries   |                          |
| .1  | In accordance with Section 6.8.   |                          |
| .4  | Home Occupations  |                          |
| .1  | In accordance with Section 6.17.  |                          |
| .5  | Mini-Group Homes, Group Homes, Group Residences, Crisis Residences, Group Correctional Homes, Group Correctional Residences |                          |
| .1  | In accordance with Section 6.15 and 7.9.2.  |                          |
| .6  | Accessory Uses, Buildings, and Structures   |                          |
| .1  | In accordance with Section 6.3.   |                          |
| .7  | Uses Permitted in Section 6.1.  |                          |
| .1  | In accordance with Section 6.1.   |                          |

7.9.3 Notwithstanding Section 7.9.2, where the Schedule indicates a Zone symbol followed by information in parentheses that refers to site-specific unit and/or height maximums, the regulations on the Schedule shall prevail.

#### 7.9.4 Exceptions

The following Zones apply to specific lands within a R4A Zone.

##### **.1 Colborne Street West (R4A-1)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4A-1 Zone may be used for all of the uses permitted in the R4A Zone.



Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4A-1 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 The lands shall conform to all regulations shown on Schedule B, Map R4A-1.
- .2 Each dwelling unit shall have one parking space within an integral garage and such integral garage shall have a minimum floor area of 18 m<sup>2</sup>.
- .3 Required parking spaces shall have minimum dimensions of 3.0 m x 6.0 m.

That all the provisions of the R4A Zone in Section 7.9.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

## **.2 194 Henry Street (R4A-2)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4A-2 Zone may be used for all of the uses permitted in the R4A Zone, plus the following use:

- .1 A private club.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4A-2 Zone use any lot, or erect, alter or use any building or structure for a private club, except in accordance with the following provisions:

- .1 In accordance with Section 9.8.2.

That all the provisions of the R4A Zone in Section 7.9.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

## **.3 213 Sydenham Street (R4A-3)**

Notwithstanding any provision of this Bylaw to the contrary, no lot within any R4A-3 Zone may be used only for the following use:

- .1 An apartment dwelling without a common entry and common hall, containing a total of 24 dwelling units.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4A-3 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following

provisions:

- .1 Lot Width (minimum) 24.3 metres

That all the provisions of the R4A Zone in Section 7.9.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.4 Concrete Mixing Plant - Henry Street (R4A-4)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4A-4 Zone may be used for all of the uses permitted in the R4A Zone, plus the following use:

- .1 A concrete mixing plant.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4A-4 Zone use any lot, or erect, alter or use any building or structure for a concrete mixing plant, except in accordance with the following provisions:

- .1 In accordance with Section 10.2.2.

That all the provisions of the R4A Zone in Section 7.9.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.5 228 - 240 Charing Cross Street (R4A-5)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4A-5 Zone shall be used only for the following uses:

- .1 Block townhouse dwelling;  
.2 Apartment dwelling.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4A-5 Zone use any lot, or erect, alter or use any building or structure for apartment dwellings, except in accordance with the following provisions:

- .1 The lands shall conform to all regulations shown on Schedule B, Map R4A-5.

That all the provisions of the R4A Zone in Section 7.9.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.6 DELETED**

**.7 96 Sherwood Drive (R4A-7)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4A-7 Zone may be used for all of the uses permitted in the R4A Zone, plus the following use:

- .1 A general office.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4A-7 Zone use any lot, or erect, alter or use any building or structure for a nursing home and/or a general office, except in accordance with the following provisions:

- .1 General office in accordance with Section 9.8.2, and only within the existing building.

That all the provisions of the R4A Zone in Section 7.9.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.8 South Side of Wood Street between King George Road and Waverley Street (R4A-8)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4A-8 Zone shall be used only for the following use:

- .1 Block townhouse dwelling

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4A-8 Zone use any lot, or erect, alter, or use any building or structure for block townhouse dwellings, except in accordance with the following provisions:

- .1 The lands shall conform to all regulations shown on Schedule B, Map R4A-8.
- .2 Each dwelling unit shall contain an integral garage.

That all the provisions of the R4A Zone in Section 7.9.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.9 144 Chatham Street (R4A-9)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4A-9 Zone may be used for all of the uses permitted in the R4A Zone, plus the following uses:

- .1 A group correctional home used for the rehabilitation and supervision of inmates, parolees or probationers in a community

setting, but shall not be used for a penitentiary, jail, prison, reformatory or lock-up;

- .2 A group correctional residence used for the rehabilitation and supervision of inmates, parolees or probationers in a community setting, but shall not be used for a penitentiary, jail, prison, reformatory or lock-up.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4A-9 Zone use any lot, or erect, alter or use any building or structure for any type of group correctional home or group correctional residence, except in accordance with the following provisions:

- .1 In accordance with Section 6.15.

That all the provisions of the R4A Zone in Section 7.9.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
25-91, 34-93

**.10 Burnley Street at West Street (R4A-10)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4A-10 Zone may be used for all the uses permitted in the R4A Zone, plus the following use:

- .1 Existing duplex or triplex dwellings.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4A-10 Zone use any lot, or erect, alter or use any building or structure for existing duplex or triplex dwellings except in accordance with the following provisions:

- .1 Existing duplex and triplex dwellings - in accordance with Section 7.7.2.

That all the provisions of the R4A Zone in Section 7.9.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
25-91, 6-2013

**.11 DELETED**

Amended by  
Bylaw No.  
140-91

**.12 Dufferin House - Street Townhouses (R4A-12)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4A-12 Zone may be used only for the following use:

- .1 Street townhouse dwellings

Notwithstanding any provision of this Bylaw to the contrary, no

person shall within any R4A-12 Zone use any lot, or erect, alter or use any building or structure for street townhouse dwellings, except in accordance with the following provisions:

- .1 Gross Floor Area (minimum) 150.0 m<sup>2</sup>/unit
- .2 Each dwelling unit shall have an integral garage which shall have a minimum floor area of 18.0 m<sup>2</sup>.
- .3 Any fence erected in the required front yard shall have a maximum height of 1.2 metres.

That all the provisions of the R4A Zone in Section 7.9.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
140-91, 149-93

**.13 Dufferin Avenue (R4A-13)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4A-13 Zone may be used only for the following use:

- .1 Single-detached cluster dwellings.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4A-13 Zone use any lot, or erect, alter or use any building or structure for single-detached cluster dwellings, except in accordance with the following provisions:

- .1 Lot Area (minimum) 400.0m<sup>2</sup>/unit
- .2 Lot Width (minimum) 30.0m
- .3 Lot Coverage (minimum) 40.0%
- .4 Building Height (maximum) 2 storeys
- .5 Front Yard (minimum) 5.0 metres
- .6 Rear Yard (minimum)

- .1 A front or rear exterior wall of a single-detached cluster dwelling shall maintain a rear yard of a minimum of 7.5m, and a side exterior wall of a single-detached cluster dwelling shall maintain a rear yard of 1.5m.

- .7 Side Yard (minimum)

- .1 A front or rear exterior wall of a single-detached cluster dwelling shall maintain a side yard of a minimum of 7.5m, and a side exterior wall of a single-detached cluster dwelling shall maintain a side yard of 1.5m.

- .8 Gross Floor Area (minimum) 140.0m<sup>2</sup>/unit
- .9 Landscaped Open Space (minimum) 30.0%
- .10 Amenity Space (minimum) NIL
- .11 Parking (minimum) 2.0 spaces/unit
- .12 For the purposes of this Bylaw, the front lot line shall be deemed to be along Dufferin Avenue.

That all the provisions of the R4A Zone in Section 7.9.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
60-92

**.14 Garden Avenue/Johnson Road Area (R4A-14)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4A-14 Zone may be used for all of the uses permitted in the R4A Zone, plus the following:

- .1 Uses existing at the date of the passing of this Bylaw.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4A-14 Zone use any lot, or erect, alter or use any building or structure for a use permitted in Section 7.9.4.14.1, except in accordance with the following provisions:

- .1 To the development standards that existed at the date of the passing of this Bylaw.

That all the provisions of the R4A Zone in Section 7.9.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
67-92, 17-94

**.15 DELETED**

Amended by  
Bylaw No.  
57-95

**.16 Northeast Corner of McMurray Street and Pearl Street (R4A-16)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4A-16 Zone may be used for all of the uses permitted in the R4A Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4A-16 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following

provisions:

- .1 For the purposes of this Bylaw, the front lot line shall be deemed to be along McMurray Street.

That all the provisions of the R4A Zone in Section 7.9.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
68-94

**.17 Northwest Corner of McMurray Street and Lawrence Street (R4A-17)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4A-17 Zone may be used for all of the uses permitted in the R4A Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4A-17 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions.

- .1 For the purposes of this Bylaw, the front lot line shall be deemed to be along Lawrence Street.

That all the provisions of the R4A Zone in Section 7.9.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
35-95, 97-2009

**.18 DELETED**

Amended by  
Bylaw No.  
74-95

**.19 26 Harris Avenue (R4A-19)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4A-19 Zone shall be used only for the following use:

- .1 Block townhouse dwellings

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4A-19 Zone use any lot, or erect, alter, or use any building or structure for block townhouse dwellings, except in accordance with the following provisions:

- .1 The lands shall conform to all regulations shown on Schedule "B" Map R4A-19.

That all the provisions of the R4A Zone in Section 7.9.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

mutandis.

Amended by  
Bylaw No.  
176-96

**.20 Southeast Corner of Powerline Road and Francis Street (R4A-20)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4A-20 Zone may be used only for the following use:

.1 Single-detached cluster dwellings

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4A-20 Zone use any lot, or erect, alter or use any building or structure for single detached cluster dwellings, except in accordance with the following provisions:

- |    |                                    |                            |
|----|------------------------------------|----------------------------|
| .1 | Number of Dwelling Units (maximum) | 36 units                   |
| .2 | Lot Area (minimum)                 | 630.0 m <sup>2</sup> /unit |
| .3 | Lot Width (minimum)                | 30.0 m                     |
| .4 | Lot Coverage (maximum)             | 40.0%                      |
| .5 | Building Height (maximum)          | 2 storeys                  |
| .6 | Front Yard (minimum)               | 5.0 m                      |
| .7 | Rear Yard (minimum)                |                            |

- .1 A front or rear exterior wall of a single-detached cluster dwelling shall maintain a rear yard of a minimum of 7.5 m, and a side exterior wall of a single-detached cluster dwelling shall maintain a rear yard of 1.5m.

.8 Side Yard (minimum)

- .1 A front or rear exterior wall of a single-detached cluster dwelling shall maintain a side yard of a minimum of 7.5 m, and a side exterior wall of a single-detached cluster dwelling shall maintain a side yard of 1.5m.

.9	Separation Distance Between Side Exterior Walls of Dwelling Units (minimum)	2.4 m
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.10 Gross Floor Area (minimum)

- .1 A minimum of 21 single-detached cluster dwelling units shall each have a minimum gross floor area of 120.0 m<sup>2</sup>.
- .2 A maximum of 15 single-detached cluster dwelling units shall each have a minimum gross floor area of 100.0 m<sup>2</sup>.

.11	Amenity Space (minimum)	NIL
-----	-------------------------	-----



- .12 Parking (minimum) 1.5 spaces/unit
- .13 Each single detached cluster dwelling shall contain an integral garage.

That all the provisions of the R4A Zone in Section 7.9.2 of this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
90-97

**.21 436 Grey Street (R4A-21)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4A-21 Zone may be used for all of the uses permitted in the R4A Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4A-21 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 For the purposes of this Bylaw, a block townhouse dwelling may contain a minimum of two dwelling units.

That all the provisions of the R4A Zone in Section 7.9.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
73-98

**.22 146 North Park Street (R4A-22)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4A-22 Zone may be used for all of the uses permitted in the R4A Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4A-22 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 For the purposes of the R4A-22 Zone, a block townhouse dwelling may contain a minimum of two dwelling units.
- .2 Rear Yard (minimum)

A rear exterior wall of a block townhouse dwelling shall maintain a rear yard of a minimum of 7.5m, and a side exterior wall of a block townhouse dwelling shall maintain a rear yard of a minimum of 3.0m.

That all the provisions of the R4A Zone in Section 7.9.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
66-99

**.23 104 Somerset Road (R4A-23)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4A-23 Zone may be used for all of the uses permitted in the R4A Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4A-23 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

**.1 Rear Yard (minimum)**

A rear exterior wall of a block townhouse dwelling shall maintain a rear yard of a minimum of 7.5 m, and a side exterior wall of a block townhouse dwelling shall maintain a rear yard of a minimum of 3.0 m.

That all the provisions of the R4A Zone in Section 7.9.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
174-99

**.24 East Side of Park Road North, south of Powerline Road (R4A-24)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4A-24 Zone may be used for all of the uses permitted in the R4A Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4A-24 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

**.1 Rear Yard (minimum)**

A rear exterior wall of a block townhouse dwelling shall maintain a rear yard of a minimum of 7.7 metres, and a side exterior wall of a block townhouse dwelling shall maintain a rear yard of a minimum of 5.5 metres.

**.2 Notwithstanding Section 6.11.1.1 the minimum planting strip required abutting the corridor area shown on Schedule "J" shall**

be 5.5 metres.

- .3 Notwithstanding Section 6.22.1, the minimum yard required abutting the corridor area shown on Schedule "J" shall be:
  - .1 To a rear exterior wall of a block townhouse dwelling 7.7m
  - .2 To a side exterior wall of a block townhouse dwelling 5.5m

That all the provisions of the R4A Zone in Section 7.9.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
201-99

**.25 487 West Street (R4A-25)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4A-25 Zone may be used for all the uses permitted in the R4A Zone, plus the following:

- .1 A converted dwelling containing a maximum of five dwelling units.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4A-25 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following:

- .1 In accordance with Section 7.9.2

That all the provisions of the R4A Zone in Section 7.9.2 to this Bylaw, and all other provisions to the Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
57-2000

**.26 71/73 Morton Avenue (R4A-26)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4A-26 Zone may be used only for the following use:

- .1 Single-detached cluster dwellings

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4A-26 Zone use any lot, or erect, alter or use any building or structure for single-detached cluster dwellings, except in accordance with the following provisions:

- .1 Number of Dwelling Units (maximum) 18 units

- |     |   |   |
|-----|---|---|
| .2  | Lot Area (minimum)  | 430.0 m <sup>2</sup> /unit  |
| .3  | Lot Width (minimum)   | 45.0 m  |
| .4  | Lot Coverage (maximum)  | 40.0%   |
| .5  | Building Height (maximum)   | one storey  |
| .6  | Front Yard (minimum)  | 20.0 m  |
| .7  | Rear Yard (minimum)   |   |
|     | .1  | A front or rear exterior wall of a single-detached cluster dwelling shall maintain a rear yard of a minimum of 7.5 m, and a side exterior wall of a single-detached cluster dwelling shall maintain a rear yard of 1.5 m.                     |
| .8  | Interior Side Yard (minimum)  |   |
|     | .1  | A front or rear exterior wall of a single-detached cluster dwelling shall maintain an interior side yard of a minimum of 7.5 m, and a side exterior wall of a single-detached cluster dwelling shall maintain an interior side yard of 1.5 m. |
| .9  | Separation Distance Between Side Exterior Walls of Dwelling Units (minimum)   | 2.4 m   |
| .10 | Every part of any separation between side exterior walls of dwelling units shall be open and unobstructed by any building or structure above grade except for the following, which may project a maximum of 0.6 m into this area: |   |
|     | .1  | Sills, belt courses, cornices, eaves, chimney breasts, pilasters, lintels, and other ornamental structures.   |
|     | .2  | Heating/cooling equipment and utility meters.   |
| .11 | The side exterior wall of a single-detached cluster dwelling shall maintain a minimum yard of 3.0 m between said wall and any private lane or roadway.  |   |
| .12 | Gross Floor Area (minimum)  | 95.0 m <sup>2</sup> /unit   |
| .13 | Amenity Space (minimum)   | 9.0 m <sup>2</sup> /unit  |
| .14 | Landscaped Open Space (minimum)   | 30.0%   |
| .15 | Parking   | 1.5 spaces/unit   |
| .16 | Section 6.11.3 shall not apply  |   |

That all the provisions of the R4A Zone in Section 7.9.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
133-2001

**.27 North of Bell Lane (R4A-27)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4A-27 Zone may be used for all of the uses permitted in the R4A Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4A-27 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 All main buildings shall be located a minimum of 6.0 metres from the development setback limit, as approved by the City and the Grand River Conservation Authority.
- .2 Accessory buildings and structures may be located within 6.0m of the development setback limit, as approved by the City and the Grand River Conservation Authority.

That all the provisions of the R4A Zone in Section 7.9.2 to this Bylaw and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
61-2002 &  
189-2004

**.28 DELETED**

Amended by  
Bylaw No.  
72-2002

**.29 633 Park Road North (R4A-29)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4A-29 Zone may be used only for the following use:

- .1 Block townhouse dwellings

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4A-29 Zone use any lot, or erect, alter or use any building or structure for block townhouse dwellings, except in accordance with the following provisions:

- .1 Number of Dwelling Units (maximum) 24 units
- .2 Rear Yard (minimum)

A rear exterior wall of a block townhouse dwelling shall maintain a minimum rear yard of 7.5 metres, and a side exterior wall of a block townhouse dwelling shall maintain a minimum yard of 3.9 metres.

- .3 Notwithstanding Section 6.22.1 of this Bylaw, the minimum yard abutting a corridor area shown on Schedule "J" shall be:
- |    |   |      |
|----|---|------|
| .1 | To a rear exterior wall of a block townhouse dwelling | 7.5m |
| .2 | To a side exterior wall of a block townhouse dwelling | 3.9m |
- .4 No building or structure shall be permitted within the area identified as the Development Setback Limit as shown on Schedule "B" Map R4A-29, unless otherwise approved by the City and the Grand River Conservation Authority.

That all the provisions of the R4A Zone in Section 7.9.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
92-2002

**.30 948 Colborne Street East (R4A-30)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4A-30 Zone may be used only for the following use:

- .1 Block townhouse dwellings.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4A-30 Zone use any lot, or erect, alter or use any building or structure for block townhouse dwellings, except in accordance with the following provisions:

- |    |                                    |          |
|----|------------------------------------|----------|
| .1 | Number of Dwelling Units (maximum) | 14 units |
| .2 | Building Height (maximum)          | 1 storey |

That all the provisions of the R4A Zone in Section 7.9.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
135-2003

**.31 499 West Street (R4A-31)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4A-31 Zone may be used for all of the uses permitted in the R4A Zone plus the following:

- .1 A converted dwelling containing a maximum of five dwelling units.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4A-31 Zone use any lot, or erect, alter or use any building or structure for a converted dwelling, except in accordance with the following:

- .1 Lot Width (minimum) 24.0m

That all the provisions of the R4A Zone in Section 7.9.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
199-2003

**.32 East Side of West Street at Cobden Court (R4A-32)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4A-32 Zone may be used only for the following use:

- .1 Block townhouse dwellings.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4A-32 Zone use any lot, or erect, alter or use any building or structure for block townhouse dwellings, except in accordance with the following provisions:

- .1 Notwithstanding any provision of this Bylaw, no main or accessory buildings or structures shall be erected or placed on the portion of this lot being a servicing easement described as Part 4 in Reference Plan 2R-5772.

That all the provisions of the R4A Zone in Section 7.9.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
142-2004, 165-2005

**.33 DELETED**

Amended by  
Bylaws No.  
54-2005, 165-2005

**.34 DELETED**

Amended by  
Bylaw No.  
108-2005

**.35 78 River Road (R4A-35)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4A-35 Zone may be used for all of the uses permitted in the R4A Zone, plus the following:

- .1 Semi-detached dwellings.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4A-35 Zone use any lot, or erect, alter or use any building or structure for semi-detached dwellings, except in accordance with the following provisions:

- .1 In accordance with Section 7.6.2.

That all the provisions of the R4A Zone in Section 7.9.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
165-2005

**.36 611 to 675 Grey Street (R4A-36)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4A-36 Zone may be used for all uses permitted in the R4A Zone, plus the following:

- .1 A converted dwelling containing a maximum of six dwelling units.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4A-36 Zone use any lot, or erect alter or use any building or structure for a converted dwelling, except in accordance with the following:

- |    |                            |                           |
|----|----------------------------|---------------------------|
| .1 | Lot Area (minimum)         | 148 m <sup>2</sup> /unit  |
| .2 | Lot Width (minimum)        | 24.0 m                    |
| .3 | Gross Floor Area (minimum) | 40.0 m <sup>2</sup> /unit |
| .4 | Amenity Space (minimum)    | 9.0 m <sup>2</sup> /unit  |
| .5 | Parking (minimum)          | 1.5 spaces /unit          |

That all provisions of the R4A Zone in Section 7.9.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
160-2005, 139-2006

**.37 18 Hardy Road (H-R4A-37)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any H-R4-37 Zone may be used for all of the uses permitted in the H-R4A Zone, plus the following:

- .1 Single detached dwelling

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any H-R4A-37 Zone use any lot, or erect, alter or use any building or structure, for a single detached dwelling except in accordance with the following provisions:



- .1 In accordance with Section 7.3.2.
- .2 Section 4.1.7 shall not apply.

That all of the provisions of the H-R4A Zone in Sections 4.1.7 and 7.9.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
44-2007

**.38 1036 Colborne Street, Part of Joseph Thomas Grant – Part 1, Plan 2R-6813 (R4A-38)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4A-38 Zone may be used for all uses permitted in the R4A Zone, plus the following:

- .1 A single detached dwelling

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4A-38 Zone use any lot, or erect, alter or use any building or structure, for a single detached dwelling except in accordance with the following provisions:

- .1 Lot Width (minimum) 18.0 metres

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4A-38 Zone, use any lot, or erect, alter or use any building or structure for a use permitted in Section 7.9.4.38.1, except in accordance with the following provisions:

- .1 In accordance with Section 7.2.2.

That all the provisions of the R4A Zone in Section 7.9.2 to the Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
127-2007

**.39 Southwest Corner of Powerline Road and Brantwood Park Road Parts 2 and 3, Plan 2R-6831 (R4A-39)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4A-39 Zone may be used only for the following uses:

Dwelling Units

- .1 Block Townhouse Dwellings
- .2 Home Occupations
- .3 Accessory uses, buildings and structures
- .4 Uses permitted in Section 6.1

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4A-39 Zone use any lot, or erect, alter or use any building or structure for general offices, except in accordance with the following provisions:

- .1 Building Height (maximum) 2 storeys
- .2 Rear Yard (minimum) 3.0 metres
- .3 Side Yard (minimum)
  - .1 Interior 11.0 metres
  - .2 Exterior 6.0 metres
- .4 Planting Strip (minimum)
  - .1 Interior Side Yard 1.0 metre
- .5 Notwithstanding any other provision to the contrary second storey balconies are not permitted.

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
158-2008  
110-2014

**.40 170 & 172 North Park Street (R4A-40)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4A-40 Zone may be used for only the following uses:

- .1 Double duplex dwellings
- .2 Fourplex dwellings
- .3 Bed and breakfast establishments
- .4 Day nurseries
- .5 Home occupations
- .6 Mini-group homes
- .7 Accessory uses, buildings, and structures
- .8 Uses permitted in Section 6.1

Notwithstanding any provision of this By-law to the contrary, no person shall within any R4A-40 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Lot width (minimum) 22.8 m
- .2 Building Height (maximum) 2 storeys
- .3 Dwelling Units (maximum) 12

- .4 Limiting Distance Between Dwellings 32 m  
(minimum)

That all remaining provisions of the R4A Zone in Section 7.9.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
154-2008

**.41 87 North Park Street (R4A-41)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4A-41 Zone may be used for only the following uses:

- .1 Block townhouse dwellings
- .2 Street townhouse dwellings
- .3 Bed and breakfast establishments
- .4 Day nurseries
- .5 Home occupations
- .6 Mini-group homes
- .7 Accessory uses, buildings, and structures
- .8 Uses permitted in Section 6.1

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4A-41 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Building Height (maximum) 1 storey
- .2 Dwelling Units (maximum) 4.0
- .3 Lot Coverage (maximum) 42.5%
- .4 Side Yard (minimum)
  - .1 Interior 1.22 m
  - .2 Exterior (adjacent to North Park Street) 1.9 m
- .5 The front lot line adjacent to Dublin Street shall be considered the legal front lot line for the purposes of the Zoning Bylaw.

That all remaining provisions of the R4A Zone in Section 7.9.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.

**.42 East Side of Garden Avenue & West Side of Johnson Road (R4A-42)**

172-2008

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4A-42 Zone may be used for all of the uses permitted in the R4A Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4A-42 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Lot Coverage (maximum)
  - .1 One street townhouse dwelling unit on an individual lot 50%
- .2 Side Yard (minimum):
  - .1 Interior
    - .1 for all uses except block townhouse dwellings 1.5 m
  - .2 Exterior
    - .1 for all uses except block townhouse dwellings 2.4 m

All dwellings shall be setback a minimum of 30.0 metres from the CN Railway right-of-way.

That all remaining provisions of the R4A Zone in Section 7.9.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.43 UNUSED**

**.44 UNUSED**

**.45 135 Sherwood Drive (F-R4A-45) (Parts 1 & 3, Reference Plan 2R-7177)**

Amended by  
Bylaw No.  
11-2010

Notwithstanding any provision of this bylaw to the contrary, any lot within any F-R4A-45 Zone may be used for all of the uses permitted in the R4A Zone, plus the following use:

- .1 A converted dwelling comprising a maximum of four dwelling units, plus one additional dwelling unit contained in the converted garage.

Notwithstanding any provision of this By-law to the contrary, no

person shall within any F-R4A-45 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- |    |  |        |
|----|--|--------|
| .2 | Lot Width (minimum) Converted Dwelling | 15.24m |
| .3 | Driveway Width (minimum)               | 3.05m  |

That all remaining provisions of the RC Zone in Section 7.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
7-2010

**.46 West of Powell Road and South of Shellard Lane,  
North of Blackburn Drive (R4A-46)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4A-46 Zone may be used for all of the uses permitted in the R4A Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4A-46 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- |    |                            |   |
|----|----------------------------|---|
| .1 | Lot Area (minimum)         |   |
| .1 | Street townhouse dwelling  | 180.0 m <sup>2</sup> /unit                                      |
| .2 | Lot Coverage               | Not applicable  |
| .3 | Front Yard (minimum)       | 6.0 metres from the garage or 3.5 metres from the dwelling unit |
| .4 | Rear Yard (minimum)        | 7.0 m   |
| .5 | Side yard (minimum)        |   |
| .1 | Interior                   |   |
| .1 | Street townhouse dwellings | 1.2 m   |
| .2 | Exterior                   |   |
| .1 | Street townhouse dwellings | 2.4 m   |
| .6 | Gross Floor Area (minimum) |   |
| .1 | Street townhouse dwelling  | Not applicable  |

- .7 Landscaped Open Space Not applicable
- .8 Parking – notwithstanding the requirements of Section 6.18, stairs shall be permitted to encroach within the required parking space within the garage, a maximum of 0.5 metres.

That all remaining provisions of the R4A Zone in Section 7.9.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
24-2012

**.47 144 Henry Street (R4A-47)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4A-47 Zone may be used for only the following uses:

- .1 Double duplex dwellings
- .2 Fourplex dwellings
- .3 Day nurseries
- .4 Home occupations
- .5 Accessory uses, buildings, and structures
- .6 Uses permitted in Section 6.1

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4A-47 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Lot width (minimum) 20.6 m
- .2 Building Height (maximum) 2 storeys
- .3 Dwelling Units (maximum) 16
- .4 No buildings shall be located within 25 metres (minimum) of the rear yards of 140a, 140b and 142 Henry Street.

That all remaining provisions of the R4A Zone in Section 7.9.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
18-2013

**.48 124 Sherwood Drive/121 Winniett Street (R4A-48)**

Notwithstanding any provision of this bylaw to the contrary, any lot within any F-R4A-48 Zone may be used for all of the uses permitted in the R4A Zone.

- .1 For the purposes of the F-R4A-48 Zone, a fourplex may mean

a dwelling containing four units, other than a converted dwelling, located on a lot, two units divided horizontally and two units divided vertically, each of which has a private entrance from outside, or a private entrance from a common hallway or stairway inside.

That all the provisions of the R4A Zone in Section 7.9.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
62-2013, 2-2022

#### **.49 East End of Lloyd Street (H-R4A-49)**

- .1 The lands zoned H-R4A-49 may only be used in accordance with the permitted uses in the H-R4A-49 Zone upon the removal of the "Holding" (H) provision. Removal of the "H" may occur once the following provisions have been satisfied:
  - .1 That the applicant has entered into a Site Plan Agreement to address all servicing and financial matters associated with the development, to the satisfaction of The Corporation of the City of Brantford; and,
  - .2 That the applicant has submitted a scoped Environmental Impact Study (EIS), prepared by a qualified professional, to the satisfaction of the City;
- .2 Notwithstanding any provision of this By-law to the contrary, as shown on Schedule A, attached to and forming part of this By-law, any lot within any H-R4A-49 Zone may only be used for the following uses:
  - .1 Block Townhouse Dwellings;
  - .2 Stacked Townhouse Dwellings;
  - .3 Home Occupations;
  - .4 Accessory uses, buildings and structures; and,
  - .5 Uses permitted in Section 6.1
- .3 Notwithstanding any provision of this By-law to the contrary as shown on Schedule 'A', attached to and forming part of this By-law, no person shall within any H-R4A-49 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:
  - .1 For the purpose of this by-law, the lot line abutting Lloyd Street shall be defined as the front lot line. The northerly, easterly and southerly lot lines shall be deemed the rear lot line and the westerly lot lines shall be deemed the interior side lot line.
  - .2 Lot Area (Minimum) 185.0 m<sup>2</sup> /unit

.3	Lot Width (Minimum)	14 m
.4	Lot Coverage (Maximum)	40%
.5	Building Height (Maximum)	3 Storeys
.6	Front Yard (Minimum)	4.18 m (Block Townhouse Dwellings)
		6.0 m or the Established Front Building Line, whichever is the lesser for all other uses (all other uses)
.7	Rear Yard (Minimum)	7.5 m
.8	Side Yard (Minimum)	4.4 m (westerly lot line for 2-storey townhouse dwellings)
		7.5 m (westerly lot line for all other uses)
.9	Common Walls Section 6.20	In accordance with
.10	Gross Floor Area (Minimum)	70.0 m <sup>2</sup> /unit
.11	Landscaped Open Space (Minimum)	30%
.12	Amenity Space	
	.1 Minimum	9.0 m <sup>2</sup> /unit
	.2	Notwithstanding any other provision in this by-law, townhouse dwelling units shall not have any detached accessory buildings or structures located in any yard between the building and the street facing Lloyd Street. Notwithstanding Chapter 438 of the Municipal Code for Fencing as amended, the said yard shall not be enclosed by an opaque privacy fence.
.13	Parking	
	.1 Minimum	1.5 spaces/ unit



.2 Notwithstanding Section 6.18.3.5, the required parking spaces shall be located a minimum of 1.4 m from the front lot line.

- |                              |  |
|------------------------------|--|
| .14 Dwelling Units (Maximum) | 25   |
| .15 Planting Strip (Minimum) | 1.5 m along the westerly and northerly lot lines |

That all the provisions of the R4A Zone in Section 7.9.2 to this By-law, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
110-2013

**.50 Heath Street (R4A-50)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4A-50 Zone may only be used for the following uses:

- .1 Block townhouse dwelling
- .2 Accessory buildings and structures

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4A-50 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- |    |  |  |
|----|--|--|
| .1 | Lot shall mean those lands described as Block 47, Plan 2M-1903   |  |
| .2 | Parcel of Tied Lands (POTL) shall mean that individual portion of the lot containing the dwelling unit and which is described as one parcel in the last registered instrument and which is tied to the Common Element Condominium also located within the lot. |  |
| .3 | Lot Area (minimum)<br>POTL Area (minimum)  | 400 m <sup>2</sup> /unit<br>265 m <sup>2</sup> |
| .4 | Lot Width (minimum)<br>POTL Lot Width (minimum)  | 30 m<br>8.5 m                                  |
| .5 | Lot Coverage (maximum)<br>POTL Lot Coverage (maximum)  | 40%<br>65%                                     |
| .6 | Building Height (maximum)  | 2 storeys (at front of dwelling)               |
| .7 | Front Yard (minimum)<br>POTL Front Yard (minimum)  | 5.0 m<br>6.0 metres from the                   |

- garage or 4.5 metres  
from the dwelling unit
- .8 Rear Yard (minimum) 7.5 m
  - .9 Side Yard (minimum)
    - 1. Interior Side Yard (minimum) 3.0m
    - 2. a side exterior wall of a dwelling shall maintain a minimum setback of 2.5 metres from any private lane or roadway.
    - 3. a minimum separation of 2.6 metres shall be maintained between side exterior walls of dwellings.
    - 4. every part of any separation between side exterior walls of dwellings shall be open and unobstructed by any building or structure above grade, except for the following, which may project a maximum of 0.6m into this area:
      - .1 sills, belt course, cornices, eaves, chimney breasts, pilasters, lintels and other ornamental structures.
      - .2 Heating/cooling equipment and utility meters
      - .3 Bay windows (not constructed on foundations)
    - .5 a rear exterior wall of a dwelling shall maintain a minimum setback from the interior side lot line and rear lot line of 7.5 metres.
  - 10. Notwithstanding the rear yard setback requirements shown in Section 7.9.4.50.8 above, for Part 1, as shown on Schedule B - Map R4A-50, attached to and forming part of this Bylaw, the rear yard POTL setback shall be 5.0m.
  - 11. Notwithstanding Section 2.12.9, Definition for a Lot, the private condominium road shall be recognized as a public road for the purpose of lot creation.
  - 12. Off Street Parking
    - .1 1.5 spaces per unit
    - .2 each dwelling unit shall contain an integral garage providing a minimum of 1.0 parking space
    - .3 16 parking spaces (minimum) shall be provided in off-street parking areas

That all the provisions of the R4A Zone in Section 7.9.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
41-2014

**.51 61-73 Murray Street (R4A-51)**

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4A-51 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- |     |   |                    |
|-----|---|--------------------|
| .1  | Lot Area (minimum)  | 453 m <sup>2</sup> |
| .2  | Lot Width (minimum)   | 18.9 m             |
| .3  | Lot Coverage (maximum)  | 47.7%              |
| .4  | Front Yard (minimum)  | 0.4 m              |
| .5  | Interior Side Yard (minimum)  | 2 m                |
| .6  | Rear Yard (minimum)   | 6 m                |
| .7  | Landscaped Open Space (minimum)   | 28%                |
| .8  | Notwithstanding the provisions of Section 6.18.7.8, one required parking space may be accommodated on an abutting lot, on the condition that an agreement providing for the continuation of the required parking space is entered into with the owners of both lots and the City of Brantford and is registered against both parcels of land. |                    |
| .9  | A minimum 0 metre setback from the abutting lot line for the parking spaces shall be permitted.   |                    |
| .10 | Notwithstanding the provisions of Section 6.18.3.6 and Section 6.18.4.1, all parking spaces may be accessed from the street by means of an easement on an abutting lot.   |                    |

That all the provisions of the R4A Zone in Section 7.9.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
41-2014

**.52 77 – 79 Mary Street (R4A-52)**

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4A-52 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- |    |                               |                    |
|----|-------------------------------|--------------------|
| .1 | Interior Side Yards (minimum) | 1.5 m and 2 m      |
| .2 | Lot Area (minimum)            | 175 m <sup>2</sup> |

That all the provisions of the R4A Zone in Section 7.9.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
106-2015

**.53 41 Garden Avenue (H-R4A-53)**

.1 Notwithstanding any provision of this Bylaw to the contrary, any lot within any H-R4A-53 Zone may only be used for the following uses:

- .1 Street townhouse dwellings
- .2 Accessory buildings and structures

.2 Notwithstanding Section 2.12.9, a private condominium road shall be recognized as a public road for the purpose of defining "Lot" and "Street Townhouse Dwelling" and applying regulations of the H-R4A-53 Zone and R4A Zone.

.3 Notwithstanding any provision of this Bylaw to the contrary, no person shall within any H-R4A-53 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Lot Area (minimum) 225 m<sup>2</sup>
- .2 Lot Width (minimum) 8 m
- .3 Lot Coverage (maximum) 60%
- .4 Building Height (maximum) 2 storeys
- .5 Front Yard (minimum) 4.3 m measured from the front exterior wall of the dwelling 6 m measured from the front exterior wall of the integral garage
- .6 Rear Yard (minimum) 6 m
- .7 Interior Side Yard (minimum) 1.5 m
- .8 Notwithstanding Section 6.18.3.9, a minimum of 40% of the front yard shall be maintained as landscaped open space.
- .9 Notwithstanding Section 6.30.1, any building or structure which contains a dwelling unit shall be set

back a minimum of 28m from any lot line abutting a rail line.

That all the provisions of the R4A Zone in Section 7.9.2 of this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
76-2016

**.54 152-162 North Park Street (R4A-54)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any H-R4A-54 Zone may be used for only the following uses:

- .1 Retirement homes
- .2 Accessory uses, buildings, and structures
- .3 Uses permitted in Section 6.1

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4A-54 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- |    |                              |  |
|----|------------------------------|--|
| .1 | Lot Area (minimum)           | 7,572.1m <sup>2</sup>  |
| .2 | Interior side yard (minimum) | 15.0m (for the portion of the building that extends westerly for a distance of 15.0m from the southeast corner of the park, and 3.6 m for the remainder of the interior side yard (adjacent to south side of Wood St. Park)) |
|    |                              | 13.4 metres (north side of building adjacent to 164 North Park Street)   |
|    |                              | 15.0 metres (south side of building adjacent to 146 North Park Street)   |
| .3 | Building Height (maximum)    | 3 storeys (12.8 m)   |
| .4 | Number of units (maximum)    | 99 units (104 beds)  |

- |    |  |      |
|----|--|------|
| .5 | Landscape Buffer (minimum)<br>(adjacent to 146 & 164 North Park St.) | 2.0m |
|----|--|------|

That all the provisions of the R4A Zone in Section 7.9.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
OMB Decision  
PL100472

**.55 277 Hardy Road (H-R4A-55)**

1. Notwithstanding any provision of this By-Law to the contrary, no person shall within any R4A-55 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- |    |                          |    |
|----|--------------------------|----|
| .1 | Dwelling Units (maximum) | 93 |
|----|--------------------------|----|

That all the provisions of the R4A Zone in Section 7.9.2 to this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
139-2016

**.56 Puleston Street (Part 1)**

Notwithstanding any provision of this By-law to the contrary, no person shall within any H-R4A-56 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- |    |  |          |
|----|--|----------|
| .1 | Lot Coverage (maximum)   |          |
| .1 | Street townhouse dwellings containing three or more dwelling units on an individual lot  | 42%      |
| .2 | One street townhouse dwelling unit on an individual lot  | 50%      |
| .2 | Building Height (maximum)  | 1 storey |
| .2 | Front Yard (minimum)   | 3.5 m    |
| .3 | Rear Yard (minimum)  | 7 m      |
| .4 | Side Yard (minimum)  |          |
| .1 | Interior (north side)  | 3.5 m    |
| .5 | Notwithstanding Section 6.4.1.1, Heating/cooling equipment and utility metres are not permitted to project into the side yard. |          |

That all remaining provisions of the R4A Zone in Section 7.9.2 to this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
139-2016

**.57 Darling Street (Part 2)**

Notwithstanding any provision of this By-law to the contrary, no person shall within any H-R4A-57 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Lot Width (minimum)
  - .1 Street townhouse dwelling 5.45 m/unit
- .2 Side Yard (minimum)
  - .1 Interior 1.2 m
- .3 Notwithstanding Section 6.4.1.1, Heating/cooling equipment and utility metres are not permitted to project into the side yard.
- .4 Notwithstanding Section 6.18.3.9, 43% of the front yard of the middle unit shall be maintained as landscape open space.

That all remaining provisions of the R4A Zone in Section 7.9.2 to this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
96-2017,  
178-2017

**.58 54 Blackburn Drive - Northeast corner of Blackburn Drive/Diana Avenue (R4A-58)**

- .1 Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4A-58 Zone may only be used for the following uses:
  - .1 Block Townhouse Dwelling;
  - .2 Street Townhouse Dwelling; and,
  - .3 Accessory buildings and structures.
- .2 Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4A-58 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:
  - .1 Lot shall mean those lands municipally addressed as 54 Blackburn Drive.
  - .2 Parcel of Tied Lands (POTL) shall mean that individual portion of the lot containing the dwelling unit and

associated land which is described as one parcel in the last registered instrument and which is tied to the Common Element Condominium also located within the lot.

- .3 A maximum of 177 Townhouse Dwelling Units is permitted on the lot.
- .4 Notwithstanding Section 2.12.9, Definition for a Lot, the private condominium road shall be recognized as a street.
- .5 Townhouse dwelling units shall not have any amenity space in any yard abutting Diana Avenue or Blackburn Drive. Notwithstanding Chapter 438 of the Municipal Code for Fencing, said yard shall not be enclosed by way of a fence or any other structures or materials.
- .6 Lot Area (minimum) 35,000 m<sup>2</sup>
- .7 Lot Coverage (maximum) Not Applicable.
- .8 Lot Front Yard (Blackburn Drive) Nil (minimum)
- .9 Lot Rear Yard (Bell Lane) 6.0 m (minimum)
- .10 Lot Side Yard (minimum)
  - .1 Interior 4.5 m
  - .2 Exterior Nil
- .11 Lot Amenity Space (minimum)
  - .1 Lot Amenity Space shall be provided in one location on the lot and shall not be less than 2000 m<sup>2</sup> in area.
  - .2 Townhouse dwelling units shall not have any amenity space in any yard between the building and street facing Diana Avenue and Blackburn Drive. Notwithstanding Chapter 438 of the Municipal Code for Fencing, the said yard shall not be enclosed by way of a fence or any other structures or materials.
- .12 Off Street Parking
  - .1 Each dwelling unit shall contain an integral garage providing a minimum of 1.0 parking space.
  - .2 A minimum of 39 visitor parking spaces shall be provided.
- .3 Notwithstanding the requirements shown in Section 7.9.4.58



above, for Part 1, as shown on Schedule B, attached to and forming part of this Bylaw, no person shall use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- |    |  |  |
|----|--|--|
| .1 | POTL Lot Area (minimum)  | 115 m <sup>2</sup> /unit                   |
| .2 | POTL Lot Width (minimum)   | 5.7 m/unit                                 |
| .3 | POTL Lot Coverage (maximum)  | Not Applicable                             |
| .4 | POTL Front Yard (minimum)  | Nil along Diana Avenue and Blackburn Drive |
| .5 | POTL Rear Yard (minimum)   | 6.0 m                                      |
| .6 | POTL Side Yard (minimum)   |  |
|    | .1 Interior  | 1.0 m                                      |
|    | .2 Exterior  | 1.5 m                                      |
|    | .3 Common Walls  | In accordance with Section 6.20            |
| .7 | POTL Landscaped Open Space (minimum)   | Nil  |
| .8 | Notwithstanding 6.18.3.9, a minimum of 40% of the POTL front yard shall be maintained and landscaped open space. |  |
| .9 | POTL Amenity Space (minimum)   | Nil  |
- .4 Notwithstanding the requirements shown in Section 7.9.4.58 above, for Part 2, as shown on Schedule B, attached to and forming part of this Bylaw, no person shall use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:
- |    |                             |   |
|----|-----------------------------|---|
| .1 | POTL Lot Area (minimum)     | 115 m <sup>2</sup> /unit  |
| .2 | POTL Lot Width (minimum)    | 5.7 m/unit  |
| .3 | POTL Lot Coverage (maximum) | Not Applicable  |
| .4 | POTL Front Yard (minimum)   | 3.0 m measured from the exterior wall of the dwelling. 6.0 m measured from the front exterior wall of an integral garage. |
| .5 | POTL Rear Yard (minimum)    | 6.0 m to the lot line   |

- |      |  |   |
|------|--|---|
| .6   | POTL Side Yard (minimum)   |   |
|      | .1 Interior  | 1.0 m   |
|      | .2 Exterior  | 1.5 m   |
|      | .3 Common Walls  | In accordance with Section 6.20   |
| <br> |  |   |
| .7   | POTL Landscaped Open Space (minimum)   | Nil   |
| <br> |  |   |
| .8   | Notwithstanding 6.18.3.5, none of the parking spaces may be located a minimum of 4.5 m.  |   |
| <br> |  |   |
| .9   | Notwithstanding 6.18.3.9, a minimum of 40% of the POTL front yard shall be maintained for landscaped open space.   |   |
| <br> |  |   |
| .10  | POTL Amenity Space (minimum)   | Nil   |
| <br> |  |   |
| .5   | Notwithstanding the requirements shown in Section 7.9.4.58 above, for Part 3, as shown on Schedule B, attached to and forming part of this Bylaw, no person shall use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions: |   |
|      | .1 POTL Lot Area (minimum)   | 80 m <sup>2</sup> /unit   |
|      | .2 POTL Lot Width (minimum)  | 5.7 m   |
|      | .3 POTL Lot Coverage (maximum)   | Not Applicable  |
|      | .4 POTL Front Yard (minimum)   | 3.0 m measured from the exterior wall of the dwelling. 6.0 m measured from the front exterior wall of an integral garage. |
| <br> |  |   |
| .5   | POTL Rear Yard (minimum)   | 0.0 m along a common wall separating the units.   |
| <br> |  |   |
| .6   | POTL Side Yard (minimum)   |   |
|      | .1 Interior  | 1.0 m   |
|      | .2 Exterior  | 1.5 m   |
|      | .3 Common Walls  | In accordance with Section 6.20   |
| <br> |  |   |
| .7   | POTL Landscaped Open Space (minimum)   | Nil   |
| <br> |  |   |
| .8   | Notwithstanding 6.18.3.9, a minimum of 40% of the POTL front yard shall be maintained for landscaped open space.   |   |

- .10 POTL Amenity Space (minimum) Nil

That all the provisions of the R4A Zone in Section 7.9.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
140-2017

**.59 105 Garden Avenue (R4A-59)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any H-R4A-59 Zone may only be used for the following use:

- .1 Street townhouse dwelling  
.2 Accessory buildings and structures

Notwithstanding any provision of this By-law to the contrary, no person shall within any R4A-59 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- |    |  |   |
|----|--|---|
| .1 | Lot Area (minimum)   | 160.0 m <sup>2</sup> /unit                        |
| .2 | Lot Width (minimum)  | 6.0 m   |
| .3 | Lot Coverage (maximum)   | Shall not apply                                   |
| .4 | Building Height (maximum)  | 12.0 m  |
| .5 | Front yard (minimum)   | 6.0 m to the garage<br>4.5 m to the dwelling unit |
| .6 | Interior side yard (minimum)   |   |
|    | 1. Street townhouse  | 1.5 m   |
|    | 2. Common walls  | In accordance with<br>Section 6.20                |
| .7 | Exterior side yard (minimum)   | 2.4 m   |
| .8 | Notwithstanding Section 6.18.3.9, a minimum of 40% of the front yard shall be maintained as landscaped open space. |   |

That all remaining provisions of the R4A Zone in Section 7.9.2. to this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
140-2017

**.60 105 Garden Avenue (R4A-60)**

Notwithstanding any provision of this By-law to the contrary, no person shall within any R4A-60 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- |    |  |   |
|----|--|---|
| .1 | Lot Area (minimum)   | 155.0 m <sup>2</sup> /unit                        |
| .2 | Lot Width (minimum)  | 5.5 m   |
| .3 | Lot Coverage (maximum)   | Shall not apply                                   |
| .4 | Building Height (maximum)  | 12.0 m  |
| .5 | Front yard (minimum)   | 6.0 m to the garage<br>4.5 m to the dwelling unit |
| .6 | Interior side yard (minimum)   |   |
|    | 1. Street townhouse  | 1.5 m   |
|    | 2. Common walls  | In accordance with Section 6.20                   |
| .7 | Notwithstanding Section 6.18.3.9, a minimum of 40% of the front yard shall be maintained as landscaped open space. |   |

That all remaining provisions of the R4A Zone in Section 7.9.2. to this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
177-2017, 51-2022

**.61 461 Blackburn Drive (R4A-61)**

- |    |  |  |
|----|--|--|
| .1 | Notwithstanding any provision of this By-law to the contrary, any lot within any R4A-61 Zone may be used for all of the uses permitted in the R4A Zone.  |  |
| .2 | Notwithstanding any provision of this By-law to the contrary, no person shall within any R4A-61 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions: |  |
|    | .1   | Parcel of Tied Lands (POTL) shall mean that individual portion of the lot containing the dwelling unit and associated land which is described as one parcel in the last registered instrument and which is tied to the Common Element Condominium also located within the lot. |

- .2 Notwithstanding Section 2.12.9, Definition for a Lot, the private condominium road shall be recognized as a public road for the purpose of lot creation.
- .3 For the purpose of this By-law, a Back-to-Back Dwelling shall mean a group of buildings on a lot or lots, each group containing not less than six (6) and not more than fourteen (14) dwelling units, fully attached in two rows arranged back-to-back, being separated from the adjacent unit by a vertical, common wall on one or both sides and the rear, and with each dwelling have its own private entrance from outside, driveway from the street, and a private garage, carport or parking area.
- .4 Building Height (maximum) 12.5 m
- .5 Front Yard (minimum) 6.0 metres from the garage and 3.5 metres from the dwelling unit
- .6 Rear Yard (minimum)
1. Street townhouse dwellings 6.0 m
  2. Block townhouse dwellings 12.0 m between blocks (or 6.0 metres per block)
- .7 Side yard (minimum)
- .1 Interior
    - .1 Street townhouse dwellings 1.5 m
    - .2 Block townhouse dwellings 1.5 m (3.0 m between blocks)
  - .2 Exterior 2.4 m
- .8 Parking
- .1 Notwithstanding the requirements of Section 6.18, stairs shall be permitted to encroach within the required parking space within the garage, a maximum of 0.5 metres.
- .9 Front Yard Landscaped Open Space

- .1 Notwithstanding the requirements of Section 6.18.3.9, a minimum of 27% of the front yard shall be maintained as landscaped open space.
- .10 Amenity Area
  - .1 For the purpose of this By-law, the minimum amenity area required shall be 1,141 m<sup>2</sup>.
- .3 Notwithstanding the requirements shown in Section 7.9.6.61 above, no person shall use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:
  - .1 For the purpose of this By-law, the front yard for corner lots shall be calculated perpendicular to the front lot line.
  - .2 Notwithstanding the requirements of Section 2.12.16, for the purpose of this By-law, the yards abutting Blackburn Drive shall be deemed the rear yard.
  - .3 Accessory buildings or structures shall not be permitted in any yard abutting Blackburn Drive.
  - .4 Notwithstanding Chapter 438 of the Municipal Code for Fencing, the yard abutting Blackburn Drive shall not be enclosed by an opaque privacy fence.
  - .5 POTL Lot Area (minimum)
    - .1 Street townhouse dwelling 180.0 m<sup>2</sup>
    - .2 Block townhouse dwelling 95.0 m<sup>2</sup>
    - .3 Back-to-back townhouse dwelling 79.0 m<sup>2</sup>
  - .6 POTL Lot Width (minimum)
    - .1 Street townhouse dwelling 5.5 m
    - .2 Block townhouse dwelling 4.5 m
    - .3 Back-to-back townhouse dwelling 5.5 m
  - .7 POTL Lot Coverage Not applicable
  - .8 POTL Building Height (maximum) 12.5 m
  - .9 POTL Front Yard (minimum) 5.6 metres from the garage and 2.6 metres from the dwelling unit

- .10 POTL Rear Yard (minimum)
  - .1 Block townhouse dwelling abutting Blackburn Drive  
4.0 m
  - .2 Block townhouse dwelling abutting Amenity Area  
(most northerly and southerly units only)  
4.5 m
  - .3 Back-to-back townhouse dwellings  
0.0 m
  - .4 All other dwellings  
6.0 m
- .11 POTL Side yard (minimum)
  - .1 Interior
    - .1 Street townhouse dwellings 1.5 m
    - .2 Block townhouse dwellings 1.5 m (3.0 m  
between  
blocks)
  - .2 Exterior 2.4 m
  - .3 Common Walls In accordance with  
Section 6.20
- .12 POTL Front Yard Landscaped Open Space
  - .1 Notwithstanding the requirements of Section  
6.18.3.9, a minimum of 27% of the front yard shall  
be maintained as landscaped open space.

That all remaining provisions of the R4A Zone in Section 7.9.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
177-2017

## **.62 501 Shellard Lane (H-R4A-62)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4A-62 Zone may be used for all of the uses permitted in the R4A Zone.

Notwithstanding any provision of this By-law to the contrary, no person shall within any R4A-62 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Lot Area (minimum)
  - .1 Street townhouse dwelling 180.0 m<sup>2</sup>/unit
  - .2 Block townhouse dwelling 135.0 m<sup>2</sup>/unit
  - .3 Back-to-back townhouse dwelling 80.0 m<sup>2</sup>/unit
- .2 Lot Width (minimum)

.1	Street townhouse dwelling	5.5 m/unit
.2	Block townhouse dwelling	5.5 m/unit
.3	Back-to-back townhouse dwelling	5.5 m/unit
.3	Lot Coverage	Not applicable
.4	Building Height (maximum)	11.5 m
.5	Front Yard (minimum)	6.0 metres from the garage and 3.5 metres from the dwelling unit
.6	Rear Yard (minimum)	
.1	Street townhouse dwellings	6.0 m
.2	Block townhouse dwellings	12.0 m between blocks (or 6.0 metres per block)
.3	Back-to-back townhouse dwelling	0.0 m
.7	Side yard (minimum)	
.1	Interior	
.1	Street townhouse dwellings	1.5 m
.2	Block townhouse dwellings	1.5 m (3.0 m between blocks)
.2	Exterior	2.4 m
.3	Common Walls	In accordance with Section 6.20
.8	Parking – notwithstanding the requirements of Section 6.18, stairs shall be permitted to encroach within the required parking space within the garage, a maximum of 0.5 metres.	
.9	Notwithstanding the requirements of Section 6.18.3.9, a minimum of 27% of the front yard shall be maintained as landscaped open space.	

That all remaining provisions of the R4A Zone in Section 7.9.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.63 West of Powell Road and South of Shellard Lane (R4A-63)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within



any R4A-63 Zone may be used for all of the uses permitted in the R4A Zone.

Notwithstanding any provision of this By-law to the contrary, no person shall within any R4A-63 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- |    |  |   |
|----|--|---|
| .1 | Lot Area (minimum)   |   |
|    | .1 Street Townhouse Dwelling   | 150.0 m <sup>2</sup>                              |
| .2 | Lot Coverage (maximum)   | Not applicable                                    |
| .3 | Lot Width (minimum)  | 5.5 m   |
| .4 | Front Yard (minimum)   | 6.0 m from the garage. 3.5 m to the dwelling unit |
| .5 | Rear Yard (minimum)  | 7.0 m   |
| .6 | Side Yard (minimum)  |   |
|    | .1 Interior  |   |
|    | .1 Street Townhouse Dwelling   | 1.5 m common walls in accordance with Section 6.2 |
|    | .2 Exterior  |   |
|    | .1 Street Townhouse Dwelling   | 2.4 m   |
| .7 | Gross Floor Area (minimum)   |   |
|    | .1 Street Townhouse Dwelling   | Not applicable                                    |
| .8 | Parking  |   |
|    | Notwithstanding the requirements of Section 6.18, stairs shall be permitted to encroach within the required parking space within the garage, a maximum of 0.5 m. |   |
| .9 | Notwithstanding the requirements of Section 6.18.3.9, a minimum of 27% of the front yard shall be maintained as landscaped open space.                           |   |

That all remaining provisions of the R4A Zone in Section 7.9.4 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
142-2018, 167-2022

**.64 396 Erie Avenue - Northeast corner of Erie Avenue and Birkett Lane (F-R4A-64)**

1. Notwithstanding any provision of this By-law to the contrary, any lot within any F-R4A-64 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:
  - .1 Lot Area (minimum)
    - .1 Street Townhouse Dwelling 162.0 m<sup>2</sup>
  - .2 Building Height (maximum) 10.0 m
  - .3 Front Yard (minimum) 5.72 m
  - .4 Side Yard (minimum)
    - .1 Interior 1.5 m
2. Notwithstanding the requirements of Figure 2.4b, Illustration E, a side yard for a corner lot with a daylight triangle requirement shall be a minimum of 2.35 m from a lot line formed by a daylight triangle and 3.0 m from a side lot line.
3. Notwithstanding the requirements of Figure 2.4b, Illustration E, a front yard for a corner lot with a daylight triangle requirement shall be a minimum of 2.35 m from a lot line formed by a daylight triangle and 5.72 m from a front lot line.

That all remaining provisions of the R4A Zone in Section 7.9.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
141-2018

**.65 West of Powell Road and South of Shellard Lane (R4A-65)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4A-65 Zone may be used for all of the uses permitted in the R4A Zone.

Notwithstanding any provision of this By-law to the contrary, no person shall within any R4A-65 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Lot Area (minimum)
  - .1 Street Townhouse Dwelling with rear garages  
150.0 m<sup>2</sup>
- .2 Lot Coverage (maximum) Not applicable

- |     |   |  |
|-----|---|--|
| .3  | Lot Width (minimum)   | 6.0 m  |
| .4  | Front Yard (minimum)  | 3.5 m to the dwelling unit (Gillespie Drive)   |
| .5  | Rear Yard (minimum)   | 6.0 m  |
| .6  | Side Yard (minimum)   |  |
|     | .1 Interior   |  |
|     | .1 Street Townhouse Dwelling with rear garages  | 1.5 m common walls in accordance with Section 6.2  |
|     | .2 Exterior   |  |
|     | .1 Street Townhouse Dwelling with rear garages  | 2.4 m  |
| .7  | Gross Floor Area (minimum)  |  |
|     | .1 Street Townhouse Dwelling with rear garages  | Not applicable   |
| .8  | Parking   |  |
|     |   | Notwithstanding the requirements of Section 6.18, stairs shall be permitted to encroach within the required parking space within the garage, a maximum of 0.5 m. |
| .9  | Notwithstanding the requirements of Section 2.12.16, the front lot line shall be deemed as Gillespie Drive.   |  |
| .10 | Notwithstanding the requirements of Section 6.18.3.9, a minimum of 25% of the front yard shall be maintained as landscaped open space.  |  |
| .11 | Street Townhouse dwelling units shall not have any amenity space in any yard between the building and street facing Gillespie Drive. Notwithstanding Chapter 438 of the Municipal Code for Fencing, said yard shall not be enclosed by way of a fence or any other structures or materials. |  |

That all remaining provisions of the R4A Zone in Section 7.9.4 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

- .1 Notwithstanding any provision of this By-law to the contrary, no person shall within any H-R4A-66 Zone use any lot as defined herein, or erect, alter or use any building or structure, except in accordance with the following provisions:
- .1 For the purpose of this By-law, a Stacked Townhouse shall be defined as a building divided vertically and horizontally, not more than two dwelling units in height, each having a separate entrance at grade.
  - .2 For the purpose of this By-law, Park Road North shall be deemed the front lot line; Wayne Gretzky Parkway shall be deemed the rear lot line; the South lot line shall be deemed an interior lot line; and the North lot line shall be deemed an interior lot line except for that portion that abuts Powerline Road which shall be deemed an Exterior Side Yard.
  - .3 Lot Area (minimum) 145 m<sup>2</sup>/ unit
  - .4 Lot Width (minimum) 146 m
  - .5 Lot Coverage (maximum) 40%
  - .6 Building Height (maximum) 3 Storeys
  - .7 Gross Floor Area (minimum) 60 m<sup>2</sup>/ dwelling unit
  - .8 Landscape Open Space (minimum) 23%
  - .9 Amenity Space (minimum)
    - .1 A Central Amenity Area of 995 m<sup>2</sup> shall be provided.
    - .2 A Private Amenity Space of 1500 m<sup>2</sup> shall be provided.
    - .3 For the purpose of this By-law, a Central Amenity Space shall mean outdoor space which provides an active and/or passive recreation area.
    - .4 For the purpose of this By-law, a Private Amenity Space shall mean outdoor space which provides an active and/or passive recreation area for residents of a residential unit.
  - .10 Planting Strip
 

A planting strip having a width of 1.5 metres shall be provided and maintained along the full length of the southerly interior lot line and along the northerly property lines abutting 312 Powerline Road. No planting strip shall be required along the rear lot line (abutting Wayne Gretzky

Parkway).

.11 Privacy Fence

A continuous 2.2 m privacy fence shall be provided and maintained along the full length of the southerly interior lot line and along the northerly property lines abutting 312 Powerline Road.

.12 Parking

- .1 Notwithstanding Sections 6.18.3.5 and 6.18.3.10, each block townhouse shall provide a minimum of 2.0 parking spaces per unit, one of which shall be provided in an integral garage and one of which shall be provided in a private driveway
- .2 A minimum of 1.0 parking space per stacked townhouse
- .3 A minimum of 20 visitor parking spaces shall be provided.

.2 Notwithstanding any provision of this By-law to the contrary, for Part 1, as shown on Schedule B, attached to and forming part of this By-law, any lot within any H-R4A-66 Zone may only be used for the following uses:

.1 Stacked Townhouse Dwellings

.3 Notwithstanding any provision of this By-law to the contrary, for Part 1, as shown on Schedule B, attached to and forming part of this By-law, no person shall within any H-R4A-66 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Front Yard (minimum) 1.5 m
- .2 Side Yard (minimum) Interior
  - 40.0 m to a northerly side yard
  - 40.0 m to a southerly side yard
- .3 Rear Yard (minimum) Nil
- .4 Permitted Encroachments
  - .1 Unenclosed porches, verandahs and decks (with or without roofs)  
May project into the minimum front yard, but shall not be closer than 0.6 metres to the front lot line.

- .2 Unenclosed steps  
May project into the minimum front yard, but shall not be closer than 0.6 metres to the front lot line.
- .3 Canopies  
May project into the minimum front yard, but shall not be closer than 0.9 metres to the front lot line.
- .4 Notwithstanding any provision of this By-law to the contrary, for Part 2, as shown on Schedule B, attached to and forming part of this By-law, any lot within any H-R4A-66 Zone may only be used for the following uses:
  - .1 Block Townhouse Dwelling;
  - .2 Stacked Townhouse Dwelling.
- .5 Notwithstanding any provision of this By-law to the contrary, for Part 2, as shown on Schedule B, attached to and forming part of this By-law, no person shall within any H-R4A-66 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:
  - .1 Front Yard (minimum)
    - .1 Block Townhouse 14.0 m
    - .2 Stacked Townhouse 6.0 m
  - .2 Rear Yard (minimum)
    - .1 Block Townhouse 12.0 m
    - .2 Stacked Townhouse 5.0 m
  - .3 Side Yard (minimum)
    - .1 Interior
      - 8.3 m to a northerly side yard.
      - 12.7 m to a southerly side yard.
      - 4.0 to a westerly side yard.
    - .2 Exterior 4.2 m

That all the provisions of the R4A Zone in Section 7.9.4 to this By-law, and all other provisions to this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

- .1 The lands zoned R4A-67 may only be used in accordance with the permitted uses in the R4A-67 Zone upon the removal of the "Holding (H)" provision. Removal of the "H" may occur once the following provisions have been satisfied:
  - .1 The applicant has provided a signed Site Plan Agreement to the City, along with all necessary securities;
  - .2 A Record of Site Condition has been filed on the Environmental Registry;
  - .3 All servicing issues, financial and otherwise, have been addressed to the satisfaction of the City of Brantford.
  
- .2 Private Amenity Space shall mean outdoor space which provides an active and/or passive recreation area for residents of a residential unit.
  
- .3 Basements are not permitted.
  
- .4 Notwithstanding any provision of this By-law to the contrary, for Part 1, as shown on Schedule B, attached to and forming part of this By-law, any lot within any R4A-67 Zone may only be used for the following uses:
  - .1 Street Townhouse Dwellings.
  
- .5 Notwithstanding any provision of this By-law to the contrary, for Part 1, as shown on Schedule B, attached to and forming part of this By-law, no person shall within any R4A-67 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:
  - .1 Lot Area (minimum) 80.0 m<sup>2</sup>/unit
  
  - .2 Lot Width (minimum)
    - .1 Interior Unit 6.0 m/unit
    - .2 West End Unit 8.0 m/unit
    - .3 East End Unit 8.5 m/unit
  
  - .3 Lot Coverage (maximum) 65%
  
  - .4 Building Height (maximum)
    - .1 A maximum building height of 4 storeys shall be permitted and the fourth storey shall have a maximum gross floor area of 9.5m<sup>2</sup> and shall be used for the purposes of storage only.
  
  - .5 Front Yard (Spring Street) (minimum)
    - .1 Interior Unit 3.0 m
    - .2 West End Unit 3.0 m
    - .3 East End Unit 1.0 m
  
  - .6 Rear Yard (minimum) Nil

- .7 Side Yard (minimum)
  - .1 West End Unit 1.8 m
  - .2 East End Unit 0.4 m
  - .3 Common Walls In accordance with Section 6.20
- .8 Landscaped Open Space (minimum) Nil
- .9 Private Amenity Space (minimum)
  - .1 A minimum of 25 m<sup>2</sup>/unit of private amenity space shall be provided as a rooftop amenity space.
- .10 Parking
  - .1 Notwithstanding 6.18.3.5 and 6.18.3.10, a minimum of 2.0 parking spaces per unit are required, one of which shall be provided in an integral garage and one of which shall be provided in a private driveway.
- .11 Notwithstanding 6.18.3.9, a minimum of 40% of the front yard shall be maintained as landscaped open space.
- .6 Notwithstanding any provision of this By-law to the contrary, for Part 2, Part 3, and Part 4 as shown on Schedule B, attached to and forming part of this By-law any lot within any R4A-67 Zone may only be used for the following uses:
  - .1 Block Townhouse Dwelling; and,
  - .2 Accessory buildings and structures for Part 4 only.
- .7 Notwithstanding any provision of this By-law to the contrary, for Part 2, Part 3, and Part 4, as shown on Schedule B, attached to and forming part of this By-law, no person shall within any R4A-67 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:
  - .1 Lot shall mean those lands described as Part 2, Part 3, and Part 4 as shown on Schedule B, attached to and forming part of this By-law.
  - .2 Parcel of Tied Lands (POTL) shall mean that individual portion of the lot containing the dwelling unit and associated land which is described as one parcel in the last registered instrument and which is tied to the Common Element Condominium also located within the lot.
  - .3 A maximum of 23 Townhouse Dwelling Units is permitted on the lot.



- .4 Notwithstanding Section 2.12.9, Definition for a Lot, the private condominium road shall be recognized as a street.
- .5 Lot Area (minimum) 0.4 ha
- .6 Lot Coverage (maximum) 60%
- .7 Building Height (maximum)
- .1 For Part 2 and Part 3, a maximum building height of 4 storeys shall be permitted and the fourth storey shall have a maximum gross floor area of 9.5m<sup>2</sup> and shall be used for the purposes of storage only.
- .2 For Part 4, a maximum building height of 3 storeys shall be permitted.
- .8 Lot Front Yard (Jarvis Street) 0.7 m (minimum)
- .9 Lot Rear Yard (minimum)
- .1 Part 2 1.8 m
- .2 Part 3 14.2 m
- .3 Part 4 4.7 m
- .10 Lot Side Yard (minimum) 0.0 m on the south side and 4.5 m on the north side.
- .11 Lot Private Amenity Space (minimum)
- .1 For Part 2 and Part 3, a minimum of 25 m<sup>2</sup>/unit of private amenity space shall be provided as a rooftop amenity space.
- .12 Parking
- .1 Notwithstanding 6.18.3.5 and 6.18.3.10, a minimum of 2.0 parking spaces per unit are required, one of which shall be provided in an integral garage and one of which shall be provided in a private driveway.
- .2 A minimum of 8 visitor parking spaces shall be provided.
- .8 Notwithstanding the requirements shown in Section 7.9.4.67 above, for Part 2, as shown on Schedule B, attached to and forming part of this By-law, no person shall use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

.1	POTL Lot Area (minimum)	80.0 m <sup>2</sup> /unit
.2	POTL Lot Width (minimum)	
.1	West End Unit	8.5 m/unit
.2	Interior Unit	6.0 m/unit
.3	East End Unit	9.0 m/unit
.3	POTL Lot Coverage (maximum)	65%
.4	Building Height (maximum)	
.1	A maximum building height of 4 storeys shall be permitted and the fourth storey shall have a maximum gross floor area of 9.5 m <sup>2</sup> and shall be used for the purposes of storage only.	
.5	POTL Front Yard (minimum)	
.1	West End Unit	3.0 m
.2	Interior Unit	3.0 m
.3	East End Unit	2.0 m
.6	POTL Rear Yard (minimum)	Nil
.7	POTL Side Yard (minimum)	
.1	West End Unit	1.8 m
.2	East End Unit	1.0 m
.3	Common Walls	In accordance with Section 6.20.
.8	POTL Landscaped Open Space (minimum)	Nil
.9	POTL Private Amenity Space (minimum)	
.1	A minimum of 25 m <sup>2</sup> /unit of private amenity space shall be provided as a rooftop amenity space.	
.10	Parking	
.1	Notwithstanding 6.18.3.5 and 6.18.3.10, a minimum of 2.0 parking spaces per unit are required, one of which shall be provided in an integral garage and one of which shall be provided in a private driveway.	
.11	Notwithstanding 6.18.3.9, a minimum of 40% of the POTL front yard shall be maintained as landscaped open space.	
.9	Notwithstanding the requirements shown in Section 7.9.4.67 above, for Part 3, as shown on Schedule B, attached to and forming part of this By-law, no person shall use any lot, or erect, alter or use any building or structure, except in accordance with	

the following provisions:

- |     |  |                                  |
|-----|--|----------------------------------|
| .1  | POTL Lot Area (minimum)  | 80.0 m <sup>2</sup> /unit        |
| .2  | POTL Lot Width (minimum)   |                                  |
|     | .1 West End Unit   | 6.0 m/unit                       |
|     | .2 Interior Unit   | 6.0 m/unit                       |
|     | .3 East End Unit   | 8.5 m/unit                       |
| .3  | POTL Lot Coverage (maximum)  | 65%                              |
| .4  | Building Height (maximum)  |                                  |
|     | .1 A maximum building height of 4 storeys shall be permitted and the fourth storey shall have a maximum gross floor area of 9.5m <sup>2</sup> and shall be used for the purposes of storage only.                |                                  |
| .5  | POTL Front Yard (minimum)  |                                  |
|     | .1 West End Unit   | 3.0 m                            |
|     | .2 Interior Unit   | 3.0 m                            |
|     | .3 East End Unit   | 2.0 m                            |
| .6  | POTL Rear Yard (minimum)   | Nil                              |
| .7  | POTL Side Yard (minimum)   |                                  |
|     | .1 West End Unit   | 0.5 m                            |
|     | .2 East End Unit   | 0.7 m                            |
|     | .3 Common Walls  | In accordance with Section 6.20. |
| .8  | POTL Landscaped Open Space (minimum)   | Nil                              |
| .9  | POTL Private Amenity Space (minimum)   |                                  |
|     | .1 A minimum of 25 m <sup>2</sup> /unit of private amenity space shall be provided as a rooftop amenity space.   |                                  |
| .10 | Parking  |                                  |
|     | .1 Notwithstanding 6.18.3.5 and 6.18.3.10, a minimum of 2.0 parking spaces per unit are required, one of which shall be provided in an integral garage and one of which shall be provided in a private driveway. |                                  |
|     | .11 Notwithstanding 6.18.3.9, a minimum of 40% of the POTL front yard shall be maintained as landscaped open space.  |                                  |
| .10 | Notwithstanding the requirements shown in Section 7.9.4.67 above, for Part 4, as shown on Schedule B, attached to and  |                                  |

forming part of this By-law, no person shall use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 POTL Lot Area (minimum)
  - .1 Interior Unit 125.0 m<sup>2</sup>/unit
  - .2 North End Unit 200.0 m<sup>2</sup>/unit
  - .3 South End Unit 130.0 m<sup>2</sup>/unit
- .2 POTL Lot Width (minimum)
  - .1 Interior Unit 6.0 m/unit
  - .2 North End Unit 10.5 m/unit
  - .3 South End Unit 6.5 m/unit
- .3 POTL Lot Coverage (maximum) 50%
- .4 POTL Front Yard (minimum) 4.5 m
- .5 POTL Rear Yard (minimum)
  - .1 Interior Unit 5.2 m
  - .2 North End Unit 7.5 m
  - .3 South End Unit 4.7 m
- .6 POTL Side Yard (minimum)
  - .1 North End Unit 4.5 m
  - .2 South End Unit 0.5 m
  - .3 Common Walls In accordance with Section 6.20.
- .7 Parking
  - .1 Notwithstanding 6.18.3.5 and 6.18.3.10, a minimum of 2.0 parking spaces per unit are required, one of which shall be provided in an integral garage and one of which shall be provided in a private driveway.
  - .8 Notwithstanding 6.18.3.9, a minimum of 40% of the POTL front yard shall be maintained as landscaped open space.

That all the provisions of the R4A Zone in Section 7.9.2 to this By-law, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
159-2018, 104-2019

**.68 Grey Street Extension (north side) (H-R4A-68)**

- .1 The lands zoned H-R4A-68 may only be used in accordance with the permitted uses in the H-R4A-68 Zone upon the removal of the "Holding (H)" provision. Removal of the "H" may occur once the following provisions have been satisfied:

- .1 The Applicant has provided a signed subdivision agreement or site plan agreement, and the necessary securities to the satisfaction of the City;
  - .2 Services have been installed within the Grey Street right-of-way; and;
  - .3 Grey Street has been re-constructed to the City's satisfaction.
- .2 Notwithstanding any provision of this By-law to the contrary, for Part 1 and Part 2 as shown on Schedule B, attached to and forming part of this By-law any lot within any R4A-68 Zone may only be used for the following uses:
- .1 Street Townhouse Dwellings;
  - .2 Block Townhouse Dwelling; and,
  - .3 Accessory buildings and structures.
- .3 Notwithstanding any provision of this By-law to the contrary, for Part 1 and Part 2, as shown on Schedule B, attached to and forming part of this By-law, no person shall within any R4A-68 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:
- .1 Parcel of Tied Lands (POTL) shall mean that individual portion of the lot containing the dwelling unit and associated land which is described as one parcel in the last registered instrument and which is tied to the Common Element Condominium also located within the lot.
  - .2 Notwithstanding Section 2.12.9, Definition for a Lot, the private condominium road shall be recognized as a street
  - .3 Number of Townhouse Units (Maximum)
 

Part 1 - 53 units
Part 2 - 60 units
  - .4 POTL Lot Area (minimum) 155.0 m<sup>2</sup>/unit
  - .5 POTL Lot Coverage (maximum)
    - .1 Street townhouse dwellings containing three or more dwelling units on an individual lot 51%
    - .2 One street townhouse dwelling unit on an individual lot 51%
  - .6 Building Height (maximum)
    - .1 For Part 1, a maximum building height of 2 storeys shall be permitted.
    - .2 For Part 2, a maximum building height of 1 storey shall be permitted.

- |     |  |  |
|-----|--|--|
| .7  | POTL Front Yard (minimum)  | 4.5 m except 6.0 m to a garage   |
| .8  | POTL Rear Yard (minimum)   | 7.0 m  |
| .9  | POTL Side Yard (minimum)   |  |
|     | 1. Interior  | 3.0 m  |
|     | 2. Exterior  | 1.2 m  |
|     | 3. Common walls  | In accordance with Section 6.20  |
| .10 | POTL Private Amenity Space (minimum)   |  |
|     | .1   | 9.0 m <sup>2</sup> /unit; and  |
|     | .2   | Common Amenity Space shall not be less than 1017 m <sup>2</sup> in area combined for Parts 1 and 2.  |
| .11 | Minimum Setback from Rail Line   |  |
|     |  | Notwithstanding Section 6.30.1, any building or structure which contains a dwelling unit shall be set back a minimum of 30 m from any lot line abutting a rail line. |
| .4  | Notwithstanding any provision of this By-law to the contrary, for Part 3, as shown on Schedule B, attached to and forming part of this By-law, any lot within any H-R4A-68 Zone may only be used for the following uses:   |  |
|     | .1   | Street Townhouse Dwellings;  |
|     | .2   | Accessory buildings and structures.  |
| .5  | Notwithstanding any provision of this By-law to the contrary, for Part 3, as shown on Schedule B, attached to and forming part of this By-law, no person shall within any H-R4A-68 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions: |  |
|     | .1   | Lot Area (minimum) 160.0 m <sup>2</sup> /unit  |
|     | .2   | Lot Coverage (maximum)   |
|     | .1   | Street townhouse dwellings containing three or more dwelling units on an individual lot<br>51%   |
|     | .2   | One street townhouse dwelling unit on an individual lot<br>51%   |
| .3  | Front Yard   | 4.5 m except 6.0 m to a garage   |

.4	Rear Yard (minimum)	7.0 m
.5	Side Yard (minimum)	
	.1 Interior	4.5 m
	.2 Exterior	2.0 m
	.3 Common Walls	In accordance with Section 6.20
.6	Building Height (maximum)	2 storeys

That all the provisions of the R4A Zone in Section 7.9.2 to this By-law, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis

Amended by  
Bylaws No.  
165-2019, 173-2021,  
212-2021

#### **.69 200 Brantwood Park Road (R4A-69)**

- .1 Notwithstanding any provision of this By-law to the contrary, any lot within any R4A-69 Zone may be used for all of the uses permitted in the R4A Zone.
- .2 Notwithstanding any provision of this By-law to the contrary, no person shall within any R4A-69 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:
- |    |  |                          |
|----|--|--------------------------|
| .1 | Lot Area (minimum)   | 178 m <sup>2</sup> /unit |
| .2 | Building Height (maximum)  |                          |
|    | a. 2 storeys   |                          |
|    | b. 4 storeys for buildings fronting a street   |                          |
|    | i. Fourth storey shall have a building setback of 3 m from the building line fronting a street |                          |
| .3 | Front Yard (minimum)   | 3.25 m                   |
| .4 | Exterior Side Yard (minimum)   | 3.5 m                    |
| .5 | Interior Side Yard (minimum)   |                          |
|    | a. To west interior side lot line  | 3.0 m                    |
|    | b. To southeast interior side lot line   | 5.0 m                    |
| .6 | No balconies shall be permitted adjacent to the rear lot line.                                 |                          |
| .7 | Planting Strip   |                          |
- A planting strip having a width of 1.5 m shall be provided

and maintained along the full length of the interior and rear lot lines.

.8 Privacy Fence

A continuous 2.2 m privacy fence shall be provided and maintained along the full length of the interior and rear lot lines.

That all the remaining provisions of the R4A Zone in Section 7.9.2 to the By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
26-2020, 220-2020

**.70 50 Garden Avenue (R4A-70)**

.1 Notwithstanding any provision of this By-law to the contrary, as shown on Schedule A, attached to and forming part of this By-law, any lot within any R4A-70 Zone may only be used for the following uses:

.1 Block Townhouse Dwellings; and,

.2 Accessory uses, buildings and structures.

.2 Notwithstanding any provision of this By-law to the contrary as shown on Schedule 'A', attached to and forming part of this By-law, no person shall within a R4A-70 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

.1 Parcel of Tied Lands (POTL) shall mean that individual portion of the lot containing the dwelling unit and associated land which is described as one parcel in the last registered instrument and which is tied to the Common Element Condominium also located within the lot.

.2 For the purpose of this by-law, a street shall mean the right-of-way of a public highway as defined in the Highway Traffic Act R.S.O. 1980, or a private condominium road,

.3 For the purpose of this By-law, Garden Avenue shall be deemed the front lot line and Grey Street shall be deemed an exterior lot line.

.4 Lot Front Yard (minimum) 4.0 m, except a minimum of 2.2 m shall be provided within 8.0 m of the northerly lot line

Lot Rear Yard (minimum) 6.0 m



#### Lot Side Yard (minimum)

- .1 Exterior 4.0 m, except a minimum of 2.8 m shall be provided within 7.0 m of the westerly lot line.

#### .5 Parking

- .1 Notwithstanding Section 6.18.3.5 and 6.18.3.10 each block townhouse shall provide a minimum of 2.0 parking spaces per unit, one of which shall be provided in an integral garage and one of which shall be provided in a private driveway.
- .2 A minimum of 27 visitor parking spaces shall be provided.
- .3 Notwithstanding Section 6.18.3.5, the required visitor parking spaces shall be located a minimum of 1.6 m from the easterly lot line abutting Garden Avenue.

#### .6 Lot Interior Side Yard and Setbacks from Rail Lines

- .1 Notwithstanding Section 6.30.1 or any other provision in this by-law, any building or structure, which contains a dwelling unit and abuts a main or branch rail line, shall provide a minimum yard of 7.0 m abutting a rail line with an impact/noise barrier (crash wall); or 15.0 m abutting a rail line with an earth berm.

#### .7 Permitted Encroachments

- .1 Notwithstanding Section 6.4.1.1, balconies (not constructed on foundations) may project no closer than 2.0 to a lot line abutting Garden Avenue and Grey Street.
- .2 Notwithstanding the above, balconies (not constructed on foundations) shall be prohibited on a third storey in the yard abutting the westerly lot line.

#### .8 Planting Strip

A planting strip having a width of 1.5 metres shall be provided and maintained along the full length of the westerly and northerly lot line.

.9 Amenity Space

Block townhouse dwelling units shall not have any detached accessory buildings or structures located in any yard adjacent to Garden Avenue or Grey Street. Notwithstanding Chapter 438 of the Municipal Code for Fencing, the said yard shall not be enclosed by an opaque privacy fence.

.3 Notwithstanding the requirements shown in Section 7.9.4.70 above, no person shall use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions.

.1	POTL Lot Area (minimum)	100.0 m <sup>2</sup> /unit
.2	POTL Lot Width (minimum)	4.75 m
.3	POTL Lot Coverage (maximum)	60%
.4	POTL Front Yard (minimum)	5.6 m, except the end units of the townhouse blocks internal to the site shall have a minimum of 4.2 m
.5	POTL Rear Yard (minimum)	6.0 m, except the townhouses fronting Garden Avenue and Grey Street shall have a minimum of 4.0 m
.6	POTL Side Yard (minimum)	1.2 m  Common Walls in accordance with Section 6.20
.7	POTL Landscape Open Space (minimum)	Nil
.8	POTL Amenity Space (minimum)	Nil

That all the provisions of the R4A Zone in Section 7.9.2 to this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
116-2021,  
LPAT Order PL180358,  
194-2023

- .1 Notwithstanding any provision to the contrary, the following uses shall be permitted within any R4A-71 Zone:
- .1 Semi-detached dwelling.
  - .2 Accessory uses, buildings, and structures.
  - .3 Uses permitted in Section 6.1.
- .2 For purposes of this By-law, a private condominium road shall be considered a public street and the following regulations shall apply to any individual ownership parcel (condominium unit or freehold lot).
- .3 Notwithstanding any provisions of this By-law to the contrary, no person shall within any R4A-71 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:
- |     |                                 |   |
|-----|---------------------------------|---|
| .1  | Lot Area (Minimum)              | 195 m <sup>2</sup>  |
| .2  | Lot Width (Minimum)             | 7.3 m   |
| .3  | Lot Coverage (Minimum)          | Shall not apply   |
| .4  | Building Height (Maximum)       | 2 Storeys   |
| .5  | Front Yard (Minimum)            | 5.5 m to dwelling face; 5.8 m to attached garage.               |
| .6  | Rear Yard (Minimum)             | 6.0 m + 3.0 m landscape buffer                                  |
| .7  | Side Yard (Minimum)             |   |
| .1  | Interior                        | 1.2 m   |
| .2  | Exterior                        | 2.4 m   |
| .3  | Common Walls                    | In accordance with Section 6.20                                 |
| .8  | Gross Floor Area (Minimum)      | 85 m <sup>2</sup>   |
| .9  | Landscaped Open Space (Minimum) | 30% of the entire condominium block                             |
| .10 | Private Amenity Space (Minimum) | 9.0 m <sup>2</sup>  |
| .11 | Common Amenity Space (Minimum)  | 9.0 m <sup>2</sup> per unit in addition to private amenity area |

.2

- .12 Parking
- .1 The parking requirements existing at the date of the passage of this By-law shall continue to apply.
- .2 Number of spaces (Min.) 1.0 space per unit, plus 0.5 visitor spaces per unit provided within the common parking area.
- .13 Encroachments (Maximum)
- Front yard  
Porches: 1.5 m  
Steps with or without foundation: 3.9 m, but no closer than 0.6 m to a private condominium road.
- Interior or Exterior Side Yard  
Bay windows with or without foundation: 0.6 m, but no closer than 0.3 m.
- .14 Notwithstanding any provision to the contrary, for purposes of calculating setbacks along a curved portion of a street or intersecting street, the unit setback shall be measured from the point of intersection of the two streets extended.
- .15 Notwithstanding any provision to the contrary, firewall projections shall not be subject to Front Yard, Side Yard, or Rear Yard setbacks or encroachments.
- .4 That all the remaining provisions of the R4A Zone in Section 7.9.2 to the By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

## **.72 620 Colborne Street West (R4A-72)**

Amended by  
Bylaws No.  
116-2021,  
LPAT Order PL180358,  
194-2023

- .1 Notwithstanding any provision to the contrary, the following uses shall be permitted within any R4A-72 Zone:
- .1 Street townhouse dwelling.
- .2 Back-to-back townhouse dwelling.
- .3 Dual-frontage townhouse dwelling.
- .4 Accessory uses, buildings, and structures.
- .5 Uses permitted in Section 6.1.
- .2 For the purpose of this By-law, a Back-to-back Townhouse dwelling shall be defined as a group of buildings on a lot or lots, each group containing

not less than six (6) and not more than fourteen (14) dwelling units, fully attached in two rows arranged back-to-back, being separated from the adjacent unit by a vertical, common wall on one or both sides and the rear, and with each dwelling have its own private entrance from outside, driveway from the street, and a private garage, carport or parking area.

- .3 For the purpose of this By-law, a Dual Frontage Townhouse dwelling shall mean a building containing no more than ten (10) units in a block, on a lot or lots having frontage on two or more right-of-ways, either public or private, each dwelling being separated from the adjacent unit by vertical, common walls, and with each dwelling have its own private entrance from outside, driveway from the street, and a private garage, carport or parking area.
- .4 For purposes of this by-law, a private condominium road shall be considered a public street and the following regulations shall apply to any individual ownership parcel (condominium unit or freehold lot).
- .5 Notwithstanding any provision to the contrary, when a dwelling has frontage on both a public right-of-way and a private condominium road, the yard abutting the public right-of-way shall be considered the front yard.
- .6 Notwithstanding any provisions of this By-law to the contrary, no person shall within any R4A-72 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:
- |    |   |   |
|----|---|---|
| .1 | Lot Area (Minimum)                                |   |
| .1 | Street townhouse dwelling                         | 120 m <sup>2</sup>                                  |
| .2 | Back-to-back townhouse dwelling                   | 80 m <sup>2</sup>                                   |
| .3 | Dual-frontage townhouse dwelling                  | 120 m <sup>2</sup>                                  |
| .2 | Lot Width (Minimum)                               |   |
| .1 | Street townhouse dwelling                         | 4.8 m   |
| .2 | Back-to-back townhouse dwelling                   | 5.9 m   |
| .3 | Dual-frontage townhouse dwelling                  | 5.9 m   |
| .3 | Lot Coverage (Minimum)                            | Shall not apply                                     |
| .4 | Building Height (Maximum)                         | 3 storeys   |
| .5 | Front Yard (Minimum)                              |   |
| .1 | All uses except dual-frontage townhouse dwellings | 4.5 m to dwelling face; 5.8 m to an attached garage |
| .2 | Dual-frontage townhouse dwelling                  | 4.0 m to dwelling face abutting a public right-of-  |

		way;
.6	Rear Yard (Minimum)	
	.1 Street townhouse dwelling	6.0 m
	.2 Back-to-back townhouse dwelling	0.0 m
	.3 Dual-frontage townhouse dwelling	4.5 m to dwelling face; 5.8 m to an attached garage
.7	Side Yard (Minimum)	
	.1 Interior	
	.1 Street townhouse dwelling	1.5 m
	.2 Back-to-back townhouse dwelling	1.5 m
	.3 Dual-frontage townhouse dwelling	1.5 m
	.2 Exterior	
	.1 Street townhouse dwelling	1.0 m to a parking space; 2.4 m to the curb or sidewalk of a private road
	.2 Back-to-back townhouse	1.0 m to a parking space; 2.4 m to the curb or sidewalk of a private road
	.3 Dual-frontage townhouse dwelling	2.4 m
	.3 Common Walls	In accordance with Section 6.20
.8	Gross Floor Area (Minimum)	
	.1 Street townhouse dwelling	70 m <sup>2</sup>
	.2 Back-to-back townhouse dwelling	55 m <sup>2</sup>
	.3 Dual-frontage townhouse dwelling	70 m <sup>2</sup>
.9	Landscaped Open Space (Minimum)	30% of the entire condominium block
.10	Private Amenity Space (Minimum)	
	Street townhouse dwelling	9.0 m <sup>2</sup>
	Back-to-back townhouse dwelling	Shall not apply
	Dual-frontage townhouse dwelling	Shall not apply

- .11 Common Amenity Space (Minimum)
- All uses 9.0 m<sup>2</sup> per unit in addition to private amenity area
- .12 Parking
- .1 The parking regulations existing at the date of the passage of this By-law shall continue to apply.
- .2 Number of spaces (Minimum)
- All uses 1.0 space per unit, plus 0.5 visitor spaces per unit provided within the common parking area
- .13 Encroachments (Maximum)
- .1 All uses except Dual-frontage townhouse dwellings
- Front yard  
Porches: 1.5 m  
Steps with or without foundation: 3.9 m, but no closer than 0.6 m to a private condominium road
- Interior or Exterior Side Yard  
Bay windows with or without foundation: 0.6 m, but no closer than 0.3 m
- .2 Dual-frontage units
- Front Yard (Colborne Street West)  
Porches and steps with or without a foundation: 2.5 m but no closer than 0.5 m to a public road.
- Rear Yard (Private Road)

Porches and steps  
with or without  
foundation: 1.5 m

Interior or Exterior  
side yard

Bay windows with or  
without foundation:  
0.6 m, but no closer  
than 0.3 m

- .14 Notwithstanding any provision to the contrary, only dual frontage townhouse dwellings are permitted along the Colborne Street West and Pleasant Ridge Road frontages.
- .15 No accessory uses, buildings or structures are permitted in yards abutting Colborne Street West or Pleasant Ridge Road.
- .16 No privacy fencing shall be permitted in the front or rear yard of dual frontage townhouse dwellings.
- .17 Notwithstanding any provision to the contrary, for purposes of calculating setbacks along a curved portion of a street or intersecting street, the unit setback shall be measured from the point of intersection of the two streets extended.
- .18 Notwithstanding any provision to the contrary, firewall projections shall not be subject to Front Yard, Side Yard, or Rear Yard setbacks or encroachments.
- .19 Notwithstanding anything to the contrary, the maximum number of units within a street townhouse block shall be 8 units.

That all the remaining provisions of the R4A Zone in Section 7.9.2 to the By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

### **.73 620 Colborne Street West (R4A-73)**

Amended by  
Bylaw No.  
116-2021,  
LPAT Order  
PL180358,  
31-2023

- .1 Notwithstanding any provision to the contrary, the following uses shall be permitted within any R4A-73 Zone:
  - .1 Dual frontage townhouse dwellings.
  - .2 Accessory uses, buildings, and structures.
  - .3 Uses permitted in Section 6.1.
- .2 For the purpose of this By-law, a Dual-Frontage Townhouse shall mean a building containing no more than ten (10) units in a block, on a lot or lots having frontage on two or more right-of-ways, either public or private, each dwelling being separated from the adjacent unit by vertical, common walls, and with each dwelling have its own private entrance from



outside, driveway from the street, and a private, garage, carport or parking area.

.3 For purposes of this by-law, a private condominium road shall be considered a public street and the following regulations shall apply to any individual ownership parcel (condo unit or freehold lot).

.4 Notwithstanding any provision to the contrary, when a dwelling has frontage on both a public right-of-way and a private condominium road, the yard abutting the public right-of-way shall be considered the front yard.

.5 Notwithstanding any provisions of this By-law to the contrary, no person shall within any R4A-73 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

.1	Lot Area (Minimum)	110 m <sup>2</sup>
.2	Lot Width (Minimum)	5.9 m
.3	Lot Coverage (Maximum)	Shall not apply
.4	Building Height (Maximum)	3 Storeys
.5	Front Yard (Minimum)	3.0 m to any dwelling face abutting a public right-of-way
.6	Rear Yard (Minimum)	3.0 m to a dwelling face abutting a private condominium road; 5.8 m to an attached garage, abutting a private condominium road;
.7	Side Yard (Minimum)	
	.1 Interior	1.5 m
	.2 Exterior	2.4 m to a lot line
	.3 Common walls	In accordance with Section 6.20
.8	Gross Floor Area (Minimum)	60.0 m <sup>2</sup>
.9	Landscaped Open Space (Minimum)	25% for entire condominium block
.10	Private Amenity Space	Shall not apply

- .11 Common Amenity Space (Minimum) 18 m<sup>2</sup> per unit
- .12 Parking
- .1 The parking regulations existing at the date of the passage of this By-law shall continue to apply.
- .2 Number of spaces (Minimum) All uses
- 1.0 space per unit, plus 0.5 visitor spaces per unit provided within the common parking area
- .13 Encroachments
- Front Yard (Colborne Street West)  
Porches and steps with or without a foundation: 2.5 m
- Bay Windows with foundation: 0.6 m, but no closer than 0.3 m
- Interior or Exterior side yard  
Bay Windows with foundation: 0.6 m, but no closer than 0.3 m
- .14 No accessory uses, buildings or structures are permitted in yards abutting Colborne Street West.
- .15 No privacy fencing shall be permitted in the front yard or rear yard of dual frontage units.
- .16 Notwithstanding any provision to the contrary, firewall projections shall not be subject to Front Yard, Side Yard, or Rear Yard setbacks or encroachments.

That all the remaining provisions of the R4A Zone in Section 7.9.2 to the By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.74 620 Colborne Street West (R4A-74)**

- .1 Notwithstanding any provision to the contrary, the following uses shall be permitted within any R4A-74 Zone:

- .1 Street townhouse dwelling.
  - .2 Accessory uses, buildings, and structures.
  - .3 Uses permitted in Section 6.1.
- .2 For purposes of this by-law, a private condominium road shall be considered a public street and the following regulations shall apply to any individual ownership parcel (condo unit or freehold lot).
- .3 Notwithstanding any provisions of this By-law to the contrary, no person shall within any R4A-74 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:
- |     |                                 |  |
|-----|---------------------------------|--|
| .1  | Lot Area (Minimum)              | 120 m <sup>2</sup>                                   |
| .2  | Lot Width (Minimum)             | 5.4 m  |
| .3  | Lot Coverage (Minimum)          | Shall not apply                                      |
| .4  | Building Height (Maximum)       | 3 Storeys  |
| .5  | Front Yard (Minimum)            | 4.5 m to dwelling face;<br>5.8 m to attached garage. |
| .6  | Rear Yard (Minimum)             | 6.0 m  |
| .7  | Side Yard (Minimum)             |  |
|     | .1 Interior                     | 1.5 m  |
|     | .2 Exterior                     | 2.4 m<br>1.0 m to parking space                      |
|     | .3 Common Walls                 | In accordance with Section 6.20                      |
| .8  | Gross Floor Area (Minimum)      | 70 m <sup>2</sup>                                    |
| .9  | Landscaped Open Space (Minimum) | 30% of the entire condominium block                  |
| .10 | Private Amenity Space (Minimum) | 20.0 m <sup>2</sup> (unscreened)                     |

- .11 Common Amenity Space (Minimum) 9.0 m<sup>2</sup> per unit in addition to private amenity area
- .12 Parking
  - .1 The parking regulations existing at the date of the passage of this By-law shall continue to apply.
  - .2 Number of spaces (Min.) 1.0 space per unit, plus 0.5 visitor spaces per unit provided within the common parking area
- .13 Encroachments (Maximum)
  - Front yard  
Porches: 1.5 m  
Steps with or without foundation: 3.9 m, but no closer than 0.6 m to a private condominium road
  - Interior or Exterior Side Yard  
Bay windows with or without foundation: 0.6 m, but no closer than 0.3 m
- .14 Notwithstanding any provision to the contrary, firewall projections shall not be subject to Front Yard, Side Yard, or Rear Yard setbacks or encroachments.
- .15 Notwithstanding any provision to the contrary, for purposes of calculating setbacks along a curved portion of a street or intersecting street, the unit setback shall be measured from the point of intersection of the two streets extended.
- .16 Notwithstanding anything to the contrary, the maximum number of units within a street townhouse block shall be 8 units.

That all the remaining provisions of the R4A Zone in Section 7.9.2 to the By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
197-2020

## **.75 West of Conklin Road and North of Shellard Lane (R4A-75)**

Notwithstanding any provision of this By-law to the contrary, any lot within any R4A-75 Zone shall only be used for block townhouse dwellings.

Notwithstanding any provision of this By-law to the contrary, no person shall within any R4A-75 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Lot Area (minimum)
  - .1 Block Townhouse Dwelling Unit 178.0 m<sup>2</sup>
- .2 Lot Coverage (maximum) Not applicable
- .3 Lot Width (minimum) 6.1 m
- .4 Front Yard (minimum) 6.0 m from the garage, 3.5 m to the dwelling unit
- .5 Rear Yard (minimum)
  - For Block Townhouse Dwelling Units 6.0 m (per unit)
- .6 Side Yard (minimum)
  - .1 Interior
    - .1 Street Townhouse Dwelling Unit 1.5 m
    - .2 Common Walls  
In accordance with Section 6.20
  - .2 Exterior
    - .1 Block Townhouse Dwelling Unit 2.4 m
- .7 Parking
 

Notwithstanding the requirements of Section 6.18, stairs shall be permitted to encroach within the required parking space within the garage, a maximum of 0.5 m.
- .8 Notwithstanding the requirements of Section 6.18.3.9, a minimum of 27% of the front yard shall be maintained as landscaped open space.

That all remaining provisions of the R4A Zone in Section 7.9.4 to this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply

mutatis mutandis.

Amended by  
Bylaw No.  
197-2020

## **.76 West of Conklin Road and North of Shellard Lane (R4A-76)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4A-76 Zone shall only be used for street townhouse dwellings.

Notwithstanding any provision of this By-law to the contrary, no person shall within any R4A-76 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- |    |  |   |
|----|--|---|
| .1 | Lot Area (minimum)   |   |
| .1 | Street Townhouse Dwelling Unit   | 178.0 m <sup>2</sup>                              |
| .2 | Lot Coverage (maximum)   | Not applicable                                    |
| .3 | Lot Width (minimum)  | 7.5 m   |
| .4 | Front Yard (minimum)   | 6.0 m from the garage, 3.5 m to the dwelling unit |
| .5 | Rear Yard (minimum)  | 6.0 m   |
| .6 | Side Yard (minimum)  |   |
| .1 | Interior   |   |
| .1 | Street Townhouse Dwelling Unit   | 1.5 m   |
| .2 | Common Walls<br>In accordance with Section 6.20  |   |
| .3 | Exterior   |   |
| .1 | Street Townhouse Dwelling Unit   | 2.4 m   |
| .7 | Parking  |   |
|    | Notwithstanding the requirements of Section 6.18, stairs shall be permitted to encroach within the required parking space within the garage, a maximum of 0.5 m. |   |
| .8 | Notwithstanding the requirements of Section 6.18.3.9, a minimum of 27% of the front yard shall be maintained as landscaped open space.                           |   |

That all remaining provisions of the R4A Zone in Section 7.9.4 to this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply

mutatis mutandis.

Amended by  
Bylaw No.  
197-2020

**.77 West of Conklin Road and North of Shellard Lane (R4A-77)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4A-77 Zone shall only be used for street townhouse dwellings.

Notwithstanding any provision of this By-law to the contrary, no person shall within any R4A-77 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Lot Area (minimum)
  - .1 Street Townhouse Dwelling Unit 178.0 m<sup>2</sup>
- .2 Lot Coverage (maximum) Not applicable
- .3 Lot Width (minimum) 6.1 m
- .4 Front Yard (minimum) 6.0 m from the garage, 3.5 m to the dwelling unit
- .5 Rear Yard (minimum) 6.0 m
- .6 Side Yard (minimum)
  - .1 Interior
    - .1 Street Townhouse Dwelling Unit 1.5 m
    - .2 Common Walls in accordance with Section 6.20
    - .3 Exterior
      - .1 Street Townhouse Dwelling Unit 2.4 m
- .7 Parking
 

Notwithstanding the requirements of Section 6.18, stairs shall be permitted to encroach within the required parking space within the garage, a maximum of 0.5 m.
- .8 Notwithstanding the requirements of Section 6.18.3.9, a minimum of 27% of the front yard shall be maintained as landscaped open space.
- .9 Notwithstanding the requirements of Section 6.3.1.1, the maximum lot coverage of all accessory buildings and structures shall be 20%.

- .10 Notwithstanding the requirements of Section 6.3.1.2.1, the maximum height measured from the finished grade level to the highest point of an accessory building or structure for residential buildings shall be 5.0 m.
- .11 Notwithstanding the requirements of Section 6.3.1.3.2, no accessory building or structure shall be located closer than 0.3 m to an interior lot line, except in the case of a common wall, which may have a 0.0 m setback.
- .12 Notwithstanding the requirements of Section 6.3.1.3.3, no accessory building or structure shall be located closer than 0.3 m to the rear lot line or rear public laneway.
- .13 Notwithstanding the requirements of Section 6.18.3.5, a parking space shall be permitted within 0.3 m of any interior lot line or rear lot line, including a rear lot line that abuts a public laneway.

That all remaining provisions of the R4A Zone in Section 7.9.4 to this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

#### **.78 West of Conklin Road and North of Shellard Lane (R4A-78)**

Amended by  
Bylaws No.  
197-2020, 123-2022

Notwithstanding any provision of this By-law to the contrary, any lot within any R4A-78 Zone shall only be used for street townhouse dwellings.

Notwithstanding any provision of this By-law to the contrary, no person shall within any R4A-78 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Lot Area (minimum)
  - .1 Street Townhouse Dwelling Unit with rear garages  
180.0 m<sup>2</sup>
- .2 Lot Coverage (maximum) Not applicable
- .3 Lot Width (minimum) 7 m
- .4 Front Yard (minimum) 3.5 m to the dwelling unit
- .5 Rear Yard (minimum) 5.0 m between back wall of the dwelling unit to the wall of the detached garage, closest to the dwelling unit
- .6 Side Yard (minimum)
  - .1 Interior



- .1 Street Townhouse Dwelling Unit 1.5 m
- .2 Rear Lane Garage 0.6 m
- .2 Common walls in accordance with Section 6.20
- .3 Exterior 2.4 m
  - .1 Street Townhouse Dwelling Unit with rear garages
- .7 Parking
 

Notwithstanding the requirements of Section 6.18, stairs shall be permitted to encroach within the required parking space within the garage, a maximum of 0.5 m.
- .8 Notwithstanding the requirements of Section 6.18.3.9, a minimum of 30% of the front yard shall be maintained as landscaped open space.
- .9 Notwithstanding the requirements of Section 6.3.1.1, the maximum lot coverage of all accessory buildings and structures shall be 20%.
- .10 Notwithstanding the requirements of Section 6.3.1.2.1, the maximum height measured from the finished grade level to the highest point of an accessory building or structure for residential buildings shall be 5.0 m.
- .11 Notwithstanding the requirements of Section 6.3.1.3.2, no accessory building or structure shall be located closer than 0.3 m to an interior lot line, except in the case of a common wall, which may have a 0.0 m setback.
- .12 Notwithstanding the requirements of Section 6.3.1.3.3, no accessory building or structure shall be located closer than 0.3 m to the rear lot line or rear public laneway.
- .13 Notwithstanding the requirements of Section 6.18.3.5, a parking space shall be permitted within 0.3 m of any interior lot line or rear lot line, including a rear lot line that abuts a public laneway.

That all remaining provisions of the R4A Zone in Section 7.9.4 to this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

## **.79 9 Garden Avenue (R4A-79)**

- .1 Notwithstanding any provision of this By-law to the contrary, as

shown on Schedule 'A', attached to and forming part of this By-law, any lot within any R4-79 Zone may be used for all uses permitted the R4A Zone, plus the following uses:

- .1 Stacked Townhouse Dwellings;
- .2 Notwithstanding any provision of this By-law to the contrary as shown on Schedule 'A', attached to and forming part of this By-law, no person shall within any R4A-79 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Section 7.9.4.79.1.1, except in accordance with the following provisions:
  - .1 Lot Area (Minimum) 162.5 m<sup>2</sup> /unit
  - .2 Lot Width (Minimum) 30 m
  - .3 Lot Coverage (Maximum) 40%
  - .4 Building Height (Maximum) 3 Storeys
  - .5 Front Yard (Minimum) 6.0 m
  - .6 Rear Yard (Minimum) 7.5 m
  - .7 Side Yard (Minimum) 3.0 m
  - .8 Common Walls In accordance with Section 6.20
  - .9 Gross Floor Area (Minimum) 70.0 m<sup>2</sup> /unit
  - .10 Landscaped Open Space (Minimum) 36%
  - .11 Amenity Space
    - .1 Minimum 5.5 m<sup>2</sup> /unit
    - .2 For the purpose of this By-law, Amenity Space shall mean space within a building or outside of a building which provides private and/or common active and/or passive recreation areas for residents of a residential use.
    - .3 Notwithstanding any other provision in this by-law, townhouse dwelling units shall not have any detached accessory buildings or structures located in any yard between the building and street facing Garden Avenue. Notwithstanding Chapter 438 of the Municipal Code for Fencing as amended, the said yard shall not be enclosed by an opaque privacy fence

.12	Parking (Minimum)	1.5 spaces/unit
.13	Planting Strip (Minimum)	1.5 m along the northerly, southerly and easterly lot line.
.14	Privacy Fence (Minimum)	A continuous 2.2 m high fence shall be provided and maintained along the northerly, southerly and easterly lot line.

That all the provisions of the R4A Zone in Section 7.9.2 to this By-law, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.80 Unused**

**.81 12 Fisher Street (R4A-81)**

Amended by  
Bylaw No.  
121-2022

- .1 The lands zoned H-R4A-81 may only be used in accordance with the permitted uses in the H-R4A-81 Zone upon the removal of the "Holding" (H) provision. Removal of the "H" may occur once all the required studies and plans, which include options for a right-in and right-out access onto Shellard Lane or other intersection improvements to the driveway access, being submitted for a Site Plan Control Application, to the satisfaction of the Chief Planner and Director of Planning & Development Services;
- .2 Notwithstanding any provision of this By-law to the contrary, as shown on Schedule A, attached to and forming part of this By-law, any lot within any H-R4A-81 Zone may be used for all uses permitted in the R4A Zone, plus the following uses:
- .1 Stacked Townhouse Dwellings;
- .3 Notwithstanding any provision of this By-law to the contrary as shown on Schedule 'A', attached to and forming part of this By-law, no person shall within any H-R4A-81 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Section 7.9.1 except in accordance with the following provisions:
- .1 For the purpose of this By-law, the lot line abutting Nightingale Drive shall be defined as the front lot line; the lot lines abutting Shellard Lane and Fisher Street shall be deemed exterior lot lines, and the easterly lot line shall be deemed the rear lot line. All other lot lines shall be deemed interior side lot lines.

- |     |   |  |
|-----|---|--|
| .2  | Lot Area (Minimum)  | 149.2 m <sup>2</sup> /unit   |
| .3  | Lot Width (Minimum)   | 30 m   |
| .4  | Lot Coverage (Maximum)  | 40%  |
| .5  | Building Height (Maximum)   | 3 Storeys  |
| .6  | Front Yard (Minimum)  | 6.0 m  |
| .7  | Rear Yard (Minimum)   | 3.05 m   |
| .8  | Side Yard (Minimum)   | 3.0 m (interior side yard - westerly)  |
|     |   | 3.10 m (exterior side yard – Shellard Lane)  |
| .9  | Gross Floor Area (Minimum)  | 60.0 m <sup>2</sup> / unit   |
| .10 | Landscape Open Space (Minimum)  | 30%  |
| .11 | Amenity Space   |  |
|     | .1  | Minimum 9.0 m <sup>2</sup> /unit   |
|     | .2  | For the purpose of this By-law, Amenity Space shall mean the space within a building or outside of a building which provides private and/or common active and/or passive recreation areas for residents of a residential use.  |
|     | .3  | Notwithstanding any other provision in this by-law, block or stacked townhouse dwelling units shall not have any detached accessory buildings or structures located in any yard between the building and street facing Shellard Lane. Notwithstanding Chapter 438 of the Municipal Code for Fencing as amended, the said yard shall not be enclosed by an opaque privacy fence |
| .12 | Parking   |  |
|     | .1  | Minimum 1.35 spaces/unit   |
|     | .2  | Notwithstanding Section 6.18.3.5 of this By-law, the required parking spaces shall be a minimum of 3.6 m from any lot line abutting a street.  |
| .4  | Notwithstanding any provision of this By-law to the contrary, for Part 1, as shown on Schedule 'B', attached to and forming part of this By-law, no person shall within any R4A-81 Zone use any lot, or erect, alter or use |  |

any building or structure, except in accordance with the following provisions:

- .1 Interior Side Yard (Minimum) 6.0 m (northerly side yard)
- .5 Notwithstanding any provision of this By-law to the contrary, for Part 2, as shown on Schedule 'B', attached to and forming part of this By-law, no person shall within any R1C-21 Zone use any lot, or erect, alter or use any building or structure, except in accordance with Section 7.4.3.21 of this By-law.
- .6 Notwithstanding any provision of this By-law to the contrary, for Part 3, as shown on Schedule 'B', attached to and forming part of this By-law, no person shall within any R4A-81 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:
  - .1 Interior Side Yard (Minimum) 10.10 m (northerly side yard)

That all the provisions of the R4A Zone in Section 7.9.2 to this By-law, and all other provisions to this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

## **.82 800 Colborne Street (R4A-82)**

Amended by  
Bylaw No.  
124-2022

- .1 Notwithstanding any provision of this By-law to the contrary, as shown on Schedule A, attached to and forming part of this By-law, any lot within any R4A-82 Zone may be used for only the following uses:
  - .1 Block Townhouse dwellings.
  - .2 Semi-detached dwelling.
  - .3 Accessory uses, buildings, and structures.
  - .4 Uses permitted in Section 6.1.
- .2 Notwithstanding any provision of this By-law to the contrary as shown on Schedule 'A', attached to and forming part of this By-law, no person shall within any R4A-82 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Section 7.9.4.82.1, except in accordance with the following provisions:
  - .1 Number of Semi-detached Dwellings (maximum) 1
  - .2 Lot Area (Minimum) 185.0 m<sup>2</sup> /unit
  - .3 Lot Width (Minimum) 11 m
  - .4 Lot Coverage (maximum) 40.0 %
  - .5 Building Height (Maximum) 2 storeys
  - .6 Front Yard (Minimum) 6.0 m

.7	Rear Yard (minimum)	6 m
.8	Side Yard (Minimum)	A front or rear exterior wall of a block townhouse dwelling or a semi-detached dwelling shall maintain a side yard of a minimum of 6.0 m, and a side exterior wall of a block townhouse dwelling or a semi-detached dwelling shall maintain a side yard of a minimum of 1.2 m.
.9	Gross Floor Area (Minimum)	70.0 m <sup>2</sup> / unit
.10	Landscaped Open Space (minimum)	30%
.11	Front Yard Landscaped Open Space (minimum)	A minimum of 25% of the front yard shall be maintained as landscaped open space.
.12	Amenity space for block townhouse dwelling (minimum)	nil

That all the provisions of the R4A Zone in Section 7.9.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

### **.83 Conklin Road (R4A-83)**

Amended by  
Bylaw No.  
51-2023

- .1 Notwithstanding any other provision of this By-law to the contrary, any lot within any R4A-83 Zone may only be used for the following uses:
1. Block townhouse dwellings
  2. Accessory uses, buildings, and structures.
- .2 Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4A-83 Zone use any lot, or erect alter or use any building or structure except in accordance with the following provisions:
- |    |   |                           |
|----|---|---------------------------|
| .1 | Lot Area (minimum)                                  | 11.0 m <sup>2</sup> /unit |
| .2 | Lot Width (minimum)<br>Block Townhouse Dwellings    | 5.0 m / unit              |
| .3 | Lot Coverage (maximum)<br>Block Townhouse Dwellings | Nil                       |

- .4 Front Yard (minimum) 6.0 m to the garage;  
and 4.5 m to dwelling  
Unit
  - .1 Porch Encroachment and Stairs can encroach up to 3.0 m
- .5 Rear Yard (minimum)
  - .1 Block Townhouse Dwellings 6.0 m
  - .2 Side Yard (minimum)
    - .1 Interior
      - Block Townhouse Dwellings Nil
    - .2 Interior- End Unit
      - Block Townhouse Dwellings 1.5 m
    - .3 Exterior
      - Block Townhouse Dwellings 3.85 m
- .6 Landscaped Open Space
  - .1 Block Townhouse Dwellings Nil
    - .1 Notwithstanding the provision of Section 6.18.3.9 within the Block Townhouse Dwelling Zone (R4A-83), a minimum front yard landscaped open space does not apply.
- .7 Amenity space
  - .1 Block townhouse dwelling (minimum) 9.0 m<sup>2</sup>/unit and can be provided as private outdoor space in a rear yard
  - .2 For the purpose of this By-law, Amenity Space shall mean space outside of a building which provides private areas for residents of a residential use.
- .8 Parking
  - .1 Block Townhouse
    - .1 Notwithstanding sections 6.18.3.5 and 6.18.3.10, a minimum of 1.5 parking spaces per unit (one in the garage and one in the driveway, immediately in front of the garage)
    - .2 Where a parking space is located inside an integral garage, stairs shall be permitted to encroach within the required parking space up to a maximum of 0.5 metres.
- .9 Decks, Buildings and Structures
  - .1 Block Townhouse Dwellings
    - .1 Notwithstanding any other provision of this By-law an accessory structure, including a deck, may be

located 0.0 m from any common side yard lot line separating two Block Townhouse Dwelling and may be located directly adjacent to and/or connecting to the main building on the lot.

.2 Notwithstanding any provision of this By-law:

1. An unenclosed porch, verandah, or deck (with or without a roof, may be constructed to a maximum height up to and including the second storey) may project into any required rear yard 2.5 m provided the projection is no closer than 1.2 m to a lot line or 0.0 m to a common lot line separating two Block Townhouse Dwelling units.
2. Unenclosed steps or stairs (with or without a landing) may project into any required yard 3.0 m provided the projection is no closer than 0.6 m to a lot line or 0.0 m to a common lot line separating two Block Townhouse Dwelling Units.
3. Balconies (not constructed on foundations) may project into any required yard 1.5m provided the projection is no closer than 3.0 m to a lot line or 0.0 m to a common lot line separating two Block Townhouse Dwelling units.

.3 That all the provisions of the R4A Zone in Section 7.9.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

#### **.84 161 Fifth Avenue (F-R4A-84)**

Amended by  
Bylaw No.  
147-2022

.1 Notwithstanding any provision of this By-law to the contrary, no person shall within any F-R4A-84 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Section 7.9.1 except in accordance with the following provisions:

- |    |  |                           |
|----|--|---------------------------|
| .1 | Lot Area (minimum)   | 1,075 m <sup>2</sup>      |
| .2 | Lot Width (minimum)  | 5.4 m/unit                |
| .3 | Gross Floor Area (minimum)   | 69.5 m <sup>2</sup> /unit |
| .4 | Notwithstanding Section 6.18.3.9, a minimum of 23% of the front yard shall be landscaped open space. |                           |

That all remaining provisions of the R4A Zone in Section 7.9.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

#### **.85 Unused**



**.86 Unused****.87 72 Johnson Road (R4A-87)**

Amended by  
Bylaw No.  
155-2023

.1 Notwithstanding any provision of this By-law to the contrary, any lot within any R4A-87 Zone may be used for all uses permitted the R4A Zone, plus the following use:

.1 Stacked Townhouse Dwellings.

.2 Notwithstanding any provision of this By-law to the contrary, no person shall within any R4A-87 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Section 7.9.4.87.1.1, except in accordance with the following provisions:

.1 Lot Area (Minimum) 184 m<sup>2</sup> /unit

.2 Lot Width (Minimum) 30 m

.3 Lot Coverage (Maximum) 40%

.4 Building Height (Maximum) 3 Storeys

.5 Front Yard (Minimum) 6.0 m

.6 Rear Yard (Minimum) 7.5 m

.7 Side Yard (Minimum) 3.5 m

.8 Common Walls Notwithstanding any provision of this Bylaw, the minimum interior side yard may be 0.0 m along a common wall separating units in a stacked townhouse dwelling.

.9 Gross Floor Area (Minimum) 70.0 m<sup>2</sup> /unit

.10 Gross Floor Area (Definition) Notwithstanding Section 2.7.9.5, a basement within a stacked townhouse dwelling may be included in the Gross Floor Area calculation.

.11 Landscaped Open Space (Minimum) 30%

.12 Amenity Space 9.0 m<sup>2</sup>/unit

.13 Parking (Minimum) 1.5 spaces/unit

.14 Parking (Location) Notwithstanding Section 6.18.3.5, two required parking spaces may be

located a minimum of 4.5 metres  
from Johnson Road

That all the provisions of the R4A Zone in Section 7.9.2 to this By-law, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.88 91 and 101 Birkett Lane (F-H-R4A-88)**

Amended by  
Bylaw No.  
150-2023

- .1 Notwithstanding any provision of this Bylaw to the contrary, any lot within any F-H-R4A-88 Zone may only be used in accordance with the permitted uses and provisions in the F-R4A-88 Zone upon the removal of the “Holding (H)” provision. Removal of the “H” may occur once the following provisions have been satisfied:
  - .1 THAT all servicing issues, financial and otherwise, have been addressed to the satisfaction of The Corporation of the City of Brantford;
  - .2 A comprehensive Stormwater Management Strategy has been prepared and accepted by the Director of Engineering and the Grand River Conservation Authority;
  - .3 Draft Plan approval with a condition requiring the conveyance of necessary buffer blocks or right-of-ways for access into the dike;
  - .4 A Functional Servicing Report has been prepared and accepted by the Director of Engineering and the Grand River Conservation Authority detailing the minimum first floor elevations
  - .5 That the applicant provide confirmation, to the satisfaction of the Commissioner of Community Development for the Corporation of the City of Brantford, that the applicant has provided adequate information and time to the Survivors’ Secretariat for the Survivors’ Secretariat to meaningfully consider its search activities upon the lands.
- .2 Notwithstanding any provision of this Bylaw to the contrary, any lot within any F-R4A-88 Zone may only be used for the following uses:
  - .1 Block townhouse dwellings;
  - .2 Back-to-back townhouse dwellings;
  - .3 Stacked townhouse dwellings;
  - .4 Accessory uses, buildings, and structures;
  - .5 Uses permitted in Section 6.1
- .3 Where a comprehensive condominium plan has received draft plan approval, as well as any required site plan approval, the lands to which the draft approved plan of condominium is to be located, shall be deemed to be one lot for the purposes of applying the provisions of the By-law. Zoning provisions shall apply only to the external lot lines of the overall

condominium plan, not to internal lot lines resulting from the registration of any condominium phase.

- .4 For the purpose of this by-law, a Back-to-Back Townhouse shall mean a dwelling unit in a residential building containing four or more units separated vertically by a common wall, including rear and side common wall, and that do not have rear yards.
- .5 For the purpose of this by-law, corner lot setbacks shall be measured from the point of intersection of the two lot lines extended.
- .6 For the purpose of this by-law, the front, side and rear setbacks be measured from the perpendicular projection of the abutting curb to the building.
- .7 For the purpose of this by-law exterior lot line shall mean any lot line other than the front lot line and rear lot line abutting a public or private road and associated reserve.
- .8 For the purpose of this by-law, interior lot line shall mean any lot line other than the front lot line, rear lot line and exterior lot line abutting another lot line, greenspace, and amenity space.
- .9 Notwithstanding any provision of this By-law to the contrary as shown on Schedule 'A', attached to and forming part of this By-law, no person shall within any F-R4A-88 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:
- |     |  |                    |
|-----|--|--------------------|
| .1  | The property line fronting Birkett Lane shall be deemed as the rear lot line;  |                    |
| .2  | The property line fronting Dover Avenue shall be deemed as the front lot line; |                    |
| .3  | Minimum Lot Area   | 0.5 ha.            |
| .4  | Minimum Lot Width  | 100 m              |
| .5  | Building Height (maximum) – to top peak of roof                                | 13.5 m (3 storeys) |
| .6  | Lot coverage   | N/A                |
| .7  | Minimum Lot Frontage (on municipal road)                                       | 2.5 m              |
| .8  | Side yard (west property line)   | 5.0 m              |
| .9  | Side yard (east property line)   | 6.0 m              |
| .10 | Exterior Side Yard (from Dover Avenue)   | 1.8 m              |
| .11 | Landscape Open Space (minimum)   | 25%                |

- .12 Gross Floor Area (minimum) 60.0 m<sup>2</sup>/dwelling unit
- .13 For the purpose of this by-law, Section 6.18.3.9 shall not apply
- .10 That all remaining provisions of the R4A Zone in Section 7.9.2 to this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.89 380 and 384 Erie Avenue (F-R4A-89)**

Amended by  
Bylaw No.  
189-2023

Notwithstanding any provision of this By-law to the contrary, any lot within any R4A-87 Zone may be used for all uses permitted the R4A Zone, plus the following use:

- .1 Stacked Townhouse Dwellings

Notwithstanding any provision of this By-law to the contrary, no person shall within any F-R4A-89 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Section 7.9.1 except in accordance with the following provisions:

- .1 Lot Area (minimum) 171.1 m<sup>2</sup>/unit
- .2 Front Yard (minimum) 4.0 m
- .3 Side Yard (minimum) 2.4 m (side exterior wall)

That all remaining provisions of the R4A Zone in Section 7.9.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.”

**.90 Unused**

**.91 Unused**

**.92 Unused**

**.93 339 Erie Avenue (F-H-R4A-93)**

Amended by  
Bylaw No.  
49-2024

- .1 Notwithstanding any provision of this Bylaw to the contrary, any lot within any F-H-R4A-93 Zone may only be used in accordance with the permitted uses and provisions in the F-R4A-93 Zone upon the removal of the “Holding (H)” provision. Removal of the “H” may occur once the following provisions have been satisfied:

- .1 THAT all servicing issues, financial and otherwise, have been addressed to the satisfaction of The Corporation of the City of

Brantford;

- .2 A comprehensive Stormwater Management Strategy has been prepared and accepted by the Director of Engineering and the Grand River Conservation Authority;
  - .3 A Functional Servicing Report has been prepared and accepted by the Director of Engineering and the Grand River Conservation Authority detailing the minimum first floor elevations
  - .4 That the applicant consult with the Survivors Secretariat to ensure the lands have been evaluated, to the satisfaction of the City; and,
  - .5 That the applicant submit an updated Tree Inventory and Protection Plan Report and implement its recommendations, to the satisfaction of the Commissioner of Community Development for the Corporation of the City of Brantford.
- .2 For the purpose of this by-law, the frontage along Erie Avenue shall be deemed the front lot line; the most westerly lot line shall be deemed the rear lot line, and all other lot lines shall be deemed interior lot lines.
  - .3 Where a comprehensive condominium plan has received draft plan approval, as well as any required site plan approval, the lands to which the draft approved plan of condominium is to be located, shall be deemed to be one lot for the purposes of applying the provisions of the By-law. Zoning provisions shall apply only to the external lot lines of the overall condominium plan, not to internal lot lines resulting from the registration of any condominium phase.
  - .4 Notwithstanding any provision of this By-law to the contrary as shown on Schedule 'A', attached to and forming part of this By-law, no person shall within any F-R4A-93 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:
    - .1 Lot Area (minimum) 175.0 m<sup>2</sup>/unit
    - .2 Lot Width (minimum)
      - .1 Block Townhouse Dwellings 13.0 m
      - .2 Street Townhouse Dwellings 5.0 m/unit
    - .3 Lot Coverage (maximum) Nil
    - .4 Building Height (maximum) 13.5 m
    - .5 Rear Yard (minimum)
      - .1 Block Townhouse Dwellings 1.5 m
      - .2 Street Townhouse Dwellings 7.5 m
    - .6 Side Yard (minimum) 1.5 m

- .7 Landscaped Open Space, (Minimum) 25%
  - .8 Amenity space 7.2 m<sup>2</sup>/unit
  - .9 Parking 1.48 parking space per unit
- .5 Notwithstanding any provision of Zoning By-law 160-90, the following provisions apply to block townhouse dwellings:
- .1 The minimum width of each dwelling unit shall be 5.0 metres.
  - .2 The minimum distance from an integral garage of a block townhouse dwelling unit to a private street shall be 6.0 m.
- .6 That all the provisions of the R4A Zone in Section 7.9.2 to this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.94 297 Dover Avenue (F-H-R4A-94)**

Amended by  
Bylaw No.  
48-2024

- .1 Notwithstanding any provision of this Bylaw to the contrary, any lot within any F-H-R4A-94 Zone may only be used in accordance with the permitted uses and provisions in the F-R4A-94 Zone upon the removal of the "Holding (H)" provision. Removal of the "H" may occur once the following provisions have been satisfied:
- .1 That all servicing issues, financial and otherwise, have been addressed to the satisfaction of The Corporation of the City of Brantford;
  - .2 A comprehensive Stormwater Management Strategy has been prepared and accepted by the Director of Engineering and the Grand River Conservation Authority;
  - .3 Draft Plan approval with a condition requiring the conveyance of necessary buffer blocks or right-of-ways for access into the dike;
  - .4 A Functional Servicing Report has been prepared and accepted by the Director of Engineering and the Grand River Conservation Authority detailing the minimum first floor elevations;
  - .5 That the applicant consult with the Survivors Secretariat to ensure the lands have been evaluated, to the satisfaction of the City;
- .2 Notwithstanding any provision of this By-law to the contrary as shown on Schedule 'A', attached to and forming part of this By-law, no person shall within any F-R4A-94 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Lot Area (minimum) 131 m<sup>2</sup>/unit
- .2 Lot Width (minimum) 5.0 m
- .3 Lot Coverage (maximum) 52%
- .4 Building Height (maximum) 12.0 m
- .5 Side Yard (minimum)
  - .1 Interior 1.5 m
  - .2 Exterior 2.0 m

.4 That all the provisions of the R4A Zone in Section 7.9.2 to this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.95 89-91 Walnut Street (F-R4A-95)**

Amended by  
Bylaw No.  
71-2024

- .1 Notwithstanding any provision of this By-law to the contrary, no person shall within any F-R4A-95 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Section 6.28, Section 6.32 and Section 7.9 except in accordance with the following provisions:
  - .1 A maximum of one (1) detached Accessory Dwelling Unit is permitted on a lot containing an existing fourplex or four (4) dwelling units;
  - .2 The maximum number of residential dwelling units permitted shall not exceed five (5) units;
  - .3 A maximum of one (1) parking space in tandem is permitted for a fourplex unit;

That all remaining provisions of the R4A Zone in Section 7.9.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.96 Unused**

**.97 91 Birkett Lane – Riverwalk Phase 4 (F-H-R4A-97)**

Amended by  
Bylaw No.  
113-2024

- .1 Notwithstanding any provision of this Bylaw to the contrary, any lot within any F-H-R4A-97 Zone may only be used in accordance with the permitted uses and provisions in the F-R4A-97 Zone upon the removal of the “Holding (H)” provision. Removal of the “H” may occur once the following provisions have been satisfied:
  - .1 THAT all servicing issues, financial and otherwise, have been addressed to the satisfaction of The Corporation of the City of Brantford;

- .2 A comprehensive Stormwater Management Strategy has been prepared and accepted by the Director of Engineering and the Grand River Conservation Authority;
  - .3 Draft Plan approval with a condition requiring the conveyance of necessary buffer blocks or right-of-ways for access into the dike;
  - .4 A Functional Servicing Report has been prepared and accepted by the Director of Engineering and the Grand River Conservation Authority detailing the minimum first floor elevations;
  - .5 That the applicant consult with the Survivors Secretariat to ensure the lands have been evaluated, to the satisfaction of the City.
- .2 For the purpose of this by-law, the frontage along Dover Avenue shall be deemed the front lot line.
  - .3 Where a comprehensive condominium plan has received draft plan approval, as well as any required site plan approval, the lands to which the draft approved plan of condominium is to be located, shall be deemed to be one lot for the purposes of applying the provisions of the By-law. Zoning provisions shall apply only to the external lot lines of the overall condominium plan, not to internal lot lines resulting from the registration of any condominium phase.
  - .4 Notwithstanding any provision of this By-law to the contrary as shown on Schedule 'A', attached to and forming part of this By-law, no person shall within any F-R4A-97 Zone use any lot, or erect, alter or use any building or structure for Block Townhouse Dwelling, except in accordance with the following provisions:
    - .1 Front Yard (minimum) 3.0 m
    - .2 Rear Yard (minimum) 7.5 m, except 2.0 m for the most southeasterly townhouse unit
    - .3 Side Yard (minimum) 6.5 m
    - .4 Amenity Space
      - .1 Minimum 9.0 m<sup>2</sup> /unit
      - .2 Amenity Space shall mean space within a building or outside of a building which provides private and common active and/or passive recreation areas for residents of a residential use.
      - .3 Amenity Space shall include a 595 m<sup>2</sup> common amenity area.
      - .4 Notwithstanding any other provision in this by-law,



townhouse dwelling units shall not have any detached accessory buildings or structures located in any yard between the building and street facing Dover Avenue.

- .5 Parking
  - .1 Notwithstanding Section 6.18.3.5, the required parking spaces shall be located a minimum of 5.4 m from a lot line abutting a street.
- .6 Notwithstanding any provision of Zoning By-law 160-90, the following provisions apply to block townhouse dwellings:
  - .1 The minimum width of each dwelling unit shall be 5.0 metres for end units and 4.88 m for interior units.
  - .2 The minimum distance from an integral garage of a block townhouse dwelling unit to a private street shall be 6.0 m.
- .5 That all the provisions of the R4A Zone in Section 7.9.2 to this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**7.10 Residential Medium Density Type B Zone (R4B)**

**7.10.1 Permitted Uses**

The following uses are permitted in a R4B Zone:

- .1 Apartment dwellings.
- .2 Retirement homes.
- .3 Homes for the aged.
- .4 Nursing homes.
- .5 Bed and breakfast establishments.
- .6 Day nurseries.
- .7 Home occupations.
- .8 Mini-group homes.
- .9 Group homes.
- .10 Group residences.
- .11 Crisis residences.
- .12 Group correctional homes.
- .13 Group correctional residences.
- .14 Neighbourhood convenience stores.
- .15 Personal service stores.
- .16 Accessory uses, buildings, and structures.
- .17 Uses permitted in Section 6.1.

**7.10.2 Regulations**

Amended by  
Bylaw No.  
34-93

Any use, building, or structure in a R4B Zone shall be established in accordance with the following:

- .1 Apartment Dwellings, Retirement Homes, Homes for the Aged, Nursing Homes
  - .1 Lot Area (minimum)
 

.1 Apartment dwelling	167.0 m <sup>2</sup> /unit
.2 Retirement home, nursing home, and home for the aged	83.5 m <sup>2</sup> /bed
  - .2 Lot Width (minimum)
 

.1 Apartment dwelling, retirement home, home for the aged, nursing home	30.0 m
---	--------
  - .3 Lot Coverage (maximum) 35%
  - .4 Building Height (maximum) 4 storeys
  - .5 Front Yard (minimum) 7.5 m

.6	Rear Yard (minimum)	10.0 m
.7	Side Yard (minimum)	
.1	Interior	7.5 m
.2	Exterior	7.5 m
.8	Gross Floor Area (minimum)	
.1	Apartment dwelling	40.0 m <sup>2</sup> /unit
.2	Retirement home, home for the aged, nursing home	20.0 m <sup>2</sup> /bed
.9	Landscaped Open Space (minimum)	30%
.10	Amenity space for apartment dwelling (minimum)	9.0 m <sup>2</sup> /unit
.11	Parking in accordance with	Section 6.18
.12	Loading in accordance with	Section 6.23
.13	Setback from Rail Lines in accordance with	Section 6.30
.2	Bed and Breakfast Establishments	
.1	In accordance with Section 6.16.	
.3	Day Nurseries	
.1	In accordance with Section 6.8.	
.4	Home Occupations	
.1	In accordance with Section 6.17.	
.5	Mini-Group Homes, Group Homes, Group Residences, Crisis Residences, Group Correctional Homes, Group Correctional Residences	
.1	In accordance with Sections 6.15. and 7.10.2.	
.6	Neighbourhood Convenience Stores and Personal Service Stores	
.1	The total gross leaseable floor area shall not exceed 280.0 m <sup>2</sup> , and shall be located at finished grade level as an integral part of the apartment dwelling in which it is located.	

- .2 There shall not be more than two stores.
- .3 Parking shall be provided for the floor area of the neighbourhood convenience store or the personal service store in addition to the required parking spaces for the residential use, in accordance with the provisions of Section 6.18 of this Bylaw.

.7 Accessory Uses, Buildings, and Structures

- .1 In accordance with Section 6.3.

.8 Uses Permitted in Section 6.1.

- .1 In accordance with Section 6.1.

7.10.3

Notwithstanding Section 7.10.2, where the Schedule indicates a Zone symbol followed by information in parentheses that refers to site-specific unit and/or height maximums, the regulations on the Schedule shall prevail.

7.10.4

Exceptions

The following Zones apply to specific lands within a R4B Zone.

Amended by  
Bylaw No.  
90-97

**.1 DELETED**

Amended by  
Bylaws No.  
165-98, 107-2018

**.2 372, 380, and 384 St. Paul Avenue (H-R4B-2)**

- .1 The lands zoned H-R4B-2 may only be used in accordance with the permitted uses in the H-R4B-2 Zone upon the removal of the "Holding (H)" provision. Removal of the "H" may occur once the following provisions have been satisfied:
  - .1 The Applicant's has provided confirmation that the properties located at 372, 380 and 384 St. Paul Avenue have been merged into one title;
  - .2 The Applicant has provided a signed Site Plan Agreement to the City, along with all necessary securities; and
  - .3 All servicing issues, financial and otherwise, have been addressed to the satisfaction of the City of Brantford.
- .2 Notwithstanding any provision of this By-law to the contrary, as shown on Schedule A, attached to and forming part of this By-law, any lot within any H-R4B-2 Zone may only be used for the following uses:
  - .1 Retirement Home.
  - .2 Accessory uses, buildings and structures.

- .3 Notwithstanding any provision of this Bylaw to the contrary as shown on Schedule 'A', attached to and forming part of this By-law, no person shall within any R4B-2 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:
- |    |   |  |
|----|---|--|
| .1 | Number of beds (maximum)  | 102 beds   |
| .2 | Lot Area (minimum)  | 42.3 m <sup>2</sup> /bed   |
| .3 | Building Height (maximum)   | 2 Storeys <i>for existing buildings at the date of passing of this by-law.</i> Otherwise 3 Storeys shall be permitted.                           |
| .4 | Front Yard (minimum)  | 2.0 m  |
| .5 | Rear Yard (minimum)   | 5.7 m<br>(for the portion of the building adjacent to 7 The Strand Avenue)   |
|    |   | 6.0 m<br>(for the portion of the building adjacent to 5 The Strand Avenue)   |
| .6 | Interior Side Yard (minimum)  | 2.7 m (northerly interior side yard)   |
|    |   | 7.0 m (for the portion of the building adjacent to 370 St. Paul Avenue)  |
|    |   | 6.0 m (for the portion of the building adjacent to 5 The Strand Avenue)  |
| .7 | Planting Strip adjacent to all new parking spaces (minimum or a reduced planting strip as approved pursuant to the Site Plan Control Provisions of the Planning Act). | 1.5 m (for the yards adjacent to 7 The Strand Avenue, 5 The Strand Avenue, 141 St. George Street, 139 St. George Street and 370 St. Paul Avenue) |
| .8 | Privacy Fence (minimum height)  | 2.2 m (for the rear yard of existing buildings at the  |

date of passing of by-law)

2.2 m (for the yards adjacent to 7 The Strand Avenue, 5 The Strand Avenue, 141 St. George Street, 139 St. George Street and 370 St. Paul Avenue)

Nil (front yard adjacent to 370 St. Paul Avenue)

That all the provisions of the R4B Zone in Section 7.10.4 to this By-law, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
25-91

**.3 135 Elgin Street (R4B-3)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4B-3 Zone may be used for all of the uses permitted in the R4B Zone, plus the following uses:

- .1 A group correctional home used for the rehabilitation and supervision of inmates, parolees or probationers in a community setting, but shall not be used for a penitentiary, jail, prison, reformatory or lock-up;
- .2 A group correctional residence used for the rehabilitation and supervision of inmates, parolees or probationers in a community setting, but shall not be used for a penitentiary, jail, prison, reformatory or lock-up.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4B-3 Zone use any lot, or erect, alter or use any building or structure for any type of group correctional home or group correctional residence, except in accordance with the following provisions:

- .1 In accordance with Section 6.15.

That all the provisions of the R4B Zone in Section 7.10.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
88-91, 46-93

**.4 DELETED.**

Amended by  
Bylaw No.  
88-91

## **.5 10 Courtland Drive (R4B-5)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4B-5 Zone may be used for all of the uses in the R4B Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4B-5 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following:

- .1 Lot Area (minimum) 140.0 m<sup>2</sup>/unit
- .2 Rear Yard (minimum) 9.0 m
- .3 Required parking spaces shall be located a minimum of 1.0 metres from any lot line abutting a street and a minimum of 0.5m from any other lot line.

That all the provisions of the R4B Zone in Section 7.10.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
140-91, 149-93

## **.6 DELETED**

Amended by  
OMB Order  
R910607

## **.7 St. Basil's Apartments and Church (R4B-7)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4B-7 Zone may be used only for the following uses:

- .1 Apartment dwellings;
- .2 Place of worship.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4B-7 Zone use any lot, or erect, alter or use any building or structure for apartment dwellings and a place of worship, except in accordance with the following provisions:

- .1 In accordance with all regulations show on Schedule "B", Map R4B-7.

That all the provisions of the R4B Zone in Section 7.10.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
84-92

## **.8 Petofi Hungarian Cultural Club (R4B-8)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4B-8 Zone may be used for all of the uses permitted in the R4B Zone, plus the following:

- .1 Private clubs.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4B-8 Zone use any lot, or erect, alter or use any building or structure for a private club, except in accordance with the following provisions:

- |    |  |       |
|----|--|-------|
| .1 | Building Height (maximum)  | 6.1 m |
| .2 | Planting Strip abutting a freeway or expressway                                      | NIL   |
| .3 | In accordance with Section 9.8.2, save and except for Sections 9.8.2.4 and 6.11.1.1. |       |

That all the provisions of the R4B Zone in Section 7.10.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
180-94

## **.9 994 Colborne Street East (R4B-9)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4B-9 Zone may be used only for the following uses:

- .1 An apartment building containing a maximum of ten dwelling units.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4B-9 Zone use any lot, or erect, alter or use any building or structure for an apartment building, except in accordance with the following provisions:

- |    |                              |   |
|----|------------------------------|---|
| .1 | Lot Width (minimum)          | 24.0 m                                    |
| .2 | Lot Area (minimum)           | 120.0 m <sup>2</sup> /unit                |
| .3 | Interior Side Yard (minimum) | 3.0 m on one side, and 4.5 m on the other |

That all the provisions of the R4B Zone in Section 7.10.2 of this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to



apply mutatis mutandis.

Amended by  
Bylaw No.  
13-99

**.10 137 Brant Avenue (R4B-10)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4B-10 Zone may be used only for the following use:

.1 Dwelling units.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4B-10 Zone use any lot, or erect, alter or use any building or structure for dwelling units except in accordance with the following provisions:

.1	Lot Area (minimum)	124.0 m <sup>2</sup> /unit
.2	Lot Width (minimum)	20.0 m
.3	Lot Coverage (maximum)	35%
.4	Building Height (maximum)	3 storeys
.5	Front Yard (minimum)	1.2m
.6	Rear Yard (minimum)	10.0m
.7	Side Yard (minimum)	
	.1 Interior	1.8m
	.2 Exterior	2.4m
.8	Gross Floor Area (minimum)	40.0m <sup>2</sup> /unit
.9	Landscaped Open Space (minimum)	30%
.10	Amenity Space (minimum)	NIL
.11	Off-Street Parking (minimum)	1.25 spaces/unit
.12	Loading (minimum)	NIL
.13	Number of Dwelling Units (maximum)	14
.14	All dwelling units shall only be located within the existing building formerly used as a church	
.15	Planting Strips (minimum)	2.5m

That all the provisions of the R4B Zone in Section 7.10.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent

with the provisions herein contained, shall continue to apply mutatis mutandis.

#### **.11 170 Henry Street (R4B-11)**

Amended by  
Bylaws No.  
122-99, 68-2011,  
63-2012

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4B-11 Zone may be used for all of the uses permitted in the R4B Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4B-11 Zone use any lot, or erect, alter or use any building or structure for a group residence except in accordance with the following provisions:

- .1 Notwithstanding Section 2.7.15 of this Bylaw a group residence shall mean a dwelling unit or dwelling units operated as a single housekeeping unit accommodating, or having the facilities to accommodate, eleven or more residents (exclusive of staff), who, by reason of their emotional, mental, social or physical condition require a group living arrangement under responsible supervision consistent with the requirements of its residents, and the group residence is either licenced or funded under Provincial or Federal statute. Any counselling or support services provided in the group residence shall be limited to those required by the residents. A group residence shall be deemed not to include:
- a mini-group home,
  - a group home,
  - a crisis residence,
  - a group correctional home,
  - a group correctional residence,
  - a lodging house,
  - a nursing home,
  - a home for the aged,
  - a retirement home.

That all the provisions of the R4B Zone in Section 7.10.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

#### **.12 333 and 339 Wellington Street (R4B-12)**

Amended by  
Bylaws No.  
44-2004, 60-2013,  
70-2023

- .1 Notwithstanding any provision of this by-law to the contrary, any lot within any R4B-12 Zone may only be used for the following uses:
- .1 Apartment dwellings; and,
  - .2 Accessory Uses, Buildings and Structures
    - .1 In accordance with Section 6.3

- .2 Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4B-12 Zone use any lot, or erect, alter or use any building or structure, for apartment dwellings except in accordance with the following provisions:
- .1 Number of dwelling units (maximum) 18
  - .2 Interior side yard (maximum) 6.0 m
  - .3 An existing unenclosed step may project a maximum of 1.5 metres into a minimum two-way traffic aisle
  - .4 Any required off-street parking space shall provide the following:
    - .1 Be located a minimum of 3.0 metres from a lot line abutting Stanley Street.
    - .2 Be located a minimum of 6.0 metres from a lot line abutting Wellington Street.
    - .3 Be located a minimum of 0.0 metres for a rear lot line.
    - .4 Be located a minimum of 1.0 metres for any other lot line.

That all the provisions of the R4B Zone in Section 7.10.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

### **.13 372 Darling Street (R4B-13)**

Amended by  
Bylaw No.  
53-2005

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4B-13 Zone may be used for all of the uses permitted in the R4B Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4B-13 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 The rear yard shall not be less than that provided by the building that existed on the lot on April 11, 2005.
- .2 Notwithstanding Section 6.18.3.5 of this Bylaw, the required parking spaces shall be located a minimum of 3.0 metres from any lot line abutting a street and a minimum of 0.0 metres from any other lot line.

That all the provisions of the R4B Zone in Section 7.10.2 to this Bylaw, and

all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.14 111 Sherwood Drive (F-R4B-14)**

Amended by  
Bylaw No.  
5-2007

Notwithstanding any provision of this Bylaw to the contrary, any lot within any F-R4B-14 Zone may be used for all of the uses permitted in the R4B Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any "F-R4B-14" Zone use any lot, or erect alter or use any building or structure except in accordance with the following provisions:

- .1 Lot Area (minimum) 90 m<sup>2</sup>/unit
- .2 Lot Coverage (maximum) 42.0%
- .3 Front Yard (minimum) 0 m
- .4 Off-street Parking (minimum) 30 spaces
- .5 Notwithstanding the off-street parking requirements, all or a portion of the required spaces may be accommodated on an abutting lot zoned to permit stand-alone parking associated with a residential apartment building. A minimum 0 metre setback of parking from this abutting property's lot line shall be permitted.

That all other provisions of the "F-R4B" Zone in Section 7.10.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.15 UNASSIGNED**

**.16 1 & 3/5 Alfred Street (R4B-16)**

Amended by  
Bylaw No.  
56-2009

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4B-16 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 The total number of apartment dwelling units in the R4B-16 Zone shall be limited to the following: 39 dwelling units
- .2 Building Height (maximum) 2.5 storeys
- .3 Side Yard (minimum) Interior (north) 2.91 m

Interior (south) 7.5 m

- .4 Parking – notwithstanding the requirements of Section 6.18, the following shall be required:

Number of Parking Spaces (minimum) 39 spaces

That all remaining provisions of the R4B Zone in Section 7.10.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
56-2009

**.17 1 & 3/5 Alfred Street (R4B-17)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4B-17 Zone may be used for all of the uses permitted in the R4B Zone, plus the following use:

- .1 A general office located within an existing building

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4B-17 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 The total number of apartment dwelling units in the R4B-17 Zone shall be limited to the following: 17 dwelling units
- .2 Building Height (maximum) 2.5 storeys

That all remaining provisions of the R4B Zone in Section 7.10.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
66-2009

**.18 54 Winniett Street (R4B-18)**

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4B-18 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Lot Area (minimum) 2,394.0 m<sup>2</sup>
- .2 Building Height (maximum) 3 storeys
- .3 Front Yard (minimum) 2.0 m

.4	Side Yard (minimum)	
	Interior (north)	7.9 m
	Interior (south)	1.6 m
.5	Landscaped Open Space (minimum)	20.0%
.6	Amenity space for apartment dwelling	not required
.7	Parking – notwithstanding the requirements of Section 6.18, the following shall be required:	
	Number of Parking Spaces (minimum)	32 spaces
.8	The total number of apartment dwelling units in the R4B-18 Zone shall be limited to the following:	32 dwelling units

That all remaining provisions of the R4B Zone in Section 7.10.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
68-2009

**.19 142 Nelson Street (R4B-19)**

Notwithstanding any provision of this bylaw to the contrary, any lot within any R4B-19 Zone may be used for all of the uses permitted in the R4B Zone, plus the following use:

- .1 Dwelling, Stacked Fourplex which for the purposes of this Bylaw shall mean a building other than a converted dwelling, located on a lot, divided horizontally to contain four dwelling units, each of which has a private entrance from outside or a private entrance from a common hallway or stairway inside.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4B-19 Zone use any lot, or erect, alter or use any building or structure for a dwelling, stacked fourplex, except in accordance with the following provisions:

.1	Lot Area (minimum)	787.0 m <sup>2</sup>
.2	Lot Width (minimum)	19.5 m
.3	Lot Coverage (maximum)	35.0%
.4	Building Height (maximum)	3 storeys

- .5 Front Yard (minimum) 6.5 m
- .6 Rear Yard (minimum) 10.0 m
- .7 Side Yard (minimum)
  - Interior (west) 1.2 m
  - Interior (east) 8.0 m
- .8 Landscaped Open Space (minimum) 20.0%
- .9 Parking – notwithstanding the requirements of Section 6.18, the following shall be required for a stacked fourplex dwelling:
  - Dwelling unit containing 3 or less bedrooms 1.5 spaces/unit
  - Dwelling unit containing more than 3 bedrooms 3.75 spaces/unit

A minimum of 6 parking spaces must be provided on site. Any additional spaces beyond this may be provided on appropriately zoned land that is located within a minimum of 150.0 m of the nearest lot line of the subject property on the condition that an agreement providing for the continuation of the additional parking spaces is entered into with the City and is registered against both parcels of land.
- .10 Notwithstanding Section 6.4.1.1, an unenclosed porch, verandah or deck (with or without a roof) may be permitted to project into the front yard a maximum of 4.3 m.

That all remaining provisions of the R4B Zone in Section 7.10.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
15-2010, 75-2014

**.20 DELETED**

Amended by  
Bylaws No.  
79-2011, 128-2015

**.21 85 Morrell Street (H-R4B-21)**

The lands zoned H-R4B-21 may only be used in accordance with the permitted uses in the R4B-21 Zone upon the removal of the “Holding (H)” provision. Removal of the “H” may occur once the following provision has been satisfied:

The Owner has entered into a site plan agreement with the City

of Brantford.

- .2 Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4B-21 Zone shall be used only for the following uses upon the removal of the “Holding Zone (H)” provision:

- .1 Apartment dwellings
- .2 Retirement homes
- .3 Homes for the aged
- .4 Nursing homes
- .5 Bed and breakfast establishments
- .6 Day nurseries
- .7 Home occupations
- .9 Group homes
- .10 Group residences
- .11 Crisis residences
- .12 Group correctional homes
- .13 Group correctional residences
- .14 Arts schools
- .15 Bakeries
- .16 Financial institutions
- .17 Fresh produce outlets
- .18 General offices
- .19 Health clubs
- .20 Meat stores
- .21 Medical clinic
- .22 Medical office
- .23 Neighbourhood convenience stores
- .24 Personal service stores
- .25 Pharmacies
- .26 Photocopy shops
- .27 Photographer’s studio
- .28 Places of assembly
- .29 Places of worship
- .30 Restaurants – full service, take out and fast food (excluding drive-through service)
- .31 Specialty retail stores
- .32 Accessory uses, buildings, and structures
- .33 Uses permitted in Section 6.1

- .3 Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4B-21 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Lot Coverage (maximum) 80%
- .2 Front Yard (minimum) 7.0 m
  - .1 The Front Yard shall be defined as the yard opposite Morrell Street.



- .3 Rear Yard (minimum) 1.0 m
  - .1 The Rear yard shall be defined as the yard opposite Leonard Street.
- .4 Side Yard (minimum)
  - .1 Interior (south) 1.0 m
- .5 Parking Spaces (minimum) 1.16 spaces per dwelling unit
- .6 Landscaped open space (minimum) 20%
- .7 Amenity space (minimum)
  - .1 Total 1223 m<sup>2</sup>
  - .2 On rooftop 763 m<sup>2</sup>

That all remaining provisions of the R4B Zone in Section 7.10.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
78-2012

**.22 56, 58, 60, 64, 66, 70, 76, 78, 80, and 86 Tollgate Road (H-R4B-22)**

Notwithstanding any provision of this By-law to the contrary, any lot within any H-R4B-22 Zone may be used for all of the uses permitted in the H-R4B Zone, plus the following uses:

- .1 Accessory Uses, Buildings and Structures
  - .1 In accordance with Section 6.3

That all remaining provisions of the R4B Zone in Section 7.10.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.23 61 – 73 Murray Street (R4B-23)**

Amended by  
Bylaws No.  
41-2014, 61-2017.  
217-2023

- .1 Notwithstanding any provision of this by-law to the contrary, any lot within any R4B-23 Zone may be used for all of the uses permitted in the R4B Zone, plus the following use:
  - .1 General Office.
- .2 Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4B-23 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Front Yard (minimum) 0.2 m
  - .2 Side Yard (minimum)
    - .1 Interior 6.5 m
    - .2 Exterior 1.7 m
  - .3 Coverage of Landscaped Open Space (minimum) 7%
  - .4 Setback for parking space from a lot line abutting a street (minimum) 1 m
  - .5 Lot Area (minimum) 2,340 m<sup>2</sup>
  - .6 Lot Coverage (maximum) 41%
  - .7 One off-street parking space may be permitted for the use associated with an abutting lot, on the condition that an agreement providing for the continuation of the off-street parking space is entered into with the owners of both lots and the City of Brantford and is registered against both parcels of land.
  - .8 An easement may be permitted for the access to all parking spaces on an abutting lot.
  - .9 Notwithstanding Section 2.4.9 of this By-law, Apartment Dwellings are permitted to have external entrances with direct access from the exterior of the building to a street.
- .3 That all the provisions of the R4B Zone in Section 7.10.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
119-2018,  
88-2019

**.24 5 Marlene Avenue - Southeast corner of Marlene Avenue/River Road (F-R4B-24)**

- .1 The lands zoned F-R4B-24 may only be used in accordance with the permitted uses in the F-R4B-24 Zone upon the removal of the "Holding (H)" provision. Removal of the "H" may occur once the following provisions have been satisfied:
  - .1 Confirmation is received that the Ministry of Natural Resources and Forestry is in agreement with the submitted Butternut Health Assessment (BHA); and
  - .2 All servicing issues have been addressed to the satisfaction of the General Manager of Public Works, City of Brantford.
- .2 Notwithstanding any provision of this By-law to the contrary, any lot

within any F-R4B-24 Zone may be used only for the following use:

- .1 Apartment Dwellings
  - .2 Accessory uses, buildings, and structures
  - .3 Uses permitted in Section 6.1
- .3 Notwithstanding any provision of this Bylaw to the contrary, no person shall within any F-R4B-24 Zone use any lot, or erect, alter or use any building or structure for apartment dwellings, except in accordance with the following provision:
- .1 Building Height (maximum) 3 storeys
  - .2 Parking (minimum) Apartment dwelling 1 space/unit

That all remaining provisions of the R4B Zone in Section 7.10.2 to this By-law, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
147-2018,  
84-2019

**.25 81 Peel Street (R4B-25)**

- .1 The lands zoned R4B-25 may only be used in accordance with the permitted uses in the R4B-25 Zone upon the removal of the "Holding (H)" provision. Removal of the "H" may occur once the following provisions have been satisfied:
  - .1 That a Record of Site Condition has been filed on the Environmental Registry; and,
  - .2 The Applicant has provided a signed Site Plan Agreement to the City, along with all necessary securities.
- .2 Notwithstanding any provision of this By-law to the contrary, as shown on Schedule A, attached to and forming part of this By-law, any lot within any R4B-25 Zone may only be used for the following uses:
  - .1 Apartment Dwellings; and,
  - .2 Accessory uses, buildings and structures.
- .3 Notwithstanding any provision of this Bylaw to the contrary as shown on Schedule 'A', attached to and forming part of this By-law, no person shall within a R4B-25 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:
  - .1 Number of Apartment Dwellings (maximum) 12  
(no habitable space shall be permitted in the existing bell tower above the third storey)
  - .2 Lot Area (minimum) 134.0 m2/unit

- .3 Lot Width (minimum) 27.0 m
- .4 Lot Coverage (maximum) 46%
- .5 Front Yard (minimum) 0.5 m
- .6 Rear Yard (minimum) 0.8 m
- .7 Side Yard (minimum)
  - .1 Interior 2.0 m
  - .2 Exterior 6.1 m
- .8 Landscaped Open Space (minimum) 12.0%
- .9 Minimum Parking Requirement  
Apartment Dwelling 1.08 spaces/unit
- .10 Loading Spaces (minimum) Nil
- .11 Notwithstanding Section 6.18.1.1 of this By-law, a Parallel Accessible Parking Space having a minimum width of 2.75 m by 6.75 m with a 1.5 m access aisle shall be permitted.
- .12 Notwithstanding Section 6.18.1.1 of this By-law, the minimum parking stall size shall be 2.75 m by 5.5 m for all other spaces.
- .13 Notwithstanding Section 6.18.3.5 of this By-law, the required parking spaces shall be 0 m for the parking spaces along Dalhousie Street and 0 m from any other lot line.
- .14 Notwithstanding Section 6.18.4.2.1 of this By-law, a two-way traffic aisle with a minimum width of 2.0 m shall be permitted where the parking space angle is 90 degrees.

That all the provisions of the R4B Zone in Section 7.10.4 to this By-law, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.26 Southwest Corner of Shellard Lane and Conklin Road (R4B-26)**

Amended by  
Bylaw No.  
166-2019, 104-2020

- .1 Deleted
- .2 Notwithstanding any provision of this By-law to the contrary, as shown on Schedule A, attached to and forming part of this By-law, any lot within any R4B-26 Zone may only be used for the following uses:

.1 Apartment Dwellings; and,

.2 Accessory uses, buildings and structures.

.3 Notwithstanding any provision of this Bylaw to the contrary as shown on Schedule 'A', attached to and forming part of this By-law, no person shall within a R4B-26 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

.1 Lot Area (minimum) 93 m<sup>2</sup>/unit

.2 Rear Yard (minimum) 3.0 m

.3 Exterior Side Yard (minimum) 6.0 m

.4 Amenity Space (minimum) 9.0 m<sup>2</sup>/unit

.1 For the purpose of this By-law, Amenity Space shall mean space within a building or outside of a building which provides private and common active and/or passive recreation areas for residents of a residential use.

.2 Notwithstanding the above, a minimum of 194 m<sup>2</sup> of amenity space shall be provided in a detached accessory building.

.5 Planting Strip

A planting strip having a width of 1.5 metres shall be provided and maintained along the full length of the southerly lot line.

.6 Privacy Fence

A continuous 2.2 m privacy fence shall be provided and maintained along the full length of the southerly lot line.

.7 Parking

Notwithstanding Section 6.18.3.5 and 6.18.3.10, a minimum parking requirement of 1.35 spaces/unit shall be provided.

.8 Accessory Building

Notwithstanding Section 2.2.10 and 6.3.1.2.1, the maximum height measured from the finished grade level to the highest point of an accessory building or structure utilized as an amenity space shall be 7.5 m.

That all the provisions of the R4B Zone in Section 7.10.2 to this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
167-2021

**.27 118-120 Morrell Street**

Notwithstanding any provision of this by-law to the contrary, any lot within any R4B-27 Zone may be used for all of the uses permitted in the R4B Zone, plus the following use:

- .1 Specialty Retail Store, which for the purposes of this By-law shall mean a retail store which offers for sale and/or rent one merchandise line or a limited number of closely related merchandise lines such as a bookstore, record store, video store, pet grooming business, or florist shop but shall not include a major department store, junior department store, retail warehouse, supermarket, beer store or liquor store.

That all the provisions of the R4B Zone in Section 7.10.2 to this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.28 130 Elgin Street (R4B-28)**

Amended by  
Bylaw No.  
86-2022

.1 Notwithstanding any provision of this By-law to the contrary, as shown on Schedule A, attached to and forming part of this By-law, any lot within any R4B-28 Zone may be used for all uses permitted the R4B Zone, plus the following uses:

- .1 Dwelling units;

.2 Notwithstanding any provision of this By-law to the contrary as shown on Schedule 'A', attached to and forming part of this By-law, no person shall within any R4B-28 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Section 7.10.4.28.1.1, except in accordance with the following provisions:

- .1 Number of Dwelling Units (maximum) 6
- .2 All dwelling units shall only be located within the existing building formerly used as a place of worship
- .3 Lot Area (Minimum) 106.2 m<sup>2</sup>/unit
- .4 Lot Width (Minimum) 15.5 m
- .5 Front Yard (Minimum) 1.7 m
- .6 Side Yard (Minimum)
  - i. Interior 0.2 m
  - ii. Exterior 0.5 m
- .7 Parking (Minimum) 5 spaces
- .8 Notwithstanding Section 6.18.3.5 of this By-law, the required

parking spaces shall be 0.8 m from any lot line abutting a street.

- .9 Notwithstanding Section 6.18.7.7 of this By-law, no accessible parking space shall be required.

That all the provisions of the R4B Zone in Section 7.10.2.1 to this By-law as they apply to an apartment dwelling, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.29 446-450 Colborne Street (R4B-29)**

Amended by  
Bylaw No.  
135-2022

- .1 Notwithstanding any provision of this By-law to the contrary, as shown on Schedule A, attached to and forming part of this By-law, any lot within any R4B-29 Zone may only be used for the following uses:

- .1 Apartment Dwellings; and
- .2 Accessory uses, buildings, and structures.

- .2 Notwithstanding any provision of this By-law to the contrary as shown on Schedule 'A', attached to and forming part of this By-law, no person shall within any R4B-29 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Section 7.10.4.29.1, except in accordance with the following provisions:

- .1 Lot Area (Minimum) 84 m<sup>2</sup> /unit
- .2 Lot Width (Minimum) 25 m
- .3 Front Yard (Minimum) 1.5 m
- .4 Rear Yard (Minimum) 6.0 m
- .5 Side Yard (Minimum)
  - .1 Interior (eastern lot line abutting 466 Colborne Street) 1.5 m
  - .2 Interior (western lot line) 7.5 m
- .6 Landscaped Open Space (Minimum) 13.9 %
- .7 Amenity Space (Minimum) 2.0 m<sup>2</sup> / unit
- .8 Parking Spaces (Minimum) 1 space / unit
- .9 Notwithstanding Section 6.18.3.5 of this By-law, required parking spaces shall be located a minimum of 3.0 metres from any lot line abutting a street and a minimum of 0.5 m from any other lot line.

- .10 Notwithstanding Section 2.4.9 of this By-law, Apartment Dwellings are permitted to have external entrances with direct access from the exterior of the building to a street or parking area.

That all the provisions of the R4B Zone in Section 7.10.2.1 to this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.31 26 Freeborn Avenue (R4B-31)**

Amended by  
Bylaw No.  
128-2023

- .1 Notwithstanding any provision of this By-law to the contrary, any lot within any R4B-31 Zone may be used for all of the uses permitted in the R4B Zone.
- .2 Notwithstanding any provision of this By-law to the contrary, no person shall within any R4B-31 use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:
 

.1	Number of dwelling units (maximum)	11
.2	Lot Area (minimum)	111.5 m <sup>2</sup> /unit
.3	Lot width (minimum)	27.58 m
.4	Interior Yard Setback	7.5 m abutting the eastern lot line and 2.75 m abutting the western lot line
.5	Landscaped Open Space (minimum)	19.8%
.6	Amenity Space (minimum)	7.2 m <sup>2</sup> /unit
.7	Parking (minimum)	14 spaces
.8	Accessible Parking (minimum)	NIL
- .3 Notwithstanding Section 6.3.1.3.1, a single accessory structure not exceeding 6 m<sup>2</sup> in area may be permitted in the north east portion of the required front yard, minimum 1.9 m from the front property line.

That all the provisions of the R4B Zone in Section 7.10.2 of this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.



7.11

**Residential High Density Zone (RHD)**

7.11.1

**Permitted Uses**

Amended by  
Bylaw No.  
1-92

The following uses are permitted in a RHD Zone:

- .1 Apartment dwellings.
- .2 Retirement homes.
- .3 Homes for the aged.
- .4 Nursing homes.
- .5 Bed and breakfast establishments.
- .6 Day nurseries.
- .7 Home occupations.
- .8 Mini-group homes.
- .9 Group homes.
- .10 Group residences.
- .11 Crisis residences.
- .12 Group correctional homes.
- .13 Group correctional residences.
- .14 Neighbourhood convenience stores.
- .15 Personal service stores.
- .16 Accessory uses, buildings, and structures.
- .17 Uses permitted in Section 6.1.

7.11.2

**Regulations**

Amended by  
Bylaw No.  
34-93

Any use, building, or structure in a RHD Zone shall be established in accordance with the following:

- .1 Apartment Dwellings, Retirement Homes, Homes for the Aged, and Nursing Homes
  - .1 Lot Area (minimum)
 

.1 Apartment dwelling	50.0 m <sup>2</sup> /unit
.2 Retirement home, home for the aged, nursing home	25.0 m <sup>2</sup> /bed
  - .2 Lot Width (minimum) 30.0 m
  - .3 Lot Coverage (maximum) 35%
  - .4 Building Height (maximum) 12.0 storeys
  - .5 Front Yard (minimum) 6.0 m, plus 0.3 m for each storey above one storey
  - .6 Rear Yard (minimum) 7.5 m, plus 1.5 m for each storey to a maximum of 15.0 m
  - .7 Side Yard (minimum)
    - .1 Interior 1.5 m/storey, to a maximum of 12.0 m

- |     |  |  |                           |
|-----|--|--|---------------------------|
| .2  | Exterior   | 7.5 m, plus 0.3 m for each storey above one storey |                           |
|     |  |  |                           |
| .8  | Gross Floor Area (minimum)   |  |                           |
| .1  | Apartment dwellings  |  | 40.0 m <sup>2</sup> /unit |
| .2  | Retirement homes,<br>homes for the aged,<br>nursing homes  |  | 20.0 m <sup>2</sup> /bed  |
|     |  |  |                           |
| .9  | Landscaped Open Space<br>(minimum)   |  | 30%                       |
|     |  |  |                           |
| .10 | Amenity Space for Apartment<br>Dwelling (minimum)  |  | 9.0 m <sup>2</sup> /unit  |
|     |  |  |                           |
| .11 | Parking in accordance with   |  | Section 6.18              |
|     |  |  |                           |
| .12 | Loading in accordance with   |  | Section 6.23              |
|     |  |  |                           |
| .13 | Setback from Rail Lines in<br>accordance with  |  | Section 6.30              |
|     |  |  |                           |
| .2  | Bed and Breakfast Establishments   |  |                           |
|     | In accordance with Section 6.16.   |  |                           |
|     |  |  |                           |
| .3  | Day Nurseries  |  |                           |
| .1  | In accordance with Section 6.8.  |  |                           |
|     |  |  |                           |
| .4  | Home Occupations   |  |                           |
| .1  | In accordance with Section 6.17.   |  |                           |
|     |  |  |                           |
| .5  | Mini-Group Homes, Group Homes, Group Residences, Crisis Residences,<br>Group Correctional Homes, Group Correctional Residences   |  |                           |
| .1  | In accordance with Section 6.15. and 7.11.2.   |  |                           |
|     |  |  |                           |
| .6  | Neighbourhood Convenience Stores, Personal Service Stores  |  |                           |
| .1  | The total gross leaseable floor area shall not exceed 280.0 m <sup>2</sup> and shall be located at finished grade level as an integral part of the apartment dwelling in which it is located.  |  |                           |
| .2  | There shall not be more than two stores.   |  |                           |
| .3  | Parking shall be provided for the floor area of the neighbourhood convenience store or the personal service store in addition to the required parking spaces for the residential use, in accordance with the provisions of Section 6.18 of this Bylaw. |  |                           |

.7 Accessory Uses, Buildings, and Structures

.1 In accordance with Section 6.3.

.8 Uses Permitted in Section 6.1.

.1 In accordance with Section 6.1.

7.11.3 Notwithstanding Section 7.11.2., where the Schedule indicates a Zone symbol followed by information in parentheses that refers to site-specific unit and/or height maximums, the regulations on the Schedule shall prevail.

7.11.4 Exceptions

The following Zones apply to specific lands within a RHD Zone.

**.1 Memorial Drive/Fairview Drive (RHD-1)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RHD-1 Zone may be used for all of the uses permitted in the RHD Zone, plus the following uses:

- .1 Hair salon.
- .2 General office, or a dry cleaning depot.
- .3 A dwelling unit.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RHD-1 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Section 7.11.4.1.1, .2 and .3., except in accordance with the following provisions:

- .1 In accordance with all regulations shown on Schedule B, Map RHD-1;
- .2 The total gross floor area devoted to each of the following uses shall not exceed the following maximums:
 

.1	Hair salon	37.5 m <sup>2</sup>
.2	General office	56.0 m <sup>2</sup>
.3	Dry cleaning depot	56.0 m <sup>2</sup>
- .3 A canopy may encroach a maximum of 1 m into the minimum front yard, but shall not encroach into a required driveway or a required parking area.

That all the provisions of the RHD Zone in Section 7.11.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
166-99

**.2 114 Marlborough Street (RHD-2)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RHD-2 Zone may be used only for the following use:

.1 Apartment dwellings

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RHD-2 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Number of Dwelling Units (maximum) 44 units
- .2 Front Yard (minimum) NIL
- .3 Rear Yard (minimum) NIL

That all the provisions of the RHD Zone in Section 7.11.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.3 248-260 Grand River Avenue (F-RHD-3)**

Amended by  
Bylaws No.  
134-92, 101-2008,  
OMB Order PL081568,  
OLT Order OLT-22-003890  
enforcing 71-2022

.1 Notwithstanding any provision of this Bylaw to the contrary, any lot within any F-RHD-3 Zone may be used only for the following uses:

.1 Apartment dwellings

.2 Notwithstanding any provision of this Bylaw to the contrary, no person shall within any F-RHD-3 Zone use any lot, or erect, alter or use any building or structure for apartment dwellings, except in accordance with the following special provisions:

- .1 For the purpose of the Bylaw, Grand River Avenue shall be deemed to be the front lot line and Jamieson Court the exterior lot line
- .2 Building Height (Maximum) 6 storeys
- .3 Parking (Minimum) 1.03 spaces/unit
- .4 Number of Dwelling Units (Maximum) 318

.3 That all remaining provisions of the RHD Zone in Section 7.11.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.4 54 Dufferin Avenue (RHD-4)**

Amended by  
Bylaw No.  
135-2014

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RHD-4 Zone may be used for all of the uses permitted in the RHD Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RHD-4 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Vehicular access from Spring Street shall be restricted to emergency service, garbage collection, and moving vehicles only.
- .2 Balconies and canopies may encroach a maximum of 1.5 m into a required yard.
- .3 The maximum building height shall not exceed a geodetic elevation of 229.5 m.

That all the provisions of the RHD Zone in Section 7.11.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.5 34 McMurray Street (RHD-5)**

Amended by  
Bylaws No.  
25-91, 68-94,  
75-2009

Notwithstanding any other provisions of this Bylaw, the lands zoned H-RHD-5 shall only be used for the following uses prior to the removal of the "Holding Zone (H)" provision:

- .1 Contractor's yard
- .2 Medical clinics
- .3 Medical offices

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RHD-5 Zone use any lot, or erect, alter or use any building or structure for an existing contractor's yard, except in accordance with the following provisions:

- .1 In accordance with Section 10.2.2 with the exception of the minimum lot width which shall be 27.5 m.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RHD-5 Zone use any lot, or erect, alter or use any building or structure for medical clinics or medical offices, except in accordance with the following provisions:

- .1 Medical clinics and/or medical offices shall be restricted to locating within the existing building.
- .2 Lot Area (minimum) 883 m<sup>2</sup>
- .3 Lot Width (minimum) 27.5 m
- .4 Lot Coverage (maximum) 35%
- .5 Building Height (maximum) Existing as of June 1, 2009
- .6 Front Yard (minimum) Existing as of June 1, 2009
- .7 Rear Yard (minimum) Existing as of June 1, 2009

.8	Side Yard (minimum)	Existing as of June 1, 2009
.9	Landscaped Open Space (minimum)	Nil
.10	Parking	
.1	In accordance with	Section 6.18
.2	Section 6.18.3.5 and Section 6.18.3.9 shall not apply.	
.11	Loading	Section 6.23 shall not apply

That all remaining provisions of the RHD Zone in Section 7.11.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

#### **.6 71-73 Charlotte Street (RHD-6)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RHD-6 Zone shall be used only for the following use:

- .1 Apartment dwelling.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RHD-6 Zone use any lot, or erect, alter, or use any building or structure, except in accordance with the following provisions:

- .1 The lands shall conform to all regulations shown on Schedule B, Map RHD-6.
- .2 A canopy may encroach a maximum of 3.0 m into a required yard and have a maximum height of 4.5 m.
- .3 Any exposed wall of an underground parking structure shall not exceed 1.8 m in height.

That all the provisions of the RHD Zone in Section 7.11.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

#### **.7 139 Henry Street (RHD-7)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RHD-7 Zone may be used for all of the uses permitted in the RHD Zone, plus the following use:

- .1 Industrial use.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RHD-7 Zone use any lot, or erect or alter or use any building or

structure for an industrial use, except in accordance with the following provisions:

- .1 To the development standards that existed at the day of the passing of this Bylaw.

That all the provisions of the RHD Zone in Section 7.11.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

## **.8 59-61 North Park Street (RHD-8)**

Amended by  
Bylaws No.  
25-91, 185-2005,  
68-2011, 63-2012

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RHD-8 Zone may be used for all the uses permitted in the RHD Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RHD-8 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Required parking spaces shall have a minimum width of 2.75 m and a minimum length of 5.75 m when associated with apartment dwellings or a crisis residence.
- .2 Rear Yard (minimum) 6.7m  
for a Crisis Residence
- .3 Interior Side Yard (minimum) 1.5 m  
for a Crisis Residence
- .4 Notwithstanding Section 2.3.20 of this Bylaw, a crisis residence shall mean a dwelling unit or dwelling units that are licensed and/or approved for funding under Provincial or Federal statute for the temporary accommodation of 3 or more persons (exclusive of staff) living under supervision in single housekeeping units who, by reason of their emotional, mental, social, or physical condition or legal status, require a group living arrangement on an immediate emergency basis for their well-being, and in which counselling or support services are provided. A crisis residence shall be deemed not to include:
- a group home,
  - a mini-group home,
  - a group residence,
  - a group correctional home,
  - a group correctional residence,
  - a medical clinic,
  - a lodging house,
  - a nursing home,
  - a home for the aged,
  - a retirement home.

That all of the provisions of the RHD Zone in Section 7.11.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions contained herein, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
188-91 &  
72-2002

**.9 DELETED**

Amended by  
Bylaw No.  
131-92

**.10 Block 4, Registered Plan 1742 (RHD-10)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RHD-10 Zone may be used for all of the uses permitted in the RHD Zone, plus the following:

- .1 Places of worship.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RHD-10 Zone use any lot, or erect, alter or use any building or structure for a place of worship, except in accordance with the following provisions:

- .1 In accordance with Section 8.2.2.

That all the provisions of the RHD Zone in Section 7.11.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
2-95, 134-2001

**.11 19 to 29 McClure Avenue and 142 to 150 Dundas Street (RHD-11)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RHD-11 Zone may be used for all of the uses permitted in the RHD Zone, plus the following use:

- .1 Commercial parking lot

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RHD-11 Zone use any lot, or erect, alter or use any building or structure for a commercial parking lot, except in accordance with the following provisions:

- .1 In accordance with Section 6.18
- .2 Notwithstanding Section 6.18.6, all parking spaces and driveways shall be provided with a stable surface, treated to prevent the raising of dust or loose particles, and shall consist of asphalt, concrete or hard surface material, or a combination thereof.
- .3 Planting Strips (minimum)
  - .1 Along McClure Avenue 3.0m
  - .2 Along Dundas Street 6.0m
- .4 No vehicular ingress or egress shall be permitted to or from a commercial parking lot from Dundas Street.



That all the provisions of the RHD Zone in Section 7.11.2 of this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
166-95

**.12 15 Niagara Street (RHD-12)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RHD-12 Zone may be used for all of the uses permitted in the RHD Zone, plus the following uses:

- .1 Manufacturing uses
- .2 Wholesale uses
- .3 Warehouse uses
- .4 Research uses
- .5 Accessory general offices
- .6 Accessory retail sales
- .7 Accessory uses, buildings, and structures

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RHD-12 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Section 7.11.4.12.1 to 7.11.4.12.7 inclusive, except in accordance with the following provisions:

- .1 To the development standards that existed at the date of passing of this Bylaw.
- .2 Outdoor storage is prohibited.
- .3 Those industrial uses classified as High hazard industrial occupancy (Group F, Division 1), as defined by the Ontario Building Code shall be prohibited.

That all the provisions of the RHD Zone in Section 7.11.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
67-96

**.13 920 Colborne Street East (RHD-13)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RHD-13 Zone may be used for all of the uses permitted in the RHD Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RHD-13 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Number of dwelling units (maximum): 63
- .2 Minimum off-street parking stall size shall be 2.6m by 5.6m

That all the provisions of the RHD Zone in Section 7.11.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
89-98

**.14 301 Fairview Drive (RHD-14)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RHD-14 Zone may be used for all of the uses permitted in the RHD Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RHD-14 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- |    |                                    |                               |
|----|------------------------------------|-------------------------------|
| .1 | Building Height (maximum)          | 7 storeys                     |
| .2 | Number of Dwelling Units (maximum) | 57 units                      |
| .3 | Off-Street Parking (minimum)       | 1.25 spaces/<br>dwelling unit |
| .4 | Planting Strip (minimum)           |                               |
| .1 | Fairview Drive                     | 1.0m                          |
| .2 | Any other street                   | 3.0m                          |

That all the provisions of the RHD Zone in Section 7.11.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
136-2000  
137-2001

**.15 DELETED**

Amended by  
Bylaw No.  
110-2002

**.16 219 Shellard Lane (RHD-16)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RHD-16 Zone may be used for all of the uses permitted in the RHD Zone, plus the following:

- .1 Block townhouse dwellings

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RHD-16 Zone use any lot or erect, alter or use any building or structure for block townhouse dwellings except in accordance with the following provisions:

- .1 In accordance with Section 7.9.2
- .2 Rear Yard (minimum)

A rear exterior wall of a block townhouse dwelling shall maintain a rear yard of a minimum of 7.5 metres, and a side exterior wall of a block townhouse dwelling shall maintain a rear yard of a minimum of 3.0 metres.

That all the provisions of the RHD Zone in Section 7.11.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
114-2002

**.17 East Side of Diana Drive (RHD-17)**

Notwithstanding any provisions of this Bylaw to the contrary, any lot within any RHD-17 Zone may be used for all of the uses permitted in the RHD Zone, plus the following:

- .1 Block townhouse dwellings.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RHD-17 Zone use any lot or erect, alter or use any building or structure for block townhouse dwellings except in accordance with the following provisions:

- .1 In accordance with Section 7.9.2

That all the provisions of the RHD Zone in Section 7.11.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
190-2002  
109-2006

**.18 North Side of Shellard Lane, Opposite Conklin Road (RHD-18)**

Notwithstanding any provisions of this Bylaw to the contrary, any lot within any RHD-18 Zone may be used only for the following use:

- .1 Block townhouse dwellings.
- .2 Street townhouse dwellings.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RHD-18 Zone use any lot or erect, alter or use any building or structure for block townhouse dwellings or street townhouse dwellings except in accordance with the following provisions:

- .1 In accordance with Section 7.9.2.

That all the provisions of the RHD Zone in Section 7.11.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
202-2004

**.19 260 Dalhousie Street (RHD-19)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RHD-19 Zone may be used only for the following use:

- .1 Apartment dwellings.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RHD-19 Zone use any lot, or erect, alter or use any building or structure for apartment dwellings except in accordance with the following

provisions:

- |     |   |  |
|-----|---|--|
| .1  | Number of Dwelling Units (maximum)  | 17   |
| .2  | All dwelling units shall only be located within the building formerly used as a place of worship, as it existed on November 8, 2004.  |  |
| .3  | Lot Area (minimum)  | 85.0m <sup>2</sup> /unit   |
| .4  | Building Height   | Existing as of November 8, 2004  |
| .5  | Front Yard  | Existing as of November 8, 2004  |
| .6  | Rear Yard   | Existing as of November 8, 2004  |
| .7  | Interior Side Yard  | Existing as of November 8, 2004  |
| .8  | Gross Floor Area (minimum)  |  |
|     | .1  | A maximum of three apartment dwellings may each have a minimum gross floor area of 33.0m <sup>2</sup> /unit. |
|     | .2  | All other apartment dwelling units shall each have a minimum gross floor area of 40.0m <sup>2</sup> /unit.   |
| .9  | Landscaped Open Space (minimum)   | 15.0%  |
| .10 | Amenity Space (minimum)   | 9.0m <sup>2</sup> /unit  |
| .11 | Off-street parking (minimum)  | 18 spaces  |
| .12 | Parking Strip (minimum)   | NIL  |
| .13 | Notwithstanding any provision of the RHD-19 Zone, an enclosure may be constructed beyond the exterior walls of the existing building that provides a connection between an interior hallway and a laundry room, all as approved pursuant to the Site Plan Control provisions of the Planning Act. |  |

That all the provisions of the RHD Zone in Section 7.11.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
15-2010  
149-2011  
75-2014  
133-2015

**.20 575 Park Road North (H-RHD-20)  
(Lands fronting directly onto Park Road North)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any H-RHD-20 Zone may only be used in accordance with the permitted uses and provisions in the RHD-20 Zone upon the removal of the "Holding (H)" provision. Removal of the "H" may occur once the following provision has been satisfied.

.1 Conditional on site plan approval.

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RHD-20 zone may be used only for the following use:

.1 Apartment dwellings.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RHD-20 Zone use any lot, or erect, alter or use any building or structure for apartment dwellings except in accordance with the following provisions:

.1	Building Height (maximum)	4 storeys with a maximum height of 18 m
.2	Front Yard (minimum)	26 m
.3	Rear Yard (minimum)	8.5m
.4	Amenity Space for Apartment Dwelling (minimum)	15m <sup>2</sup> /unit
.5	Parking in accordance with	Section 6.18

Notwithstanding Section 6.18.8, a minimum of 1.25 parking spaces per dwelling unit shall be provided for dwelling units that are subject to an Affordable Housing Program.

.6	Dwelling Units (maximum)	83 units with a maximum of 44 units in one building and 39 units in the other building
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That all remaining provisions of the RHD Zone in Section 7.11.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
15-2010  
149-2011  
75-2014

**.21 DELETED**

Amended by  
Bylaw No.  
75-2014  
121-2014

**.22 575 Park Road North (RHD-22)  
(Lands Fronting onto Park Road North, adjacent to Dunsdon Street)**

.1 Notwithstanding any provision of this Bylaw to the contrary, any lot within any RHD-22 Zone may be used only for the following use:

- .1 Apartment dwellings
- .2 Accessory uses, buildings and structures

- .3 Uses permitted in Section 6.1
- .2 Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RHD-22 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

.1	Dwelling Units (maximum)	153
.2	Number of one-bedroom units (maximum)	63
.3	Number of two-bedroom units (maximum)	90
.4	Building Height (maximum)	7 storeys to a maximum of 27m
.5	Front Yard (minimum)	25.8 m
.6	Rear Yard (minimum)	3 m
.7	Exterior Side Yard (minimum)	26 m
.8	Gross Floor area of one-bedroom units:	
	Minimum	50 m <sup>2</sup>
	Maximum	66 m <sup>2</sup>
.9	Gross Floor area of two-bedroom units:	
	Minimum	73 m <sup>2</sup>
	Maximum	90 m <sup>2</sup>
.10	Indoor amenity space	
	Minimum	102 m <sup>2</sup>
	Maximum	245 m <sup>2</sup>
.11	Outdoor Amenity space for Apartment Dwelling (minimum)	10 m <sup>2</sup> /unit
.12	Parking in accordance with	Section 6.18

- .1 Notwithstanding Section 6.18.3.1, the required parking spaces may be provided on the adjacent lands subject to the condition that an agreement providing for the continuation of the required parking spaces is entered into with the City and the owners of the adjacent lands and is registered against all parcels of the adjacent lands.
- .2 Notwithstanding Section 6.18.3.6 and Section 6.18.4.1, the required parking spaces may be accessed from the street by means of an easement on an abutting lot.
- .3 Notwithstanding Section 6.18.3.5, the required parking spaces may be located a minimum of 3.1 m from the portion of lot line abutting Dunsdon Street measuring 70 m from the southeast corner of the lot, and a minimum of 0 m from any other lot line. This provision shall not apply

to an underground parking structure.

- .4 Notwithstanding Section 6.18.8, a minimum of 1.48 required parking spaces shall be provided per dwelling unit.
- .13 Notwithstanding Section 7.11.4.22.3.11, the required outdoor amenity space may be provided on the adjacent lands subject to the condition that an agreement providing for the continuation of the required outdoor amenity space is entered into with the City and the owners of the adjacent lands and is registered against all parcels of the adjacent lands.

That all the provisions of the RHD Zone in Section 7.11.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
75-2014  
121-2014

**.23 575 Park Road North (RHD-23)  
(Lands Fronting onto Dunsdon Street, adjacent to Wayne Gretzky Parkway)**

- .1 Notwithstanding any provision of this Bylaw to the contrary, any lot within any RHD-23 Zone may be used only for the following use:
  - .1 Apartment dwellings
  - .2 Accessory uses, buildings and structures
  - .3 Uses permitted in Section 6.1
- .2 Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RHD-23 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:
 

.1 Dwelling Units (maximum)	153
.2 Number of one-bedroom units (maximum)	63
.3 Number of two-bedroom units (maximum)	90
.4 Lot Width (minimum)	14 m
.5 Building Height	7 storeys to a maximum of 27m
.6 Exterior Side Yard (minimum)	6.68 m
.7 Gross Floor area of one-bedroom units:	
Minimum	50 m <sup>2</sup>
Maximum	66 m <sup>2</sup>
.8 Gross Floor area of two-bedroom units:	
Minimum	73 m <sup>2</sup>
Maximum	90 m <sup>2</sup>
.9 Indoor amenity space	
Minimum	102 m <sup>2</sup>

Maximum	245 m <sup>2</sup>
.10 Outdoor amenity space for Apartment Dwelling (minimum)	10 m <sup>2</sup> /unit
.11 Parking in accordance with	Section 6.18
.1	Notwithstanding Section 6.18.3.1, the required parking spaces may be provided on the adjacent lands subject to the condition that an agreement providing for the continuation of the required parking spaces is entered into with the City and the owners of the adjacent lands and is registered against all parcels of the adjacent lands.
.2	Notwithstanding Section 6.18.3.5, the required parking spaces may be located a minimum of 3.9 m from the portion of lot line abutting Wayne Gretzky Parkway measuring 70m from the northeast corner of the lot, and a minimum of 0 m from any other lot line. This provision shall not apply to an underground parking structure.
.3	Notwithstanding Section 6.18.3.6 and Section 6.18.4.1, the required parking spaces may be accessed from the street by means of an easement on an abutting lot.
.4	Notwithstanding Section 6.18.8, a minimum of 1.48 required parking spaces shall be provided per dwelling unit.
.12	Notwithstanding Section 7.11.4.23.3.10, the required outdoor amenity space may be provided on the adjacent lands subject to the condition that an agreement providing for the continuation of the required outdoor amenity space is entered into with the City and the owners of the adjacent lands and is registered against all parcels of the adjacent lands.

That all the provisions of the RHD Zone in Section 7.11.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
75-2014  
121-2014

**.24 575 Park Road North (RHD-24)  
(Lands Fronting onto Park Road North)**

- .1 Notwithstanding any provision of this Bylaw to the contrary, any lot within any RHD-24 Zone may only be used for parking, outdoor amenity space and vehicular access associated with uses on the adjacent lands subject to the condition that an agreement providing for the continuation of parking, outdoor amenity space and vehicular access is entered into with the City and the owners of the adjacent lands and is registered against all parcels of the adjacent lands.



- .2 Notwithstanding Section 6.18.3.5, the required parking space shall be located a minimum of 0 m from any lot line other than the lot line abutting a street. This provision shall not apply to an underground parking structure.

That all the provisions of the RHD Zone in Section 7.11.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

## **.25 60 Dufferin Avenue and 41 Spring Street (RHD-25)**

Amended by  
Bylaw No.  
135-2014

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RHD-25 Zone may be used for only the following uses:

- .1 Block townhouses
- .2 Accessory uses, buildings and structures
- .3 Uses permitted in Section 6.1

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RHD-25 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Maximum number of dwelling units: 21
- .2 Vehicular access from Spring Street shall be restricted to emergency service, garbage collection, and moving vehicles only.
- .3 Balconies and canopies may encroach a maximum of 1.5 m into a required yard.
- .4 The maximum building height shall not exceed a geodetic elevation of 229.5 m.

That all the provisions of the RHD Zone in Section 7.11.2.1. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

## **.26 34 Norman Street (RHD-26)**

Amended by  
Bylaws No.  
2-2021, 99-2021

- .1 Deleted.
- .2 Notwithstanding any provision of this By-law to the contrary, as shown on Schedule 'A', attached to and forming part of this By-law, any lot within the RHD-26 Zone may only be used for the following uses:
  - .1 Apartment dwellings
  - .2 Accessory uses, buildings and structures
  - .3 Uses permitted in Section 6.1
- .3 Notwithstanding any provisions of the Bylaw to the contrary, no person shall within the RHD-26 Zone use any lot or erect or use any structure, except in accordance with the follow provisions:

- .1 For the purposes of this Bylaw, the front lot line shall be deemed to be Fairview Drive
- .2 Building Height (maximum) 7 storeys
- .3 Front Yard (minimum) 7.5 m
- .4 Interior Side Yard (minimum) 3 m
- .5 Rear Yard (minimum) 58 m
- .6 Notwithstanding Section 6.18.3.5, the required parking space shall be located a minimum of 4.5 metres from Norman Street
- .7 For the purposes of this By-law, Building Step Back shall mean the portion of a building or structure that is recessed from the front, side and/or rear building line at a defined height.
  - .1 A minimum building step back of 8 m shall be provided from the building line fronting Wayne Drive at a height of 6.8 m above grade
  - .2 A minimum building step back of 5 m shall be provided from the front and rear building lines, 34 m from the easterly side building line and 8 m from the westerly side building line for the seventh storey.

**.27 Unused**

**.28 West Side of West Street/Galileo Boulevard (RHD-28)**

Amended by  
Bylaw No.  
146-2022

- .1 Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RHD-28 Zone use any lot, or erect, alter or use any building or structure for Apartment dwellings, except in accordance with the following special provisions:
  - .1 For the purpose of this By-law, the lot line abutting West Street shall be deemed the front lot line, the northwestern lot line shall be deemed the rear lot line, and Galileo Boulevard shall be deemed the exterior lot line.
  - .2 Lot Area (Minimum) 43.5 m<sup>2</sup> /unit
  - .3 Lot Width (Minimum) 29.5 m
  - .4 Building Height
    - .1 Maximum 7 Storeys
    - .2 Notwithstanding Section 2.2.10 and 2.19.17 of this By-law to the contrary, the first storey shall mean the storey with its floor closest to the finished grade level and shall contain habitable living space.

- .5 Exterior Side Yard (Minimum) 7.6 m
- .6 Parking
  - .1 Minimum 1.15 spaces/unit
  - .2 Notwithstanding any provision of this By-law to the contrary, Section 6.18.3.9 shall not apply.
- .7 Notwithstanding Section 6.4 of this by-law, the maximum permitted projection for a patio, deck or balcony shall not be greater than 1.75 m into a required yard.
- .2 Notwithstanding any provision of this By-law to the contrary, for Part 1, as shown on Schedule 'B', attached to and forming part of this By-law, no person shall within any RHD-28 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:
  - .1 Interior Side Yard (Minimum) 11.7 m
  - .3 Notwithstanding any provision of this By-law to the contrary, for Part 2, as shown on Schedule 'B', attached to and forming part of this By-law, no person shall within any RHD-28 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:
    - .1 Interior Side Yard (Minimum) 3.5 m
    - .4 Notwithstanding any provision of this By-law to the contrary, for Part 3, as shown on Schedule 'B', attached to and forming part of this By-law, no person shall within any RHD-28 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:
      - .1 Rear Yard (Minimum) 13.2 m
      - .2 Interior Side Yard (Minimum) 3.2 m

That all the provisions of the RHD Zone in Section 7.11.2 this By-law, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.29 247-253 West Street (H-RHD-29)**

Amended by  
Bylaw No.  
145-2022

- .1 The lands zoned H-RHD-29 may only be used in accordance with the permitted uses in the H-RHD-29 Zone upon the removal of the "Holding (H)" provision. Removal of the "H" may occur once the following provisions have been satisfied:
  - .1 All servicing issues have been addressed to the satisfaction of the General Manager of Public Works, City of Brantford; and
  - .2 The applicant has provided a signed Site Plan Agreement to the City, along with all necessary securities; and
- .2 Notwithstanding any provision of this By-law to the contrary, no person shall within any H-RHD-29 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Section 7.11.1, except in accordance with

the following provisions:

- |    |   |                 |
|----|---|-----------------|
| .1 | Rear Yard (Minimum)   | 7.1 m           |
| .2 | Side Yard (Minimum)   |                 |
|    | .1 Interior (south)   | 9.3 m           |
|    | .2 Interior (north)   | 7.5 m           |
| .3 | Building Height (maximum)   | 8.0 storeys     |
| .4 | Off Street Parking Requirements (Minimum)   | 0.96 space/unit |
| .5 | Notwithstanding Section 6.18.3.9 of this By-law, a minimum of 30% of the front yard shall be maintained as landscaped open space.   |                 |
| .6 | Notwithstanding Section 6.18.4.4 of this By-law, Parking areas shall provide access to each accessible parking space by means of a traffic aisle free of obstruction with a minimum overhead clearance of 3.2 metres. |                 |

That all the provisions of the RHD Zone in Section 7.11.2 to this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

### **.30 461-467 West Street (H-RHD-30)**

Amended by  
Bylaw No.  
179-2022

- .1 The lands zoned H-RHD-30 may only be used in accordance with the permitted uses in the H-RHD-30 Zone upon the removal of the "Holding (H)" provision. Removal of the "H" may occur once the following provisions have been satisfied:
- .1 That the applicant has provided a signed Site Plan Agreement to the Corporation of the City of Brantford, along with all necessary securities; and,
  - .2 That all servicing issues, financial and otherwise, have been addressed to the satisfaction of The Corporation of the City of Brantford; and
  - .3 That a Conservation Plan in regard to 477 West Street has been completed to the satisfaction of The Corporation of the City of Brantford.
- .2 Notwithstanding any provision of this By-law to the contrary, as shown on Schedule A, attached to and forming part of this By-law, any lot within any RHD-30 Zone may only be used for the following uses:
- .1 Apartment Dwellings;
  - .2 Accessory uses, buildings, and structures.
- .3 Notwithstanding any provision of this By-law to the contrary as shown on Schedule 'A', attached to and forming part of this By-law, no person shall within any RHD-30 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Section 7.11.4.30.2, except in accordance with the following provisions:
- .1 For the purposes of this Bylaw, the front lot line shall be deemed to

	be West Street	
.2	Lot Area (Minimum)	37 m <sup>2</sup> /unit
.3	Lot Coverage (Maximum)	35.9%
.4	Building Height (Maximum)	7 storeys
.5	Front Yard (Minimum)	5.3 m
.6	Rear Yard (Minimum)	10.0 m
.7	Side Yard (Minimum)	
	.1 Interior	7.5 m
	.2 Exterior	5.3 m
.8	Parking Spaces (Minimum)	1.18 space / unit
.9	Notwithstanding Section 6.18.3.5 of this By-law, required parking spaces shall be located a minimum of 1.5 metres from any lot line abutting a street and a minimum of 1.0 m from any other lot line.	

That all the provisions of the RHD Zone in Section 7.11.2 to this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**7.12. Planned Unit Development Type One Zone (PUD1)**

7.12.1. Subzone Classification

.1 The PUD1 Zone shall be divided into the following subzone categories, as shown on Schedule "E", Map PUD1-1:

<u>Symbol</u>	<u>Subzone</u>
.1 RLDD	Residential Low Density Development
.2 RMDD	Residential Medium Density Development
.3 CC	Community Centre
.4 COS	Community Open Space
.5 CS	Community Service
.6 T	Transportation

7.12.2. General Provisions for the PUD-1 Zone

7.12.2.1. Definitions

.1 Within the PUD-1 Zone, subject to Section 7.12.2.1.2, the definitions contained in Section 2 shall apply, and the following definitions shall also apply, namely:

- .1 Exclusive Use Amenity Area: shall mean a space immediately outside of a dwelling unit providing an active and /or passive recreation area for the residents of said dwelling unit and may include the whole or part of the common elements within the property of a condominium and designed for the exclusive use of the occupants of said dwelling unit.
- .2 Net Residential Hectare: shall mean the area of a parcel used for residential purposes, measured in hectares, and shall include all areas exclusive to said dwelling units but shall not include any portion of a private road system.
- .3 Parcel: Shall mean a portion of the lot as shown on Schedule "E", Map PUD1-1.
- .4 Private Road System: shall mean a road system as shown on Schedule "E", Map PUD1-2, and approved by the City which is designed to provide internal vehicular access to any portion of a development established on the lands but shall not include a Highway as defined in the Highway Traffic Act, R.S.O. 1980, driveways or parking areas as defined herein.
- .5 Setback: Shall mean the distance regulating the location of a building or structure.

- .2 Within the PUD-1 Zone, the following definitions shall apply and the corresponding definitions contained in Section 2 shall be deemed not to apply, namely:
- .1 Amenity Space: shall mean space within a building or outside of a building which provides common active and/or passive recreation areas for residents of a residential use and may include the whole or part of the common active and/or passive recreation element within the property of a condominium.
  - .2 Driveway: shall mean that portion of a lot that is used for vehicular access to and from a private road system to or from any parking space, parking area or parking structure.
  - .3 Finished Grade Level: shall mean the mean elevation of the finished surface of the ground abutting the external wall of the building or structure nearest to a private road, but shall not include any embankment in lieu of steps.
  - .4 Lot Coverage: shall mean that percentage of the total area of the Parcel covered by the horizontal projection of all buildings and structures at finished grade level, including accessory buildings and structures, and swimming pools in accordance with Section 6.3.2, in that Parcel but shall not include an unenclosed porch, verandah, deck, unenclosed steps, a ramp for physically disabled persons, or a swimming pool above finished grade level intended for the exclusive use of the occupants of a dwelling unit.
  - .5 Storey: shall mean that portion of a building situated between the top of any floor and the top of the floor next above it or, if there is no floor above it, that portion between the top of the floor and the ceiling above it.

## 7.12.2.2.

Holding (H) Provision

- .1 Notwithstanding the provisions of Section 4.1.7., within the PUD-1 Zone, where the Subzone symbol is preceded by the letter "H", the lands shall not be developed for the uses permitted in that Zone until a Bylaw has been adopted by Council to remove the "H". Prior to removal of the "H", the following uses shall be permitted:
- .1 Uses existing at the date of adoption of this Bylaw.
  - .2 A public service.
  - .3 Model suites and sales offices as may be approved by site plan from time to time.

7.12.2.3. Permitted Uses in the PUD-1 Zone

- .1 The following uses are permitted within the PUD-1 Zone, namely:
  - .1 All uses permitted in Section 6.1.
  - .2 A private road system;
  - .3 Major passive open space areas;
  - .4 The erection and use of sales offices or model homes, the sole purpose of which is to sell dwelling units located on the lands for only as long as the same is necessary, and the said sales offices and said model homes shall comply with all the regulations of this Zone for the appropriate dwelling unit(s).

7.12.2.4. Accessory Uses, Buildings and Structures

- .1 Notwithstanding the provisions of Section 6.3 within the PUD-1 Zone where a use on a lot or the erection or use of any building or structure is permitted, that purpose shall include any accessory use, accessory building or accessory structure, except as otherwise specified herein, subject to the following regulations:
  - .1 The maximum lot coverage of all accessory buildings and structures permitted to be established on any Parcel shall be 10% of the area of that Parcel, unless otherwise noted.
  - .2 The maximum building height of an accessory building or structure shall be 4.5 m.
  - .3 No accessory building or structure shall be located:
    - .1 In a required front setback or required side setback.
    - .2 Closer than 0.6 m to a subzone boundary.
    - .3 Closer than 2.0 m to a private road system or lot line.
    - .4 Closer than 1.5 m to any main building or structure.
  - .4 No accessory building or structure shall be used for a habitable room.

7.12.2.5. Permitted Encroachment in Required Setbacks

- .1 Notwithstanding the provisions of Section 6.4, within the PUD-1 Zone, every part of any required setback by this Bylaw shall be open and unobstructed by any building or structure above grade level, except as provided in the following table:



<u>Structure</u>	<u>Setback in Which Projection is Permitted</u>	<u>Maximum Permitted Projection</u>
Unenclosed porch verandah or deck (with or without a roof)	All	1.0 m
Fire escapes and exterior staircases	Side and rear setbacks	1.5 m
Sills, belt courses cornices, eaves, chimney breasts, pilasters, lintels, and other ornamental structures	All	0.6 m
Bay windows (not constructed on foundations)	All	0.6 m
Unenclosed steps (with or without a landing)	All	1.0 m
Balconies (not constructed on foundations)	All	1.5 m
Ramps for physically disabled persons	All	Unlimited, provided the projection is no closer than 0.6 m to a private road system or Subzone boundary
Canopy (attached to an apartment building)	Front and side	6.0 m, provided the projection is no closer than 3.0 m to a private road system or Subzone boundary

.2 Enclosure of Porches, Verandahs and Decks

In all Residential Subzones, the enclosure of a porch, verandah or deck shall be permitted, provided:

- .1 That the porch, verandah or deck complies with the required front, side and rear setbacks of the applicable Residential Subzone; and
- .2 The dwelling, including the enclosed porch, verandah or deck, does not exceed the maximum lot coverage of the applicable Residential Subzone.

7.12.2.6. Open Storage

.1 Open Storage - Community Service Subzone, Community Open Space Subzone

- .1 Unless otherwise permitted, open storage shall only be permitted in a Community Service Subzone or in that Community Open Space Subzone which is adjacent to a permitted golf supply store.
- .2 Where permitted, open storage shall comply with the following:
  - .1 An open storage area shall be located or buffered so that it is not visible from a street or an abutting lot or an abutting zone but shall not include the open storage of golf carts.
  - .2 An open storage area in a Community Service Subzone shall be limited to the storage of maintenance materials and equipment and vehicles and recreation vehicles and without limiting the foregoing may include motor homes, travel trailers, snowmobiles, boats and trailers.
  - .3 An open storage area in a Community Open Space Subzone shall be limited to the storage of golf equipment and accessories and maintenance equipment and vehicles associated with a golf course.
  - .4 The height of stored materials shall not exceed 4.5 m.

7.12.2.7. Parking Regulations

- .1 Notwithstanding the provisions of Section 6.18, within the PUD1 Zone the following Parking Regulations shall apply.

.1 Access to Parking

Where three or more parking spaces are required herein, such spaces shall be located in a parking area, and access thereto shall be provided in accordance with the following regulations:

.1 All parking areas shall have access to a private road system.

.2 Parking Structure

Where required parking spaces are provided in a parking structure, the parking structure shall be subject to the following regulations:

.1 The structure shall be located immediately-adjacent to the principal use, building, or structure.

.2 That portion of a parking structure at or above the finished grade level shall conform to all the provisions for accessory uses, buildings, or structures herein.

.3 Pillars and other ceiling support elements may project a maximum of 0.15 m into a required parking space.

.3 Parking Space Requirements

.1 Required parking spaces shall have minimum width and length as follows, and as illustrated on Schedule D:

2.75 m wide x 6.7 m long for a parallel parking space;

2.75 m wide x 11.0 m long for a tandem parking space;

4.0 m wide x 6.0 m long for a handicapped parking space;  
and

2.75 m wide x 6.0 m long for all other parking spaces.

.2 One percent of the required parking spaces shall be provided as designated handicapped parking spaces in all Subzones other than the R.L.D.D. Subzone.

.4 Surfacing

All parking spaces and driveways shall be provided with a stable surface treated to prevent the raising of dust or loose particles and consist of crushed stone, gravel, asphalt, concrete, or other hard-surfaced material, or a combination thereof.

.5 Off-Street Parking Requirements

<u>Permitted Use</u>	<u>Parking Standard</u>
Dwelling: - single-detached - semi-detached - triplex - fourplex - block townhouse	1 space and said space shall be located behind the required front building setback
Dwelling: - apartment	1.5 space/unit
Private Recreation Facility	1 space/4 persons of permitted capacity
Convenience Commercial General Office, Administrative Offices, Medical Office, Library, Financial Institution, Travel Agency	1 space/30 m <sup>2</sup> GFA
Golf Course	2 spaces/hole
Golf Club House, and other Recreation Facilities	1 space/4 persons of permitted capacity

7.12.3. Residential Low Density Development Subzone (R.L.D.D.)

7.12.3.1. Permitted Uses

The following uses are permitted in a R.L.D.D. Subzone.

- .1 Single-detached dwelling.
- .2 Semi-detached dwelling.
- .3 Triplex dwelling.
- .4 Fourplex dwelling.
- .5 Block townhouse dwelling.
- .6 Private recreation facility.
- .7 Accessory uses, buildings and structures.
- .8 Uses permitted in Section 7.12.2.3.

7.12.3.2. Regulations

Any use, building or structure in a R.L.D.D. Subzone shall be established in accordance with the following.

.1 General Regulations

- .1 Density: (Maximum) 30 dwelling units per net residential hectare for each Parcel within the R.L.D.D. Subzone.
- .2 Lot Coverage: (Maximum) 40%
- .3 Landscaped Open Space: (Minimum) 30%

.2 Specific Regulations

.1 Single Detached, Semi-Detached, Triplex, Fourplex, Block Townhouse Dwellings:

.1 Building Height (Maximum) - 2 storeys

.2 Front Building Setback (Minimum)  
from centreline of private road system

- urban local (Type I) - 9.5m
- urban local (Type II) - 10.25m
- urban collector (Type 1) - 19.5m
- urban collector Type II) - 23.25m

.3 Rear Building Setback (Minimum)

- from Community Open Space Subzone - 3.0m
- from Community Service Subzone - 6.0m

.4 Side Building Setback (Minimum)

- from Community Open Space Subzone - 2.0m
- from centreline of private road system
- urban local (Type I) - 7.5m
- urban local (Type II) - 8.25m
- urban collector (Type I) - 15.5m
- urban collector (Type II) - 20.0m

.5 Building Setback Separation (Minimum)

- rear of building from other building - 12.0m
- side of building from other building - 3.0m

.6 Exclusive Use Amenity Area (Minimum) - 20m<sup>2</sup> per dwelling unit

.2 Accessory Private Recreation Facilities:

.1 Building Height (Maximum) 2 storeys

- .2 Building Setback (Minimum)
  - from centreline of private road system
    - urban local (Type I) - 9.5m
    - urban local (Type II) - 10.25m
    - urban collector (Type I) - 16.5m
    - urban collector (Type II) - 20.25m
- .3 Building Setback Separation - 12.0m
- .4 Gross Floor Area (Maximum) - 1000.0m<sup>2</sup>/parcel
- .3 Accessory Uses, Buildings and Structures:
  - .1 In accordance with Section 7.12.2.4.
  - .4 Uses Permitted by Section 7.12.2.3.:
    - .1 In accordance with Section 7.12.2.3..

#### 7.12.4. Medium Density Development Subzone (R.M.D.D.)

##### 7.12.4.1. Permitted Uses

The following uses are permitted in a R.M.D.D. Subzone:

- .1 Single-detached dwelling.
- .2 Semi-detached dwelling.
- .3 Triplex dwelling.
- .4 Fourplex dwelling.
- .5 Block townhouse dwelling.
- .6 Apartment dwelling.
- .7 Private recreation facility.
- .8 Accessory uses, buildings and structures.
- .9 Uses permitted in Section 7.12.2.3.

##### 7.12.4.2. Regulations

Any use, building or structure in a R.M.D.D. Subzone shall be established in accordance with the following:

- .1 General Regulations
  - .1 Density: (Maximum) 86 dwelling units per net residential hectare for each Parcel within the R.M.D.D. Subzone.
  - .2 Lot Coverage: (Maximum) 40%
  - .3 Landscaped Open Space (Minimum) 30%

## .2 Specific Regulations

- .1 Single Detached, Semi-Detached, Triplex, Fourplex, Block Townhouse Dwellings:
- .1 Building Height (Maximum) - 2 storeys
  - .2 Front Building Setback (Minimum)
    - from Community Open Space Subzone - 3.0m
    - from centreline of private road system
      - urban local (Type I) - 9.5m
      - urban local (Type II) - 10.25m
      - urban collector (Type I) - 19.5m
      - urban collector (Type II) - 23.25m
  - .3 Rear Building Setback (Minimum)
    - from Community Open Space Subzone - 3.0m
    - from centreline of private road system
      - urban local (Type I) - 9.5m
      - urban local (Type II) - 10.25m
      - urban collector (Type I) - 19.5m
      - urban collector (Type II) - 23.25m
  - .4 Side Building Setback (Minimum)
    - from Community Open Space Subzone - 2.0m
    - from centreline of private road system
      - urban local (Type I) - 7.5m
      - urban local (Type II) - 8.25m
      - urban collector (Type I) - 15.5m
      - urban collector (Type II) - 20.0m
  - .5 Building Setback Separation (Minimum)
    - rear of building from other building - 12.0m
    - side of building from other building - 3.0m
  - .6 Exclusive Use Amenity Area - 20m<sup>2</sup> per dwelling unit
- .2 Apartment Dwelling:
- .1 Building Height (Maximum)
    - 8 storeys
  - .2 Building Setback (Minimum)
    - from Open Space Zone - 7.5m
    - from centreline of private road system
      - urban local (Type I) - 13.5m
      - urban local (Type II) - 14.25m
      - urban collector (Type I) - 20.5m
      - urban collector (Type II) - 24.25m

- |    |  |                                       |
|----|--|---------------------------------------|
| .3 | Building Setback Separation (Minimum)        |                                       |
|    | - wall with no window to wall with no window | - 3.0m                                |
|    | - wall with no window to wall with windows   | - 12.0m                               |
|    | - wall with windows to wall with windows     | - 25.0m                               |
| .4 | Exclusive Use Amenity Area (Minimum)         | - 9.0m <sup>2</sup> per dwelling unit |
|    |  |                                       |
| .3 | Accessory Private Recreation Facilities:     |                                       |
| .1 | Building Height (Maximum)                    |                                       |
|    | - 2 storeys                                  |                                       |
| .2 | Building Setback (Minimum)                   |                                       |
|    | - from centreline of private road system     |                                       |
|    | - urban local (Type I)                       | - 9.5m                                |
|    | - urban local (Type II)                      | - 10.25m                              |
|    | - urban collector (Type I)                   | - 16.5m                               |
|    | - urban collector (Type II)                  | - 20.25m                              |
| .3 | Building Separation                          | - 12.0m                               |
| .4 | Gross Floor Area (Maximum)                   | -1000.0m <sup>2</sup> per parcel      |
|    |  |                                       |
| .4 | Accessory Uses, Buildings and Structures:    |                                       |
| .1 | In accordance with Section 7.12.2.4.         |                                       |
| .5 | Uses Permitted by Section 7.12.2.3.:         |                                       |
| .1 | In accordance with Section 7.12.2.3.         |                                       |

#### 7.12.5. Community Centre Subzone (C.C.)

##### 7.12.5.1. Permitted Uses

The following uses are permitted in a C.C. Subzone.

- .1 Nursing Home, Retirement Home
- .2 Convenience Commercial (limited to neighbourhood convenience stores, personal service stores, delicatessens, video stores, and bakeries), General Offices, Medical Offices, Medical Clinics, Library, Financial Institution, and Travel Agency
- .3 Administrative Offices as an ancillary use to the main use of the subject lands as a residential community



- .4 Band shell, clock tower, gazebo, and similar feature within a landscaped open space area.
- .5 Accessory Uses, Buildings and Structures
- .6 Uses Permitted in Section 7.12.2.3.

## 7.12.5.2

## Regulations

Any use, building or structure in a C.C. Subzone shall be established in accordance with the following:

.1 General Regulations:

- .1 Lot Coverage (Maximum) - 40%
- .2 Landscaped Open Space - 10%

.2 Specific Regulations:

- .1 Nursing Home, Retirement Home
  - .1 Building Height - 8 storeys
  - .2 Building Setback (Minimum)
    - from Community Open Space Subzone - 3.0m
    - from centreline of private road system
      - urban local (Type I) - 13.5m
      - urban local (Type II) - 14.25m
      - urban collector (Type I) - 20.5m
      - urban collector (Type II) - 24.25m
      - from Residential Subzones - 6.0m
  - .3 Building Setback Separation (Minimum)
    - rear of building from other building - 12.0m
    - side of building from other building - 3.0m
  - .4 Maximum Number of Nursing Home and Retirement Home Beds in the C.C. Subzone - 250 beds
- .2 Convenience Commercial, General Office, Administrative Offices, Medical Office, Medical Clinics, Library, Financial Institution, Travel Agency
  - .1 Building Height (Maximum) - 2 storeys

- .2 Building Setback (Minimum)
  - from Community Open Space Subzone - 3.0m
  - from centreline of private road system
    - urban local (Type I) - 5.75m
    - urban local (Type II) - 6.5m
    - urban collector (Type I) - 20.5m
    - urban collector (Type II) - 24.25m
    - from Residential Subzone - 6.0m
- .3 Building Setback Separation (Minimum)
  - from other uses permitted in Section 7.12.5.1.2 and 7.12.5.1.3 - Nil
  - from all other uses - 25.0m
- .4 Gross Leasable Area (Maximum) - 1400m<sup>2</sup> in total
- .3 Accessory Uses, Buildings and Structures:
  - .1 In accordance with Section 7.12.2.4
  - .4 Uses Permitted by Section 7.12.2.3.:
    - .1 In accordance with Section 7.12.2.3.

#### 7.12.6. Community Open Space Subzone

##### 7.12.6.1 Permitted Uses

The following uses are permitted in a C.C. Subzone:

- .1 Golf course and associated golf supply store and club house which without limiting the foregoing, may include as a component, restaurant facilities, meeting rooms, library, and other recreation facilities including health clubs, tennis courts, and lawn bowling greens
- .2 Accessory Uses, Buildings and Structures
- .3 Uses Permitted in Section 7.12.2.3.

7.12.6.2 Any use, building or structure in a C.O.S. Subzone shall be established in accordance with the following:

##### .1 Specific Regulations

- .1 Golf club house, supply store
  - .1 The club house and golf supply store shall be restricted in location to Parcel 13.

- |    |  |          |
|----|--|----------|
| .2 | Lot Coverage (Maximum)                               | - 40%    |
| .3 | Building Height (Maximum)                            | - 15.0m  |
| .4 | Golf supply store building setback (Minimum)         |          |
|    | - from Residential Subzone                           | - 7.5m   |
|    | - from centre line of private road system            |          |
|    | - urban local (Type I)                               | - 13.5m  |
|    | - urban local (Type II)                              | - 14.25m |
|    | - urban collector (Type I)                           | - 20.5m  |
|    | - urban collector (Type II)                          | - 24.25m |
| .5 | Club house building setback (Minimum)                |          |
|    | - from Parcel 12                                     | - Nil    |
|    | - from Parcel 17                                     | - 3.0m   |
|    | - from Residential Subzones                          | - 7.5m   |
|    | - from centre line of private road system            |          |
|    | - urban local (Type I)                               | - 13.5m  |
|    | - urban local (Type II)                              | - 14.25m |
|    | - urban collector (Type I)                           | - 20.5m  |
|    | - urban collector (Type II)                          | - 24.25m |
| .6 | Building Setback Separation (Minimum)                |          |
|    | - from buildings containing habitable living space   | - 25.0m  |
|    | - from other uses permitted in Section 7.12.6.2.1.1. | - Nil    |
|    | - from other buildings                               | - 10.0m  |
| .7 | Open Storage   |          |
|    | In accordance with Section 7.12.2.6.                 |          |
| .2 | Accessory Uses, Buildings and Structures:            |          |
|    | .1 In accordance with Section 7.12.2.4.              |          |
|    | .3 Uses Permitted in 7.12.2.3.:                      |          |
|    | .1 In accordance with Section 7.12.2.3.              |          |

7.12.7. Community Service Subzone (C.S.)

7.12.7.1. Permitted Uses

The following uses are permitted in a C.S. Subzone:

- .1 Buildings associated with the maintenance and administration of the main use of the subject lands as a residential community
- .2 Accessory Uses, Buildings and Structures
- .3 Uses Permitted in Section 6.1 and 7.12.4.

## 7.12.7.2

Any use, building or structure in a C.S. Subzone shall be established in accordance with the following:

- .1 Specific Regulations
  - .1 Lot Coverage (Maximum) - 25%
  - .2 Building Height (Maximum) - 2 storeys
  - .3 Building Setback (Minimum) - no building shall be located nearer a lot line or zone line than 10.0m
  - .4 Open Storage - In accordance with Section 7.12.2.6
- .2 Accessory Uses, Buildings and Structures:
  - .1 In accordance with Section 7.12.2.4.
- .3 Uses Permitted in Section 7.12.2.3:
  - .1 In accordance with Section 7.12.2.3.

## 7.12.8.

Transportation Subzone (T.)

## 7.12.8

## .1 Permitted Uses

The following uses are permitted in the T Subzone:

- .1 Private Road System
- .2 Gatehouse and Associated Parking Area
- .3 Landscaped Open Space which may include a band shell, clock tower, gazebo and similar feature

## 7.12.8.2. Regulations

Any use, building or structure in a T. Subzone shall be established in accordance with the following:

.1 Specific Regulations:

## .1 Gatehouse and Associated Parking Area

- |    |  |  |
|----|--|--|
| .1 | Gross Floor Area (Maximum)   | - 150m <sup>2</sup>  |
| .2 | Building Height (Maximum)  | - 1 storey   |
| .3 | Building Setback (Minimum)   | no building shall be located nearer a public street than 10.0m |
| .4 | Associated Parking Area  | In accordance with Section 7.12.2.7.                           |
| .5 | An associated parking area shall be a minimum of 10.0m from a public street and 3.0m from an abutting lot          |  |
| .6 | An associated parking area shall be located or buffered so that it is not visible from a street or an abutting lot |  |

**7.13. Residential Cluster Dwelling Zone (RCD)**

7.13.3  
OMB Order  
2028

Exceptions

The following Zones apply to specific lands within a RCD Zone.

**.1 Glenwood Drive/Echo Villa Avenue (RCD-1)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RCD-1 Zone may be used only for the following use:

- .1 Single-detached cluster dwellings
- .2 Accessory uses, buildings and structures

Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any RCD-1 Zone use any lot, or erect, alter or use any building or structure for single-detached cluster dwellings, except in accordance with the following provisions:

- .1 The designated front lot line shall be Glenwood Drive.
- .2 Number of Dwelling Units (maximum) 31 units
- .3 Lot Area (minimum) 2.3 ha.
- .4 Lot Width (minimum) 30.0m
- .5 Lot Coverage (maximum) 35.0%
- .6 Building Height (maximum) 1 1/2 storeys
- .7 Front Yard (minimum) 6.0m
- .8 Building Setbacks (minimum)
  - .1 A single-detached cluster dwelling shall maintain a minimum yard of 7.5 metres from an abutting lot in a Residential Zone.
  - .2 Notwithstanding Sections 6.4.1.1 and 7.13.3.1.8.1 of this Bylaw, an unenclosed deck may be located no closer than 4.5 metres to an abutting lot in a Residential Zone.
  - .3 A side exterior wall of a single-detached cluster dwelling shall maintain a minimum setback of 3.0 metres from any private lane or roadway, other than a driveway to a single detached cluster dwelling.

- .4 The vehicular door of an integral garage of a single-detached cluster dwelling shall maintain a minimum setback of 6.0 metres from any private lane or roadway.
- .5 All buildings and structures shall maintain a minimum yard of 7.5 metres from the crest of slope, as shown on Schedule "B" Map RCD-1 and a minimum yard of 7.5 metres from the "OS1-15" Zone.
- .6 All buildings and structures shall maintain a minimum yard of 5.0 metres from the observed top of bank, as shown on Schedule "B" Map RCD-1.
- .7 Notwithstanding Sections 6.4.1.1, 7.13.3.1.8.5 and 7.13.3.1.8.6 of this Bylaw, an unenclosed deck may be located no closer than 4.5 metres to the crest of slope as shown on Schedule "B" Map RCD-1 and no closer than 2.0 metres to the observed top of bank as shown on Schedule "B" Map RCD-1.
- .9 Separation Distance Between Side Exterior Walls of Dwelling Units (minimum) 2.4m
- .10 Every part of any separation between side exterior walls of dwelling units shall be open and unobstructed by any building or structure above grade, except for the following, which may project a maximum of 0.6m into this area:
  - .1 Sills, belt course, cornices, eaves, chimney breasts, pilasters, lintels, and other ornamental structures.
  - .2 Heating/cooling equipment and utility meters.
  - .3 Bay windows (not constructed on foundations)
- .11 Gross Floor Area (minimum) 93.0m<sup>2</sup>/unit
- .12 Landscaped Open Space (minimum) 30.0%
- .13 Parking (minimum)
  - .1 1.5 spaces/unit
  - .2 Each single-detached cluster dwelling shall contain an integral garage providing a minimum of 1.0 parking space

- .3 In addition to the required parking pursuant to Section 7.13.3.1.13.1, a minimum of 0.5 parking spaces per dwelling unit shall be provided on the lot in off-street parking areas.
- .14 Amenity Space (minimum) 9.0m<sup>2</sup>/unit
- .15 Accessory Uses, Buildings and Structures
  - .1 In accordance with Section 6.3
  - .2 Notwithstanding Section 7.13.3.1.15.1 of this Bylaw, accessory buildings or structures shall provide the minimum yards required by Sections 7.13.3.1.8.5 and 7.13.3.1.8.6.

That all the provisions of the RCD Zone in Section 7.13 of this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
206-2004

**.2 54 Glenwood Drive (RCD-2)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RCD-2 Zone may be used only for the following use:

- .1 Single-detached cluster dwellings
- .2 Accessory uses, buildings and structures

Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any RCD-2 Zone use any lot, or erect, alter or use any building or structure for single-detached cluster dwellings, except in accordance with the following provisions:

- .1 Number of Dwelling Units (maximum) 16 units
- .2 Lot Area (minimum) 0.75 ha.
- .3 Lot Width (minimum) 30.0 m
- .4 Lot Coverage (maximum) 35.0%
- .5 Building Height (maximum) 1 storey
- .6 Front Yard (minimum) 7.5 m
- .7 Building Setbacks (minimum)



- .1 The rear exterior wall of a single detached cluster dwelling shall maintain a minimum yard of 10.0 metres from an abutting lot that fronts onto Forest Road.
- .2 The rear exterior wall of a single detached cluster dwelling shall maintain a minimum yard of 9.0 metres from an abutting lot that fronts onto Colborne Street East.
- .3 The side exterior wall of a single detached cluster dwelling shall maintain a minimum yard of 6.5 metres from an abutting lot that fronts onto Colborne Street East.
- .4 The rear exterior wall of a single detached cluster dwelling shall maintain a minimum yard of 7.5 metres from an abutting lot that fronts onto Glenwood Drive.
- .5 A side exterior wall of a single detached cluster dwelling shall maintain a minimum setback of 3.0 metres from any private lane or roadway, other than a driveway to a single detached cluster dwelling.
- .6 The vehicle door of an integral garage of a single detached cluster dwelling shall maintain a minimum setback of 6.0 metres from any private lane or roadway.
- .7 Separation Distance Between Side Exterior Walls of Dwelling Units (minimum) 2.4 m
- .8 Every part of any separation between side exterior walls of dwelling units shall be open and unobstructed by any building or structure above grade, except for the following, which may project a maximum of 0.6m into this area.
  - .1 Sills, belt course, cornices, eaves, chimney breasts, pilasters, lintels, and other ornamental structures.
  - .2 Heating/cooling equipment and utility meters.
  - .3 Bay windows (not constructed on foundations)
- .9 Gross Floor Area (minimum) 93.0m<sup>2</sup>/unit
- .10 Landscaped Open Space (minimum) 30.0%

.11 Parking (minimum)

- .1 1.5 spaces/unit
- .2 Each single-detached cluster dwelling shall contain an integral garage providing a minimum of 1.0 parking space
- .3 In addition to the required parking pursuant to Section 7.13.3.2.11.1, a minimum of 0.5 parking spaces per dwelling unit shall be provided on the lot in off-street parking areas.

.12 Accessory Uses, Buildings and Structure

- .1 In accordance with Section 6.3
- .2 Any patio or deck shall not exceed 0.3 metres in height above the finished grade.

That all the provisions of the RCD Zone in Section 7.13 of this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis."

Amended by  
Bylaw No.  
77-2006

**.3 95 & 97 North Park Street  
Rear yards of 91 North Park Street and 54 Fulton Street (RCD-3)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RCD-3 Zone may be used only for the following use:

- .1 Single-detached cluster dwellings
- .2 Accessory uses, buildings and structures

Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any RCD-3 Zone use any lot, or erect, alter or use any building or structure for single-detached cluster dwellings, except in accordance with the following provisions:

- |    |                                    |             |
|----|------------------------------------|-------------|
| 1. | Number of dwelling units (maximum) | 17 units    |
| 2. | Lot Area (minimum)                 | 0.74 ha     |
| 3. | Lot Width (minimum )               | 33.0 metres |
| 4. | Lot Coverage (maximum)             | 35%         |
| 5. | Building height (maximum )         | 1 storey    |

- 6. Front Yard (minimum) 6.0 metres
- 7. Building Setbacks (minimum)
  - .1 7.5 metres between the rear exterior wall and the interior side lot lines
  - .2 4.0 metres between a side exterior wall and an internal driveway
  - .3 2.0 metres between a side exterior wall and the interior side lot lines
  - .4 6.0 metres between the door of an internal garage and an internal driveway
  - .5 2.4 metres between exterior side walls with exceptions to allow for 0.6 metre projections for such features as chimneys, eaves, heating/cooling equipment, etc.
  - .6 Gross Floor Area (minimum) 110.0 m<sup>2</sup>/per unit
  - .7 Landscaped Open Space (minimum) 30 %
  - .8 Parking
    - .1 1.5 spaces per unit
    - .2 1.0 spaces within integral garage of each dwelling unit
    - .3 0.5 spaces per unit in off-street parking areas
  - .9 Decks are permitted to project a maximum of 3.0 metres into the required rear yard.

OMB Order  
1033

**.4 68 - 70 Fairview Drive (RCD-4)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RCD-4 Zone may be used only for the following use:

- .1 Single-detached cluster dwellings
- .2 Accessory uses, buildings and structures

Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any RCD-4 Zone use any lot, or erect, alter or use any building or structure for single-detached cluster dwellings, except in accordance with the following provisions:

- .1 Number of Dwelling Units (maximum) 11 units
- .2 Lot Area (minimum) 0.53 ha.

- |    |                           |                                 |
|----|---------------------------|---------------------------------|
| .3 | Lot Width (minimum)       | 45.0 m                          |
| .4 | Lot Coverage (maximum)    | 35.0%                           |
| .5 | Building Height (maximum) | 1 1/2 storeys                   |
| .6 | Front Yard (minimum)      | Established Front Building Line |
|    | (maximum)                 | 12.0m                           |
- .7 Building Setbacks (minimum)
- .1 The rear exterior wall of a single detached cluster dwelling shall maintain a minimum yard of 7.5 metres from an interior lot line.
  - .2 The rear exterior wall of a single detached cluster dwelling shall maintain a minimum yard of 10.5 metres from an abutting side exterior wall.
  - .3 The side exterior wall of a single detached cluster dwelling shall maintain a minimum yard of 1.2 metres from the interior lot line.
  - .4 The side exterior wall of a single detached cluster dwelling shall maintain a minimum setback of 1.5 metres from any private lane or roadway, other than a driveway to a single detached cluster dwelling.
  - .5 A front exterior wall of a single detached cluster dwelling shall maintain a minimum setback of 3.8 metres from any private lane or roadway, other than a driveway to a single detached cluster dwelling.
  - .6 The vehicle door of an integral garage of a single detached cluster dwelling shall maintain a minimum setback of 6.0 metres from any private lane or roadway.
  - .7 Separation Distance Between Side Exterior Wall of Dwelling Units (minimum) 2.4 m
  - .8 Every part of any separation between side exterior walls of dwelling units shall be open and unobstructed by any building or structure above grade, except for the following, which may project a maximum of 0.6m into this area.
    - .1 Sills, belt course, cornices, eaves, chimney breasts, pilasters, lintels, and other ornamental structures.

- .2 Heating/cooling equipment and utility meters.
- .3 Bay windows (not constructed on foundations)
- .9 Gross Floor Area (minimum) 110.0m<sup>2</sup>/unit
- .10 Landscaped Open Space (minimum) 30.0%
- .11 Parking (minimum)
  - .1 1.5 spaces/unit
  - .2 Each single-detached cluster dwelling shall contain an integral garage providing a minimum of 1.0 parking space
  - .3 In addition to the required parking pursuant to Section 7.13.3.3.12.1, a minimum of 0.5 parking spaces per dwelling unit shall be provided on the lot in off-street parking areas.
- .12 Accessory Uses, Buildings and Structure
  - .1 In accordance with Section 6.3
  - .2 Any patio or deck shall not exceed 0.3 metres in height above the finished grade.

That all the provisions of the RCD Zone in Section 7.13 of this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

## 8.1 **Institutional Services Zone (I1)**

### 8.1.1 Permitted Uses

The following uses are permitted in a I1 Zone:

- .1 Ambulance stations.
- .2 Fire stations.
- .3 Police stations.
- .4 Accessory uses, buildings, and structures.
- .5 Uses permitted in Section 6.1.

### 8.1.2 Regulations

Any use, building, or structure in an I1 Zone shall be established in accordance with the following:

- .1 Ambulance, Fire, and Police Stations
  - .1 Lot Area (minimum) 800.0 m<sup>2</sup>
  - .2 Lot Width (minimum) 20.0 m
  - .3 Lot Coverage (maximum) 40%
  - .4 Building Height (maximum) 15.0 m
  - .5 Front Yard (minimum) 6.0 m
  - .6 Rear Yard (minimum) 7.5 m
  - .7 Side Yard (minimum)
    - .1 Interior 4.0 m
    - .2 Exterior 6.0 m
  - .8 Landscaped Open Space (minimum) 15% of lot area
  - .9 Parking in accordance with Section 6.18
  - .10 Planting Strip in accordance with Section 6.11
  - .11 Open Storage Prohibited
  - .12 Buffering in accordance with Section 6.10

- .2 Accessory Uses, Buildings, and Structures
  - .1 In accordance with Section 6.3.
- .3 Uses Permitted in Section 6.1.
  - .1 In accordance with Section 6.1.

8.1.3. Exceptions

Amended by  
Bylaw No.  
33-2006

The following zones apply to specific lands within a I1 Zone.

**.1 DELETED**

**.2 Powerline Road and Francis Street (I1-2)**

Amended by  
Bylaw No.  
25-91

Notwithstanding any provision of this Bylaw to the contrary, any lot within any I1-2 Zone may be used for all of the uses permitted in the I1 Zone, plus the following use:

- .1 A public hall.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any I1-2 Zone use any lot, or erect, alter or use any building or structure for a public hall, except in accordance with the following provisions:

- .1 In accordance with Section 9.8.2.

That all the provisions of the I1 Zone in Section 8.1.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.3 344 Elgin Street (I1-3)**

Amended by  
Bylaw No.  
162-2023

.1 Notwithstanding any provision of this By-law to the contrary, no person shall within any I1-3 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Section 8.1.1, except in accordance with the following provisions:

- .1 Interior Side Yard (Minimum) 1.0 m
- .2 Parking (Minimum) 1.0 space / 45 m<sup>2</sup> GFA

That all the provisions of the I1 Zone in Section 8.1.2 to this By-law, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**8.2. Institutional School Zone (I2)**

8.2.1. Permitted Uses

Amended by  
Bylaw No.  
25-91

The following uses are permitted in a I2 Zone:

- .1 Elementary schools.
- .2 Private schools.
- .3 Secondary schools within existing elementary school buildings.
- .4 Places of worship.
- .5 Day nurseries.
- .6 Accessory uses, buildings, and structures.
- .7 Uses permitted in Section 6.1.

8.2.2. Regulations

Amended by  
Bylaw No.  
25-91

Any use, building, or structure in an I2 Zone shall be established in accordance with the following:

- .1 Elementary Schools and Private Schools
  - .1 Lot Area (minimum) 0.5 ha
  - .2 Lot Width (minimum) 20.0 m
  - .3 Lot Coverage (maximum) 40%
  - .4 Building Height (maximum) 15.0 m
  - .5 Front Yard (minimum) 15.0 m
  - .6 Rear Yard (minimum) 12.0 m
  - .7 Side Yard (minimum)
    - .1 Interior 12.0 m
    - .2 Exterior 7.5 m
  - .8 Landscaped Open Space (minimum) 15% of lot area
  - .9 Parking in accordance with Section 6.18
  - .10 Planting Strip in accordance with Section 6.11
  - .11 Open Storage Prohibited
  - .12 Buffering in accordance with Section 6.10
- .2 Places of Worship
  - .1 Lot Area (Minimum) 800.0 m<sup>2</sup>



- .2 Lot Width (minimum) 20.0 m
- .3 Lot Coverage (maximum) 40%
- .4 Building Height (maximum) 15.0 m
- .5 Front Yard (minimum) 6.0 m
- .6 Rear Yard (minimum) 7.5 m
- .7 Side Yard (minimum)
  - .1 Interior 2.4 m
  - .2 Exterior 6.0 m
- .8 Landscaped Open Space (minimum) 30% of lot area
- .9 Parking in accordance with Section 6.18
- .10 Planting Strip in accordance with Section 6.11
- .11 Open Storage Prohibited
- .12 Buffering in accordance with Section 6.10
- .3 Day Nurseries
  - .1 In accordance with Section 6.8.
- .4 Accessory Uses, Buildings, and Structures
  - .1 In accordance with Section 6.3.
- .5 Uses Permitted in Section 6.1.
  - .1 In accordance with Section 6.1.
- .6 Secondary schools within existing elementary school buildings:
  - .1 Location shall be restricted to elementary school buildings that existed at the time of the passing of this Bylaw;
  - .2 Off-street parking shall be provided in accordance with Section 6.18 for secondary school purposes.

8.2.3. Exceptions

The following Zones apply to specific lands within a I2 Zone.

- .1 St. Peter's School and Brantford Christian School (I2-1)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any I2-1 Zone may be used for all of the uses permitted in the I2 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any I2-1 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 In accordance with Section 8.2.2.
- .2 No building or structure and no placing or dumping of fill shall be permitted except in accordance with the approval of the City of Brantford and the Grand River Conservation Authority with respect to geotechnical or slope and stability matters; and

That all the provisions of the I2 Zone in Section 8.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.2 DELETED**

Amended by  
OMB Order  
R910607

**.3 Powerline Road and Coulbeck Road (I2-3)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any I2-3 Zone shall be used only for the following use:

- .1 A place of worship;
- .2 Buildings, structure and uses accessory thereto;
- .3 Accessory dwelling unit provided said dwelling unit constitutes part of the main building containing the place of worship use.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any I2-3 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 The lands shall conform to all regulations shown on Schedule B, Map I2-3.

That all the provisions of the I2 Zone in Section 8.2.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
149-91

**.4 7 Burnley Avenue (I2-4)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any I2-4 Zone shall be used only for the following use:

- .1 A place of worship

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any I2-4 Zone use any lot, or erect, alter or use any building or structure for a place of worship, except in accordance with the following provisions:

- .1 To the development standards that existed at the date of the passing of this Bylaw.
- .2 The maximum permitted capacity shall be 115 persons.

That all the provisions of the I2 Zone in Section 8.2.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
90-98

**.5 1042 Colborne Street East (I2-5)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any I2-5 Zone may be used for all of the uses permitted in the I2 Zone, plus the following uses:

- .1 Theatres

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any I2-5 Zone use any lot, or erect, alter or use any building or structure for a theatre, except in accordance with the following provisions:

- .1 In accordance with Section 8.2.2.2
- .2 Landscaped Open Space (minimum) 10.0% of the lot

That all the provisions of the I2 Zone in Section 8.2.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
135-2007,  
144-2008

**.6 DELETED**

Amended by  
Bylaw No.  
39-2010

**.7 643 Park Road North (I2-7)**

Notwithstanding any provision of this Bylaw to the contrary, any lot

within any I2-7 Zone may be used for all of the uses permitted in the I2 Zone, plus the following uses:

.1 Children’s Health Centre and accessory offices

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any I2-7 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Parking for a Children’s Health Centre and accessory offices 1 space per 30.0 m<sup>2</sup> GFA
- .2 Buffering shall be provided in accordance with Schedule “B”, Map I2-7, attached to and forming part of this Bylaw.

That all remaining provisions of the I2 Zone in Section 8.2.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
107-2013

**.8 69 Superior Street (I2-8)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any I2-8 Zone may be used for all of the uses permitted in the I2 Zone, in accordance with the following provisions:

- .1 Lot coverage (maximum) 51%
- .2 Traffic aisle width 3.5 m
- .3 Required Parking for a place of worship (minimum) 27 spaces

That all the provisions of the I2 Zone in Section 8.2.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
14-2015

**.9 5 Wade Avenue (F-I2-9)**

.1 Notwithstanding any provision of this Bylaw to the contrary, any lot within any F-I2-9 Zone may be used for all of the uses permitted in the I2 Zone, in accordance with the following provision:

- .1 Lot Area (minimum) 0.47 ha

That all the provisions of the I2 Zone in Section 8.2.2 of this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis

mutandis.

Amended by  
Bylaw No.  
2-2015

**.10 305 West Street (I2-10)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any I2-10 Zone may be used for all of the uses permitted in the I2 Zone, plus the following use:

**.1 Crisis Residence**

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any I2-10 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- |    |   |                   |
|----|---|-------------------|
| .1 | Maximum number of beds                          | 50                |
| .2 | Maximum Gross Floor Area for a crisis residence | 110m <sup>2</sup> |

That all the provisions of the I2 Zone in Section 8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
177-2017

**.11 501 Shellard Lane (H-I2-11)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any H-I2-11 Zone shall only be used for the following uses prior to the removal of the “Holding Zone (H)” provision:

- .1 Elementary School;
- .2 Accessory uses, buildings, and structures;
- .3 Uses permitted in Section 6.1.

Notwithstanding any provision of this By-law to the contrary, no person shall within any H-I2-11 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- |    |                     |        |
|----|---------------------|--------|
| .2 | Elementary School   |        |
| .1 | Lot Area (Minimum)  | 2.5 ha |
| .2 | Lot Width (minimum) | 80.0 m |

That all remaining provisions of the I2 Zone in Section 8.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Removal of the “H” may occur once the following has been satisfied:

1. Both the Grand Erie District School Board and the Brant Haldimand Norfolk Catholic District School Board provide letters advising that they do not require the lands for school purposes; and
2. Approval of a block development plan by the City of Brantford; or
3. A period of seven years has elapsed from the date of the registration of the plan of subdivision in which the lands are registered.

Upon the removal of the “Holding (H)” provision, the following uses may be permitted:

1. Single detached dwellings;
2. Street townhouse dwellings;

Any use, building, or structure in an I2-11 Zone shall be established in accordance with the following:

- .1 Single detached dwellings:

In accordance with the provisions of the R1D-6 Zone in Section 7.5.3.6.1 to this By-law.

- .2 Street townhouse dwellings:

In accordance with the provisions of the R4A-62 Zone in Section 7.9.4.62 to this By-law.

Amended by  
Bylaw No.  
141-2018

**.12 West of Powell Road and South of Shellard Lane (H-I2-12)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any H-I2-12 Zone shall only be used for the following uses prior to the removal of the “Holding Zone (H)” provision:

- .1 Elementary School;
- .2 Accessory uses, buildings, and structures;
- .3 Uses permitted in Section 6.1.

Notwithstanding any provision of this By-law to the contrary, no person shall within any H-I2-12 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .2 Elementary School

- |    |                     |         |
|----|---------------------|---------|
| .1 | Lot Area (Minimum)  | 2.10 ha |
| .2 | Lot Width (minimum) | 80.0 m  |

That all remaining provisions of the I2 Zone in Section 8.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent

with the provisions herein contained, shall continue to apply mutatis mutandis.

Removal of the “H” may occur once the following has been satisfied:

1. Both the Grand Erie District School Board and the Brant Haldimand Norfolk Catholic District School Board provide letters advising that they do not require the lands for school purposes; and
2. Approval of a block development plan by the City of Brantford; or
3. A period of seven years has elapsed from the date of the registration of the plan of subdivision in which the lands are registered.

Upon the removal of the “Holding (H)” provision, the following uses may be permitted:

1. Single detached dwellings;

Any use, building, or structure in an I2-12 Zone shall be established in accordance with the following:

- .1 Single detached dwellings:

In accordance with the provisions of the R1D-11 Zone in Section 7.5.3.11 to this By-law.

Amended by  
Bylaw No.  
85.2019

**.13 Northern and southwestern portions of 36 Fairview Drive and the western portion of 8 Willow Drive (I2-13)**

Notwithstanding any provision of this By-law to the contrary, no person shall within the I2-13 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Buffering where the parking area abuts 4 and 8 Willow Drive shall be a 3.0 m planting strip comprised of a combination of landscaping and a board on board wood fence that is a minimum of 1.8 m in height. Buffering shall be in accordance with Section 6.10 for remainder of the Zone.

That all the provisions of the I2 Zone in Section 8.2 of this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**8.3 Institutional Major Zone (I3)**

8.3.1  
Amended by  
Bylaw No.  
25-91

Permitted Uses

The following uses are permitted in a I3 Zone:

- .1 General offices of a Board of Education.
- .2 Hospitals.
- .3 Homes for the aged.
- .4 Nursing homes.
- .5 Monasteries.
- .6 Schools, residences, and medical treatment facilities for the developmentally handicapped.
- .7 Elementary Schools.
- .8 Secondary schools.
- .9 Parking lots or structures.
- .10 Places of worship.
- .11 Post-secondary schools.
- .12 Private schools.
- .13 Retirement homes.
- .14 Day nurseries.
- .15 Group residences.
- .16 Group correctional residences.
- .17 Crisis residences.
- .18 Neighbourhood convenience stores.
- .19 Personal service stores.
- .20 Accessory uses, buildings, and structures.
- .21 Uses permitted in Section 6.1.

8.3.2  
Amended by  
Bylaw No.  
25-91

Regulations

Any use, building, or structure in a I3 Zone shall be established in accordance with the following:

- .1 Hospitals, Homes for the Aged, Nursing Homes, Monasteries, Schools, Residences and Medical Treatment Facilities for the Developmentally Handicapped, and Retirement Homes
  - .1 Lot Area (minimum) 83.5 m<sup>2</sup>/bed
  - .2 Lot Width (minimum) 30.0 m
  - .3 Lot Coverage (maximum) 35%
  - .4 Building Height (maximum)
    - .1 Hospital No maximum
    - .2 All other uses 4 storeys



.5	Front Yard (minimum)	7.5 m
.6	Rear Yard (minimum)	7.5 m
.7	Side Yard (minimum)	
.1	Interior	1.5 m/storey
.2	Exterior	7.5 m
.8	Gross Floor Area (minimum)	30.0 m <sup>2</sup> /bed
.9	Landscaped Open Space (minimum)	15% of lot area
.10	Parking in accordance with	Section 6.18
.11	Planting Strip in accordance with	Section 6.11
.12	Open Storage	Prohibited
.13	Buffering in accordance with	Section 6.10
.2	Parking Lots, Parking Structures	
.1	In accordance with Section 6.18.	
.3	Places of Worship, Private Schools and General Offices of a Board of Education	
.1	Lot Area (Minimum)	1.0 ha
.2	Lot Width (minimum)	20.0 m
.3	Lot Coverage (maximum)	40%
.4	Building Height (maximum)	15.0 m
.5	Front Yard (minimum)	6.0 m
.6	Rear Yard (minimum)	7.5 m
.7	Side Yard (minimum)	
.1	Interior	2.4 m
.2	Exterior	6.0 m

.8	Landscaped Open Space	30% of lot area
.9	Parking in accordance with	Section 6.18
.10	Planting Strip in accordance with	Section 6.11
.11	Open Storage	Prohibited
.12	Buffering in accordance with	Section 6.10
.4	Post-Secondary Schools, Secondary Schools and Elementary Schools.	
.1	Lot Area (minimum)	0.5 ha
.2	Lot Width (minimum)	20.0 m
.3	Lot Coverage (maximum)	35%
.4	Building Height (maximum)	15.0 m
.5	Front Yard (minimum)	15.0 m
.6	Rear Yard (minimum)	12.0 m
.7	Side Yard (minimum)	
.1	Interior	5.0 m
.2	Exterior	7.5 m
.8	Landscaped Open Space (minimum)	30% of lot area
.9	Parking in accordance with	Section 6.18
.10	Planting Strip in accordance with	Section 6.11
.11	Open Storage	Prohibited
.12	Buffering in accordance with	Section 6.10

- .5 Day Nurseries
  - .1 In accordance with Section 6.8.
- .6 Group Residences, Group Correctional Residences, and Crisis Residences
  - .1 In accordance with Sections 6.15 and 8.3.2.
- .7 Neighbourhood Convenience Stores and Personal Service Stores
  - .1 The total gross leaseable floor area shall not exceed 280.0 m<sup>2</sup> and shall form an integral part of the hospital in which it is located.
  - .2 There shall not be more than two stores.
  - .3 Parking shall be provided for the floor area of the neighbourhood convenience store or the personal service store in addition to the required parking spaces for the hospital use, in accordance with the provisions of Section 6.18 of this Bylaw.
- .8 Accessory Uses, Buildings, and Structures
  - .1 In accordance with Section 6.3.
  - .2 Accessory general offices shall only be permitted within the main building.
- .9 Uses Permitted in Section 6.1
  - .1 In accordance with Section 6.1.

### 8.3.3 Exceptions

The following Zones apply to specific lands within a I3 Zone.

Amended by  
Bylaw No.  
135-2001

#### **.1 389 West Street and 233 Charing Cross Street (I3-1)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any I3-1 Zone may be used only for the following uses:

- .1 A nursing home
- .2 A physiotherapy centre, which is deemed not to be a medical clinic
- .3 A health club

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any I3-1 Zone use any building or structure, except in accordance with the following provisions:

- .1 Lot Width (minimum) 12.0m
- .2 Notwithstanding Section 6.11 of this Bylaw, a planting strip shall not be required adjacent to any off-street parking spaces that existed prior to the enactment of this Bylaw.
- .3 A health club shall incorporate a private enclosed swimming pool, and shall be enclosed in a building not exceeding 450.0m<sup>2</sup> in gross floor area.

That all the provisions of the I3 Zone in Section 8.3.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
25-91

**.2 Northeast Corner of Terrace Hill Street and McClure Avenue (I3-2)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any I3-2 Zone may be used for all of the uses permitted in the I3 Zone, plus the following uses:

- .1 A medical clinic.
- .2 Accessory commercial uses.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any I3-2 Zone use any lot, or erect, alter or use any building or structure for a medical clinic and accessory commercial uses, except in accordance with the following provisions:

- .1 The total gross floor area devoted to accessory commercial uses shall not exceed 490.0 m<sup>2</sup>.
- .2 The total gross floor area devoted to all uses on the lands delineated as I3-2 shall not exceed 3,200.0 m<sup>2</sup>.
- .3 The lands shall conform to all regulations shown on Schedule B, Map I3-2.
- .4 A seasonal outdoor patio accessory to a permitted commercial use may be established on the lands zoned I3-2, provided that said seasonal outdoor patio is confined to that area as shown for such use on said Schedule "B", Map I3-2, and said seasonal outdoor patio or any portion thereof shall otherwise be used and maintained as landscaped open space.

That all the provisions of the I3 Zone in Section 8.3.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
151-91

**.3 Brantford General Hospital Parking Lot (I3-3)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any I3-3 Zone shall be used only for the following use:

- .1 Parking area accessory to a hospital

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any I3-3 Zone use any lot, or erect, alter, or use any building or structure for a parking area, except in accordance with the following provisions:

- .1 In accordance with Section 6.18.

That all the provisions of the I3-3 Zone in Section 8.3.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
18-2002

**.4 99 Wayne Gretzky Parkway (I3-4)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any I3-4 Zone may be used for all of the uses permitted in the I3 Zone, plus the following:

- .1 Research and training centre for the care of the elderly
- .2 Medical offices
- .3 Medical clinics
- .4 Hospice centre
- .5 General offices operated by a registered non-profit organization that provides for the day-to-day needs or medical assistance of the elderly
- .6 General offices operated by a public agency

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any I3-4 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Building Height (maximum)
  - .1 For all uses 5 storeys
- .2 Notwithstanding Sections 6.22.1 and 8.3.2.1.7.2, the minimum yard abutting the corridor area shown on Schedule "J" shall be 6.4 metres.
- .3 Notwithstanding Section 6.11.1.2, the minimum planting strip along Grey Street shall be 2.0 metres.

That all the provisions of the I3 Zone in Section 8.3.2 to this Bylaw and all other provisions of this Bylaw, as amended, that are consistent with the

provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
162-2002

**.5 97 Mount Pleasant Street (I3-5)**

Notwithstanding any provisions of this Bylaw to the contrary, any lot within any I3-5 Zone may be used for all of the uses permitted in the I3 Zone plus the following:

- .1 Apartment dwellings operated by a public agency

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any I3-5 Zone use any lot, or erect, alter or use any building or structure, for apartment dwellings operated by a public agency, except in accordance with the following provisions:

- |    |                           |                           |
|----|---------------------------|---------------------------|
| .1 | Lot Area (minimum)        | 167.0m <sup>2</sup> /unit |
| .2 | Gross Floor Area (minimum | 40.0m <sup>2</sup> /unit  |
| .3 | Off-Street Parking        | 1.5 spaces/unit           |

That all the provisions of the I3 Zone in Section 8.3.2 to this Bylaw and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
52-2005

**.6 Southwest Corner of George Street and Grey Street (I3-6)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any I3-6 Zone may only be used for the following use:

- .1 A retirement home

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any I3-6 Zone use any lot or erect, alter or use any building or structure for a retirement home except in accordance with the following provisions:

- |    |  |                         |
|----|--|-------------------------|
| .1 | For the purposes of this Bylaw, the front lot line shall be deemed to be along Marlborough Street. |                         |
| .2 | Lot Area (minimum)   | 39.0m <sup>2</sup> /bed |
| .3 | Lot Width (minimum)  | 19.9m                   |
| .4 | Building Height (maximum)  | 4 storeys               |
| .5 | Rear Yard (minimum)  | 3.9m                    |
| .6 | Side Yard (minimum)  |                         |

- .1 Interior 2.3m
- .2 Exterior 3.0m
- .7 Notwithstanding Section 6.11 of this Bylaw, a minimum planting strip of 1.0 metres shall be provided along Grey Street.
- .8 Notwithstanding Section 6.4 of this Bylaw, an unenclosed porch, verandah or deck with or without a roof may project a maximum of 2.4 metres into the minimum exterior side yard.

That all the provisions of the I3 Zone in Section 8.3.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
98-2012,  
60-2017

**.7 Southwest Corner of Blackburn Drive and English Lane (I3-7)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any H-I3-7 Zone shall only be used for the following uses prior to the removal of the “Holding Zone (H)” provision:

- .1 Place of worship
- .2 Accessory uses, buildings, and structures
- .3 Uses permitted in Section 6.1.

Removal of the “H” may occur once the following have been satisfied:

- .1 A period of two years has elapsed from the date of registration of the plan of subdivision in which the lands are registered; and
- .2 Approval of a block development plan by the City of Brantford.

Upon the removal of the “Holding (H)” provision, the following uses may be permitted:

- .1 Street townhouse dwellings.
- .2 Place of worship.
- .3 Mixed use building consisting of upper storey residential dwelling units and one or more of the following uses at ground level:
  - .1 Day nurseries;
  - .2 Neighbourhood convenience stores;
  - .3 Personal service stores;
  - .4 Banks and financial institutions;
  - .5 Professional and business offices;
  - .6 Retail stores; or
  - .7 Restaurants (excluding drive-through service)

Any use, building, or structure in a I3-7 Zone shall be established in accordance with the following:

- .1 Street townhouse dwellings:

.1	Lot Area (minimum)	180.0 m <sup>2</sup> /unit
.2	Lot Coverage	Not applicable
.3	Front Yard (minimum)	6.0 metres from the garage or 3.5 metres from the dwelling unit
.4	Rear Yard (minimum)	7.0 m
.5	Side yard (minimum)	
	.1 Interior	1.2 m
	.2 Exterior	2.4 m
.6	Parking – notwithstanding the requirements of Section 6.18, stairs shall be permitted to encroach within the required parking space within the garage, a maximum of 0.5 metres.	
.2	Place of Worship	
.1	Lot Area (Minimum)	1.0 ha
.2	Lot Width (minimum)	40.0 m
.3	Lot Coverage (maximum)	40%
.4	Building Height (maximum)	15.0 m
.5	Front Yard (minimum)	6.0 m
.6	Rear Yard (minimum)	7.5 m
.7	Side Yard (minimum)	
	.1 Interior	2.4 m
	.2 Exterior	6.0 m
.8	Landscaped Open Space	20% of lot area
.9	Parking in accordance with Section 6.18	
.10	Planting Strip in accordance with Section 6.11	
.11	Open Storage Prohibited	
.12	Buffering in accordance with Section 6.10	
.3	Mixed use building	



- .1 Shall have street frontage on English Lane, Powell Road and Blackburn Drive
- .2 Lot Area (Minimum) 0.2 ha
- .3 Lot Width (minimum) 40.0 m
- .4 Lot Coverage (maximum) 40%
- .5 Building Height (maximum) 15.0 m
- .6 Front Yard (minimum) 6.0 m
- .7 Rear Yard (minimum) 7.5 m
- .8 Side Yard (minimum)
  - .1 Interior 2.4 m
  - .2 Exterior 6.0 m
- .9 Landscaped Open Space 20% of lot area
- .10 Gross Floor Area (maximum) 200m<sup>2</sup>/unit
- .11 Parking in accordance with Section 6.18
- .12 Planting Strip in accordance with Section 6.11
- .13 Open Storage Prohibited
- .14 Buffering in accordance with Section 6.10
- .15 Dwelling Units
  - .1 Dwelling units shall only be located in a building containing one or more permitted non-residential uses.
  - .2 No dwelling unit shall be established in any portion of the ground floor area.
  - .3 The minimum gross floor area shall be 40.0 m<sup>2</sup> per unit.
  - .4 Parking shall be provided at 1.0 spaces/unit in addition to the required parking spaces for the non-residential uses.
  - .5 Amenity Space (minimum) 9.0m<sup>2</sup>/unit
  - .6 Landscaped Open Space (minimum)20.0%

That all the provisions of the I3 Zone in Section 8.3.2 to this Bylaw, and all

other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.8 346 Shellard Lane (I3-8)**

Amended by  
Bylaw No.  
149-2023

- .1 Notwithstanding any provision of this By-law to the contrary, any lot within any I3-8 Zone may be used for the following uses:
- .1 Elementary School
  - .2 Child Care Centre (Day Nursery)
  - .3 Recreation Centre (Gymnasium)
  - .4 Library
- .2 Notwithstanding any provision of this By-law to the contrary, no person shall within any I3-8 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:
- .1 For the purposes of this By-law, the front lot line shall be deemed to be along Strickland Avenue.
  - .2 Side Yard (Minimum)
    - .1 Exterior 4.0 m
  - .3 Parking (minimum) Gymnasium: 55 spaces
  - .4 Accessible Parking (minimum) Gymnasium: 1 space

That all the provisions of the I3 Zone in Section 8.3.2 of this By-law, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**SECTION 9.0 -****COMMERCIAL ZONES****9.1****Core Commercial Zone (C1)**

## 9.1.1

## Permitted Uses

Amended by  
Bylaws No.  
1-92, 97-92,  
115-92, 142-92,  
34-93, 141-94,  
35-95, 175-96,  
44-97, 6-98,  
118-2000, 169-2000,  
64-2000, 196-2005,  
68-2011, 109-2013,  
3-2015, 176-2017

The following uses are permitted in a Core Commercial (C1) Zone:

- .1 Amusement arcades accessory to theatres whose principal purpose is for the presentation of film performances
- .2 Existing Apartment Dwellings.
- .3 Art galleries.
- .4 Artist's studios.
- .5 Arts schools.
- .6 Assisted housing in apartment dwellings.
- .7 Bakeries.
- .8 Places of Worship.
- .9 Commercial schools.
- .10 Convention centres.
- .11 Crisis residences.
- .12 Day nurseries.
- .13 Dwelling units in existing buildings.
- .14 Farmers' markets.
- .15 Financial institutions.
- .16 General offices.
- .17 Grocery stores.
- .18 Group correctional homes.
- .19 Group correctional residences.
- .20 Group homes.
- .21 Group residences.
- .22 Health clubs.
- .23 Home furnishing stores.
- .24 Hotels.
- .25 Junior department stores.
- .26 Libraries.
- .27 Major department stores.
- .28 Medical clinics.
- .29 Medical offices.
- .30 Mini-group homes.
- .31 Mixed Use Buildings, in accordance with Subsection 9.1.2.9
- .32 Museums.
- .33 Neighbourhood convenience stores.
- .34 Parking lots or structures.
- .35 Pawnbroker shops.
- .36 Personal service stores.
- .37 Pharmacies.
- .38 Photocopy shops.
- .39 Photographers' studios.
- .40 Places of Assembly.
- .41 Place of Entertainment/Recreation.
- .42 Post-secondary schools.
- .43 Postal stations.

- .44 Private clubs.
- .45 Private parks.
- .46 Public halls.
- .47 Private schools.
- .48 Public schools.
- .49 Public parks.
- .50 Public transit facilities.
- .51 Restaurants: full service, take-out, and fast food (including drive-through service).
- .52 Retail stores.
- .53 Retirement homes.
- .54 Secondary schools.
- .55 Service or repair shops.
- .56 Shopping centres, comprised of any of the permitted uses in the C1 Zone.
- .57 Specialty retail stores.
- .58 Supermarkets.
- .59 Taxi establishments.
- .60 Telecommunications centres.
- .61 Telecommunication services.
- .62 Theatres.
- .63 Veterinary Clinic.
- .64 Accessory uses, buildings, and structures.
- .65 Uses permitted in Section 6.1.

### 9.1.2 Regulations

Amended by  
Bylaws No.  
34-93, 175-96,  
187-2000, 176-2017

Any use, building, or structure in a C1 Zone shall be established in accordance with the following:

- .1 Existing Apartment Dwellings and Retirement Homes
  - .1 Lot Area (minimum)
 

.1 Apartment	26.0m <sup>2</sup> /unit
.2 Assisted housing	20.0m <sup>2</sup> /unit
.3 Retirement home	25.0m <sup>2</sup> /bed
  - .2 Lot Width (minimum) 30.0m
  - .3 Lot Coverage (maximum) 100%
  - .4 Building Height (maximum) 8 storeys
  - .5 Front Yard (minimum) Established Front Building Line
  - .6 Rear Yard (minimum)
 

.1 Abutting a Residential Zone	7.5m, plus 1.5m/storey for each storey above 5 storeys
--------------------------------	--

- .2 Abutting any other Zone or lot line Nil
- .7 Side Yard (minimum)
  - .1 Interior
    - .1 Abutting a Residential Zone 1.5m/storey to a maximum of 12.0m
    - .2 Abutting any other Zone or lot line Nil
  - .2 Exterior Nil
- .8 Gross Floor Area (minimum)
  - .1 Apartments 37.0m<sup>2</sup>/unit
  - .2 Assisted housing 35.0m<sup>2</sup>/unit
  - .3 Retirement home 20.0m<sup>2</sup>/bed
- .9 Landscaped Open Space (minimum) 15%
- .10 Amenity Space (minimum) 9.0m<sup>2</sup>/unit
- .11 Parking
  - .1 In accordance with Section 6.18
  - .2 Notwithstanding Section 6.18.6, all parking spaces and driveways shall be provided with a stable surface, treated to prevent the raising of dust or loose particles, and shall consist of asphalt, concrete, or hard surface material, or a combination thereof.
- .12 Buffering in accordance with Section 6.10
- .13 Planting Strips Nil
- .14 Loading in accordance with Section 6.23
- .15 Conversion of a non-residential or mixed use building to apartment dwellings and dwelling units shall be in accordance with Section 9.1.2.9.
- .16 Notwithstanding the above, where Schedule A indicates a Zone symbol followed by information in parentheses that refers to the number of units and/or height maximums, the regulations on the said Schedule shall prevail.

Amended by  
Bylaw No.  
176-2017

Amended by  
Bylaw No.  
176-2017

- Amended by  
Bylaws No.  
44-97 &  
154-2004  
196-2005
- .2 Dwelling Units in Existing Buildings
- .1 No dwelling unit shall be established in any portion of the ground floor area located adjacent to the front lot line and originally designed and/or used for non-residential purposes.
- .2 There shall be a maximum of four (4) dwelling units.
- .3 Gross Floor Area (minimum) 37m<sup>2</sup>/unit
- .4 Parking shall be provided at 1.5 spaces/unit in addition to the required parking for non-residential uses and in accordance with Section 6.18.
- .5 All other development standards in accordance with Section 9.1.2.9 shall apply.
- Amended by  
Bylaw No.  
44-97  
196-2005
- .3 **DELETED**
- .4 Day Nurseries
- .1 In accordance with Section 6.8
- .5 Mini-Group Homes, Group Homes, Group Residences, Crisis Residences, Group Correctional Homes, Group Correctional Residences
- .1 In accordance with Section 6.15 and 9.1.2.
- .6 Parking Lots or Parking Structures
- .1 In accordance with Section 6.18.
- .2 Notwithstanding Section 6.18.6., all parking spaces and driveways shall be provided with a stable surface, treated to prevent the raising of dust or loose particles, and shall consist of asphalt, concrete, or hard surface material, or a combination thereof.
- Amended by  
Bylaw No.  
164-2005
- .7 Accessory Uses, Buildings, and Structures
- .1 In accordance with Section 6.3.
- .2 No amusement arcade shall be located on any lot closer than 300.0m from the lot lines of a property used for a public school or separate school or private school."
- .8 Uses Permitted in Section 6.1.
- .1 In accordance with Section 6.1.

.9 Mixed Use Buildings

Amended by  
Bylaws No.  
109-2013, 176-2017,  
166-2021

Notwithstanding any provisions of this Bylaw to the contrary, any lot in the C1 Zone in accordance with Schedule "M" may be used for a mixed use building which shall include dwelling units and any use permitted in Section 9.1.1 excluding "Parking Lots or Structures" as a principal use or "Group Correctional Homes" and "Group Correctional Residences" as either a principal or secondary use.

Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any C1 Zone in accordance with "Schedule M" use any lot, or erect, alter or use any building or structure for any mixed use building except in accordance with the following provisions:

- |     |  |   |
|-----|--|---|
| .1  | Lot Area (minimum)                                     | Nil   |
| .2  | Lot Width (minimum)                                    | Nil   |
| .3  | Lot Coverage (maximum)                                 | 100%  |
| .4  | Building Height (maximum)                              | 8 Storeys   |
| .5  | Building Height (minimum)                              | 2 storeys   |
| .6  | Building Stepback<br>(minimum)                         | 1.5 metres above<br>6 storeys                                     |
| .7  | Ground Floor Height (minimum)                          | 4.5 metres  |
| .8  | Front Yard (minimum)                                   | Established front<br>building line or a<br>maximum of 3<br>metres |
| .9  | Rear Yard (minimum)                                    |   |
| .1  | Abutting a Residential Zone                            | 7.5m  |
| .2  | Abutting any other Zone                                | Nil   |
| .10 | Side Yard Interior (minimum)                           |   |
| .1  | Abutting a Residential Zone                            | 7.5m  |
| .2  | Abutting a building with<br>Windows on the facing wall | 5.5m  |
| .3  | Abutting any other Zone/wall                           | Nil   |
| .11 | Side Yard Exterior (minimum)                           | Nil   |
| .12 | Amenity Space (minimum)                                | 3.0m <sup>2</sup> /residential<br>unit                            |
| .13 | Parking  |   |
| .1  | In accordance with Section 6.18                        |   |

.2 No parking area shall be located between the principal non-residential use and the front or exterior side lot line.

.14 Landscaped Open Space 15% which shall include:

.1 A minimum 1.5 metre planting strip between any rear or side lot line abutting a residential zone and any surface parking area

.15 Loading in accordance with Section 6.23

.16 Residential uses shall not be permitted on the ground floor of a mixed use building

.17 Industrial uses shall not be permitted in a mixed use building.

Amended by  
Bylaw No.  
187-2000

.10 All Other Permitted Uses

.1 Lot Area (minimum) Nil

.2 Lot Width (minimum) Nil

.3 Lot Coverage (maximum) 100%

.4 Building Height (maximum) 8 storeys

.5 Front Yard (minimum) Nil

.6 Rear Yard (minimum)

.1 Abutting an R Zone 7.5m

.2 Abutting any other Zone  
or lot line Nil

.7 Side Yard (minimum)

.1 Interior

.1 Abutting an R Zone 3.0m

.2 Abutting any other Zone  
or lot line Nil

.2 Exterior Nil

.8 Landscaped Open Space (minimum) Nil

.9 Parking

.1 In accordance with Section 6.18

.2 Notwithstanding Section 6.18.6., all parking spaces and



driveways shall be provided with a stable surface, treated to prevent the raising of dust or loose particles, and shall consist of asphalt, concrete, or hard surface material, or a combination thereof.

- .10 Open Storage Prohibited
- .11 Loading in accordance with Section 6.23

**9.1.3 Exceptions**

The following Zones apply to specific lands within a C1 Zone.

Amended by  
Bylaws No.  
69-2011  
49-2012

**.1 53 Dalhousie Street (C1-1)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C1-1 Zone may be used for all of the uses permitted in the C1 Zone, plus the following use:

- .1 A printing establishment.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C1-1 Zone use any lot, or erect, alter or use any building or structure for a printing establishment, except in accordance with the following provisions:

- .1 A printing establishment shall be in accordance with Section 9.1.2.8.
- 2 Apartment Dwellings (maximum) 65 units
  - .1 Apartment dwellings permitted on the ground floor (maximum) 4 units
  - .2 Bedrooms (maximum) 215 total
  - .3 No portion of a ground floor apartment dwelling is permitted to be located adjacent to Queen Street or Dalhousie Street.
  - .4 Building Height (maximum) 5 storeys or 18m (whichever is less)
- .3 Parking

Notwithstanding the requirements of Section 9.1.2.1.11 and Section 9.1.2.9.9, a minimum of 8 parking spaces shall be required.

That all remaining provisions of the C1 Zone in Section 9.1.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
2-92

**.2 136-142 Dalhousie Street and 40-46 George Street (C1-2)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C1-2 Zone may be used for all of the uses permitted in the C1 Zone.

Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any C1-2 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Any non-residential use or uses permitted in Section 9.1.1 shall only be located in the first storey.
- .2 Any non-residential use or uses permitted in Section 9.1.1 shall have a maximum gross floor area of 620.0m<sup>2</sup>.
- .3 A maximum of 14 dwelling units shall be located in the second and third storeys, and a maximum of three dwelling units each having direct entry from George Street may be located in the first storey.
- .4 The existing building facade shall be maintained.
- .5 The minimum gross floor area, excluding walls, partitions, and hallways, shall be 37.0m<sup>2</sup>/dwelling unit.
- .6 No parking spaces shall be required for the dwelling units provided the total gross floor area of the building (excluding the basement) does not exceed 1,635.0m<sup>2</sup>.

That all the provisions of the C1 Zone in Section 9.1.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.3 108 - 110 Colborne Street and 9 Queen Street (C1-3)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C1-3 Zone may be used for all of the uses permitted in the C1 Zone, plus the following use:

- .1 A maximum of eight dwelling units within the existing building.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C1-3 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Section 9.1.3.3.1, except in accordance with the following provisions:

- .1 Any use or uses permitted by Section 9.1.1., shall only be located in the first storey of the existing building.
- .2 Any dwelling unit shall only be located in the second storey of the existing building.
- .3 The minimum gross floor area, excluding walls, partitions, and hallways shall be 37.0m<sup>2</sup>/dwelling unit.
- .4 No parking spaces shall be required for the dwelling units.

That all the provisions of the C1 Zone in Section 9.1.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
25-91 & 35-95

**.4 22 - 28 Dalhousie Street (C1-4)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C1-4 Zone may be used for all of the uses permitted in the C1 Zone, plus the following uses:

- .1 Automobile gas bars;
- .2 Automobile service stations;
- .3 Neighbourhood convenience stores;
- .4 Public garages;
- .5 Automobile rental establishments.

Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any C1-4 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Section 9.1.3.3.1 to 9.1.3.3.4 except in accordance with the following provisions:

- .1 In accordance with Section 9.6.2

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C1-4 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Section 9.1.3.3.5, except in accordance with the following provisions:

- .1 In accordance with Section 9.8.2.

That all the provisions of the C1 Zone in Section 9.1.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
25-91

**.5 63 Wharfe Street (C1-5)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C1-5 Zone may be used for all the uses permitted in the C1 Zone, subject to Section 6.28.1.2 plus the following use:

- .1 A building supply centre.

Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any C1-5 Zone use any lot or erect, alter or use any building or structure for the uses permitted in Section 9.1.3.5.1, except in accordance with the following provisions:

.1 In accordance with Section 9.1.2.

That all the provisions of the C1 Zone in Section 9.1.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
25-91

**.6 251 Colborne Street (C1-6)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C1-6 Zone may be used for all of the uses permitted in the C1 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C1-6 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

.1 Required off-street parking for any dwelling unit shall be provided and maintained at a rate of 0.45 parking spaces per dwelling unit.

That all the provisions of the C1 Zone in Section 9.1.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
173-92, 149-97  
93-2006

**.7 DELETED**

Amended by  
Bylaws No.  
120-94 & 150-96  
22-2008

**.8 97 Dalhousie Street (C1-8)**

**DELETED**

Amended by  
Bylaw No.  
149-97, 173-2008

**.9 Dalhousie Street Parking Lot No. 1 (C1-9)**

**DELETED**

Amended by  
Bylaw No.  
74-98  
68-2011

**.10 40 Icomm Drive (C1-10)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C1-10 Zone may be used for all of the uses permitted in the C1 Zone, plus the following use:

.1 Place of Entertainment/Recreation, which may include a gaming establishment

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C1-10 Zone use any lot or erect, alter or use any building or structure for a gaming establishment, except in accordance with the following provisions:

- .1 Loading (minimum) 2 spaces in accordance with Section 6.23
- .2 A minimum of 800 gaming positions shall be provided, of which a minimum of 450 shall be gaming positions at table games.

That all the provisions of the C1 Zone in Section 9.1.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
168-2000

**.11 Brantford and District Civic Centre and Waterfront Park (C1-11)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C1-11 Zone may be used for all of the uses permitted in the C1 Zone, plus the following uses:

- .1 All the uses permitted in the OS1 Zone.

That all the provisions of the C1 Zone in Section 9.1.2 of this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
168-2000

**.12 110 Icomm Drive (C1-12)**

Notwithstanding any provisions of this Bylaw to the contrary, any lot within any C1-12 Zone may be used for all of the uses permitted in the C1 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C1-12 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Front Yard (minimum) 3.0 m
- .2 Off-Street Parking (minimum) 1 space/30.0m<sup>2</sup>
- .3 Loading Spaces (minimum) Two Type A
- .4 Any loading space may have direct access from Newport Street to permit ingress, egress, and manoeuvring without the means of a driveway.

That all the provisions of the C1 Zone in Section 9.1.2 of this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

mutandis.

Amended by  
Bylaw No.  
168-2000

**.13 Newport Street (C1-13)**

Notwithstanding any provisions of this Bylaw to the contrary, any lot within any C1-13 Zone may be used for all of the uses permitted in the C1 Zone, plus the following uses:

- .1 Uses existing at the date of the passing of this Bylaw.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C1-13 Zone use any lot, or erect alter or use any building or structure for a use permitted in Section 9.1.3.13.1, except in accordance with the following:

- .1 To the development standards that existed at the date of the passing of this Bylaw.

That all the provisions of the C1 Zone in Section 9.1.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
168-2000, 148-2022

**.14 Deleted**

Amended by  
Bylaws No.  
65-2018, 65-2018,  
148-2022

**.15 Deleted**

Amended by  
Bylaw No.  
185-2003

**.16 1300 Clarence Street South (C1-16)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C1-16 Zone may be used for all of the uses permitted in the C1 Zone, plus the following uses:

- .1 Automobile gas bars
- .2 Automobile washing facilities
- .3 Nursery garden centres

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C1-16 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Automobile gas bars and automobile washing facilities In accordance with Section 9.6.2
- .2 Open Storage
  - .1 Nursery Garden Centres In accordance with Section 6.12
  - .2 All other uses Prohibited

That all the provisions of the C1 Zone in Section 9.1.2 to this Bylaw, and all

other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.17 33-43 Erie Avenue and 100 Market Street South (F-C1-17)**

Amended by  
Bylaw No.  
148-2022

- .1 Notwithstanding any provision of this By-law to the contrary, no person within the F-C1-17 Zone erect any mixed use building, except in accordance with the follow provisions:
- .1 Off-Street Parking (minimum)
- .1 Mixed Use Building
- .1 Each dwelling unit shall provide a minimum of 0.7 parking spaces per dwelling unit and 1 space per 27 m<sup>2</sup> of commercial gross floor area.
- .2 Notwithstanding any provisions of the Bylaw to the contrary, for Part 1, as shown on Schedule B attached to and forming part of this By-law, no person within the F-C1-17 Zone shall erect any mixed use building, except in accordance with the follow provisions:
- |    |                                 |   |
|----|---------------------------------|---|
| .1 | Landscaped Open Space (minimum) | 6.5%  |
| .2 | Building Height (maximum)       | 18 storeys  |
| .3 | Front Yard (minimum)            | 0 m   |
| .4 | Building Stepback (minimum)     | 1.5 m above 3 storeys, except for the east (front) elevation of the building measuring 11 m east from the northwest corner and 8 m west from the northeast corner |
- .5 Loading Space (minimum)
- .1 A minimum of one loading space to be shared by the residential and commercial uses shall be provided
- .3 Notwithstanding any provisions of the Bylaw to the contrary, for Part 2, as shown on Schedule B attached to and forming part of this By-law, no person within the F-C1-17 Zone shall erect any mixed use building, except in accordance with the follow provisions:
- |    |                                 |                       |
|----|---------------------------------|-----------------------|
| .1 | Landscaped Open Space (minimum) | 10%                   |
| .2 | Building Height (maximum)       | 22 storeys            |
| .3 | Front Yard (minimum)            | 0 m                   |
| .4 | Building Stepback (minimum)     | 1.5 m above 3 storeys |
- .5 Loading Space (minimum)
- .1 A minimum of one loading space to be shared by the residential and commercial uses shall be provided
- .4 Notwithstanding any provisions of the Bylaw to the contrary, for Part 3, as shown on Schedule B attached to and forming part of this By-law, no

person within the F-C1-17 Zone shall erect any mixed use building, except in accordance with the follow provisions:

- .1 Landscaped Open Space (minimum) 9.5%
- .2 Building Height (maximum) 21 storeys
- .3 Front Yard (minimum) 0 m
- .4 Building Stepback (minimum) 1.5 m above 3 storeys
- .5 Loading Space (minimum)
  - .1 A minimum of one loading space to be shared by the residential and commercial uses shall be provided

.5 Notwithstanding any provisions of the Bylaw to the contrary, for Part 4, as shown on Schedule B attached to and forming part of this By-law, no person within the F-C1-17 Zone shall erect any mixed use building, except in accordance with the follow provisions:

- .1 Landscaped Open Space (minimum) 12%
- .2 Building Height (maximum) 18 storeys
- .3 Front Yard (minimum) 1.5 m
- .4 Building Stepback (minimum) 1.5 m above 3 storeys
- .5 Loading Space (minimum)
  - .1 A minimum of one loading space to be shared by the residential and commercial uses shall be provided

**.18 166-176 Greenwich Street (F-C1-18 and C1-18)**

- .1 Notwithstanding any provision of this By-law to the contrary, any lot within any F-C1-18 and C1-18 Zone may be used for all of the uses permitted in the C1 Zone.
- .2 Notwithstanding any provision of this By-law to the contrary as shown on Schedule 'A', attached to and forming part of this By-law, no person shall within any F-C1-18 and C1-18 Zone use any lot, or erect, alter or use any building or structure for a Mixed Use Building, except in accordance with the following provisions:
  - .1 For the purpose of this By-law, the lot line abutting Newport Street shall be deemed the front lot line, the lot line abutting Greenwich Street shall be deemed the exterior side lot line, the northerly lot line shall be deemed the interior side lot line, and the westerly lot line shall be deemed the rear lot line.
  - .2 Building Height (maximum) 11 Storeys
  - .3 Ground Floor Height (minimum) Notwithstanding Section 9.1.2.9.7 of this By-law to the contrary, the minimum ground floor height shall not apply to a parking structure.
  - .4 Front Yard
    - .1 Minimum Nil
    - .2 Maximum 3.0 m

Amended by  
Bylaw No.  
177-2022



- .5 Parking
  - .1 Notwithstanding Section 6.18.7.8 of this By-law to the contrary, the minimum parking requirement for a Mixed Use Building shall be 1.0 space/dwelling unit, plus a total of 36 spaces for non-residential uses.
  - .2 Notwithstanding Section 6.18.4.4 of this By-law, parking areas shall provide access to each accessible parking space by means of a traffic aisle free of obstruction with a minimum overhead clearance of 2.25 metres.
- .6 Loading
  - Notwithstanding Section 6.23.6.3 of this By-law to the contrary, a minimum of 1 Type A Loading Space shall be provided.
- .7 Planting Strip
  - Nil

That all remaining provisions of the C1 Zone in Section 9.1.2 to this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis

#### **.19 180-188 Greenwich Street (F-C1-19)**

Amended by  
Bylaw No.  
177-2022

- .1 Notwithstanding any provision of this By-law to the contrary, any lot within any F-C1-19 Zone may be used for all of the uses permitted in the C1 Zone.
- .2 Notwithstanding any provision of this By-law to the contrary as shown on Schedule 'A', attached to and forming part of this By-law, no person shall within any F-C1-19 Zone use any lot, or erect, alter or use any building or structure for a Mixed Use Building, except in accordance with the following provisions:
  - .1 For the purpose of this By-law, the lot line abutting Greenwich Street shall be deemed the front lot line, the lot line abutting Newport Street shall be deemed the exterior side lot line, the northerly lot line shall be deemed the rear lot line, and the easterly lot line shall be deemed the interior side lot line.
  - .2 Building Height (maximum) 10 storeys
  - .3 Ground Floor Height (minimum)
    - Notwithstanding Section 9.1.2.9.7 of this By-law to the contrary, the minimum ground floor height shall not apply to a parking structure.
  - .4 Front Yard
    - .1 Minimum Nil
    - .2 Maximum 3.0 m

.5 Parking

.1 Notwithstanding Section 6.18.7.8 of this By-law to the contrary, the minimum parking requirement for a Mixed Use Building shall be 1.0 space/dwelling unit, plus a total of 18 spaces for non-residential uses.

.2 Notwithstanding Section 6.18.4.4 of this By-law, parking areas shall provide access to each accessible parking space by means of a traffic aisle free of obstruction with a minimum overhead clearance of 2.25 metres.

.6 Loading

Notwithstanding Section 6.23.6.3 of this By-law to the contrary, a minimum of 1 Type A Loading Space shall be provided.

.7 Planting Strip

Nil

That all remaining provisions of the C1 Zone in Section 9.1.2 to this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

## 9.2. Fringe Core Commercial Zone (C2)

### 9.2.1.

Amended by  
Bylaws No.  
1-92, 97-92,  
115-92, 142-92  
34-93, 141-94  
175-96, 44-97  
5-99, 118-2000  
169-2000  
164-2005  
68-2011  
63-2012  
3-2015

### Permitted Uses

The following uses are permitted in a (C2) Zone:

- .1 Amusement arcades accessory to theatres whose principal purpose is for the presentation of film performances."
- .2 Apartment dwellings.
- .3 Art galleries.
- .4 Artist's studios.
- .5 Arts schools.
- .6 Assisted housing in apartment dwellings.
- .7 Lodging houses.
- .8 Bakeries.
- .9 Places of worship.
- .10 Commercial schools.
- .11 Converted dwellings.
- .12 Convention centres.
- .13 Crisis residences.
- .14 Day nurseries.
- .15 Dwelling units.
- .16 Farmers' markets.
- .17 Financial institutions.
- .18 Fire stations.
- .19 General offices.
- .20 Grocery stores.
- .21 Group correctional homes.
- .22 Group correctional residences.
- .23 Group homes.
- .24 Group residences.
- .25 Health clubs.
- .26 Home furnishing stores.
- .27 Hotels.
- .28 Junior department stores.
- .29 Libraries.
- .30 Major department stores.
- .31 Medical clinics.
- .32 Medical offices.
- .33 Mini-group homes.
- .34 Museums.
- .35 Neighbourhood convenience stores.
- .36 Parking lots or structures.
- .37 Personal service stores.
- .38 Pharmacies.
- .39 Photocopy shops.
- .40 Photographers' studios.
- .41 Places of Assembly.
- .42 Place of Entertainment/Recreation.
- .43 Post-secondary schools.
- .44 Postal stations.
- .45 Private clubs.

- .46 Private parks.
- .47 Public halls.
- .48 Public parks.
- .49 Public transit facilities.
- .50 Restaurants: full service, take-out and fast food (including drive-through service).
- .51 Retail stores.
- .52 Retirement homes.
- .53 Secondary schools.
- .54 Second-hand shops.
- .55 Service or repair shops.
- .55 Shopping centres, comprised of a combination of any of the permitted uses in the C2 Zone.
- .57 Specialty retail stores.
- .58 Supermarkets.
- .59 Taxi establishments.
- .60 Telecommunications services.
- .61 Theatres.
- .62 Veterinary Clinic.
- .63 Accessory uses, buildings, and structures.
- .64 Uses permitted in Section 6.1.

9.2.2.  
Amended by  
Bylaws No.  
34-93 & 175-96  
187-2000

#### Regulations

Any use, building, or structure in a C2 Zone shall be established in accordance with the following:

- .1 Apartment Dwellings and Retirement Homes
  - .1 Lot Area (minimum)
    - .1 Apartment 26.0 m<sup>2</sup>/unit
    - .2 Assisted housing 20.0 m<sup>2</sup>/unit
    - .3 Retirement homes 25.0m<sup>2</sup>/bed
  - .2 Lot Width (minimum) 30.0 m
  - .3 Lot Coverage (maximum) 50%
  - .4 Building Height (maximum) 8 storeys
  - .5 Front Yard (minimum) Established Front Building Line
  - .6 Rear Yard (minimum)
    - .1 Abutting a Residential Zone 7.5 m, plus 1.5m/ storey for each storey above 5 storeys

	.2	Abutting any other Zone or lot line	7.5 m
.7		Side Yard (minimum)	
	.1	Interior	1.5 m/storey to a maximum of 12.0 m
	.2	Exterior	3.0 m
.8		Gross Floor Area (minimum)	
	.1	Apartments	37.0 m <sup>2</sup> /unit
	.2	Assisted housing	35.0 m <sup>2</sup> /unit
	.3	Retirement homes	20.0m <sup>2</sup> /bed
.9		Landscaped Open Space (minimum)	20%
.10		Amenity Space (minimum)	9.0 m <sup>2</sup> /unit
.11		Parking in accordance with	Section 6.18
.12		Buffering in accordance with	Section 6.10
.13		Planting Strips	Nil
.14		Loading in accordance with	Section 6.23
.15		Notwithstanding the above, where the Schedule indicates a Zone symbol followed by information in parentheses that refers to site-specific unit and/or height maximums, the regulations on the Schedule shall prevail.	

Amended by  
Bylaws No.  
44-97  
154-2004  
68-2011

- |    |  |
|----|--|
| .2 | Dwelling Units   |
| .1 | A maximum of four dwelling units shall be located within existing buildings.   |
| .2 | The minimum gross floor area shall be 37.0 m <sup>2</sup> per unit.  |
| .3 | <b>DELETED</b>   |
| .4 | Parking shall be provided at 1.0 spaces per dwelling unit in addition to any other required parking in accordance with Section 6.18. |
| .5 | All other development standards in accordance with Section 9.2.2.10 shall apply.   |

Amended by  
Bylaw No.

- |    |                     |
|----|---------------------|
| .3 | Converted Dwellings |
|----|---------------------|

44-97	.1	In accordance with Section 7.8.2	
	.4	Day Nurseries	
	.1	In accordance with Section 6.8.	
	.5	Mini-Group Homes, Group Homes, Group Residences, Crisis Residences, Group Correctional Homes, Group Correction Residences	
	.1	In Accordance with Section 6.15 and 9.2.2.	
	.6	Parking Lots, Parking Structures	
	.1	In accordance with Section 6.18.	
Amended by Bylaw No. 164-2005	.7	Accessory Uses, Buildings, and Structures	
	.1	No amusement arcade shall be located on any lot closer than 300.0m from the lot lines of a property used for a public school or separate school or private school.	
	.2	In accordance with Section 6.3.	
	.8	Uses Permitted in Section 6.1.	
	.1	In accordance with Section 6.1.	
Amended by Bylaw No. 5-99	.9	Fire stations	
	.1	In accordance with Section 8.1.2	
Amended by Bylaw No. 187-2000	.10	All Other Permitted Uses	
	.1	Lot Area (minimum)	200.0 m <sup>2</sup>
	.2	Lot Width (minimum)	6.0 m
	.3	Lot Coverage (maximum)	75%
	.4	Building Height (maximum)	8 storeys
	.5	Front Yard (minimum)	Established Front Building Line
	.6	Rear Yard (minimum)	
	.1	Abutting an R Zone	7.5 m
	.2	Abutting any other Zone or lot line	3.0 m
	.7	Side Yard (minimum)	

.1	Interior	
.1	Abutting an R Zone	6.0 m
.2	Abutting any other Zone or lot line	3.0 m
.2	Exterior	3.0 m
.8	Landscaped Open Space (minimum)	10%
.9	Parking in accordance with	Section 6.18
.10	Open Storage	Prohibited
.11	Buffering in accordance with	Section 6.10
.12	Planting Strips in accordance with	Section 6.11
.13	Loading in accordance with	Section 6.23

#### 9.2.3. Exceptions

The following Zones apply to specific lands within a C2 Zone.

Amended by  
Bylaw No.  
25-91

**.1 DELETED**

Amended by  
Bylaws No.  
132-91 & 35-95  
168-2000

**.2 DELETED**

Amended by  
Bylaws No.  
15-92, 168-2000

**.3 DELETED**

Amended by  
Bylaw No.  
88-95

**.4 21 and 23/25 Wellington Street (C2-4)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C2-4 Zone may be used for all of the uses permitted in the C2 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C2-4 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

.1	Interior Side Yard (minimum)	NIL
.2	Rear Yard (minimum)	1.2 m

.3 Off-Street Parking for all uses (minimum) NIL

That all the provisions of the C2 Zone in Section 9.2.2 of this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
88-95

**.5 38 Darling Street (C2-5)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C2-5 Zone may be used for all of the uses permitted in the C2 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C2-5 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following:

- .1 Required parking shall have a minimum width of 2.6 metres and a minimum length of 5.6 metres.
- .2 Parking areas shall provide access to each parking space by means of a traffic aisle with a minimum width of 5.4 metres for two-way traffic aisles and 2.6 metres for driveways.

That all the provisions of the C2 Zone in Section 9.2.2 of this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
149-97, 168-2000

**.6 DELETED**

Amended by  
Bylaw No.  
169-2000

**.7 129 Wellington Street (C2-7)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C2-7 Zone may be used for all of the uses permitted in the C2 Zone.

Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any C2-7 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Building Height (maximum) 18 storeys

That all the provisions of the C2 Zone in Section 9.2.2 of this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
169-2000

**.8 150 Darling Street (C2-8)**

Notwithstanding any provisions of this Bylaw to the contrary, any lot within any C2-8 Zone may be used for all of the uses permitted in the C2 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C2-8 Zone use any lot, or erect, alter or use any building



or structure except in accordance with the following provisions:

- .1 Building Height (maximum) 15 storeys

That all the provisions of the C2 Zone in Section 9.2.2 of this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
127-2005, 65-2018

**.9 Darling Street Parking Lot No. 3 (C2-9)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C2-9 Zone may be used for all of the uses permitted in the C2 Zone, plus the following uses:

- .1 Food Service Vehicles

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C2-9 Zone use any lot, or erect, alter or use any building or structure for a Food Service Vehicle except in accordance with the following provisions:

- .1 Deleted
- .2 Notwithstanding Section 2.3.6.1 of this Bylaw, a Food Service Vehicle may include an extended menu of food items for sale to the general public in accordance with the City's Licencing Bylaw and the Health Protection and Promotion Act.

That all the provisions of the C2 Zone in Section 9.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
151-2024

**.10 53 Charlotte Street (C2-10)**

.1 Notwithstanding any provision of this by-law to the contrary, any lot within any C2-10 Zone may be used for all of the uses permitted in the C2 Zone, plus the following additional use:

- 1. Single Detached Dwelling

That all of the provisions of the C2 Zone in Section 9.2.2 to this By-law, and all other provisions of this By-law, as amended, that are consistent with provisions herein contained, shall continue to apply mutatis mutandis.

### 9.3 Mixed Commercial Residential Zone (C3)

#### 9.3.1 Permitted Uses

Amended by  
Bylaws No.  
115-92, 34-93,  
149-97, 166-2005,  
63-2012, 100-2013,  
3-2015, 65-2018

The following uses are permitted in a C3 Zone:

- .1 Arts schools.
- .2 Art galleries.
- .3 Apartment Dwellings.
- .4 Lodging houses, within converted dwellings.
- .5 Commercial schools.
- .6 Converted dwellings.
- .7 Crisis residences.
- .8 Day nurseries.
- .9 Duplex dwellings.
- .10 Dwelling units.
- .11 Existing apartment dwellings.
- .12 Fourplex dwellings.
- .13 Funeral homes.
- .14 General offices.
- .15 Group correctional homes.
- .16 Group correctional residences.
- .17 Group homes.
- .18 Group residences.
- .19 Home occupations.
- .20 Medical clinics.
- .21 Medical offices.
- .22 Mini-group homes.
- .23 Museums.
- .24 Neighbourhood convenience stores.
- .25 Personal service stores.
- .26 Photographers' studios.
- .27 Private clubs.
- .28 Deleted
- .29 Restaurants: full service.
- .30 Retirement homes, within converted dwellings.
- .31 Semi-detached dwellings.
- .32 Single-detached dwellings.
- .33 Specialty retail stores.
- .34 Street townhouse dwellings, comprising a maximum of four attached dwelling units.
- .35 Triplex dwellings.
- .36 Veterinary Clinic.
- .37 Accessory uses, buildings, and structures.
- .38 Uses permitted in Section 6.1.

#### 9.3.2 Regulations

Amended by  
Bylaw No.  
34-93

Any use, building, or structure in a C3 Zone shall be established in accordance with the following:

- .1 Single-Detached, Semi-Detached, Duplex, Triplex, Fourplex, Converted and Street Townhouse Dwellings, Lodging Houses, and

## Retirement Homes

## .1 Lot Area (minimum)

- |    |   |                           |
|----|---|---------------------------|
| .1 | Single-detached dwelling                    | 270.0m <sup>2</sup>       |
| .2 | Semi-detached, duplex, and triplex dwelling | 230.0m <sup>2</sup> /unit |
| .3 | Fourplex dwelling                           | 185.0m <sup>2</sup> /unit |
| .4 | Street townhouse                            | 185.0m <sup>2</sup> /unit |
| .5 | Converted dwelling                          | 360.0m <sup>2</sup>       |

## .2 Lot Width (minimum)

- |    |   |            |
|----|---|------------|
| .1 | Single-detached and converted dwelling      | 9.0 m      |
| .2 | Semi-detached, duplex, and triplex dwelling | 6.0 m/unit |
| .3 | Fourplex and street townhouse dwelling      | 6.0 m/unit |

## .3 Lot Coverage (maximum)

- |    |   |     |
|----|---|-----|
| .1 | Street townhouse dwellings containing a maximum of three attached dwelling units on an individual lot | 40% |
| .2 | One street townhouse dwelling unit on an individual lot   | 48% |
| .3 | All other residential uses  | 40% |

## .4 Building Height (maximum) 3 storeys

## .5 Front Yard (minimum) Established Front Building Line

## .6 Rear Yard (minimum) 7.5 m

## .7 Side Yard (minimum)

- |    |          |       |
|----|----------|-------|
| .1 | Interior | 0.6 m |
| .2 | Exterior | 2.4 m |

## .8 Landscaped Open Space (minimum) 25%

Amended by  
Bylaws No.  
68-2011,  
63-2012

- .9 Gross Floor Area (minimum)
  - .1 Single-detached dwelling 70.0m<sup>2</sup>
  - .2 Semi-detached, duplex, triplex, fourplex, converted or street townhouse dwelling 55.0 m<sup>2</sup>/unit
  - .3 Lodging house or retirement home  
20.0 m<sup>2</sup>/bed
- .10 Parking
  - .1 In accordance with Section 6.18.
  - .2 Parking shall not be located in a front yard.
- .11 The expansion of any building to be used for the purpose of a converted dwelling shall not exceed a total of:
  - .1 50% of the gross floor area of the building which existed at the date of passing of this Bylaw; or
  - .2 110.0 m<sup>2</sup>, whichever is the lesser.

.2 All Other Permitted Uses Except as noted

- .1 Lot Area (minimum) 360.0 m<sup>2</sup>
- .2 Lot Width (minimum) 12.0 m
- .3 Lot Coverage (maximum) 40%
- .4 Building Height (maximum) 12.0 m
- .5 Front Yard (minimum) Established Front Building Line
- .6 Rear Yard (minimum) Nil
- .7 Side Yard (minimum) 0.6 m
- .8 Landscaped Open Space (minimum) 10%
- .9 Gross Floor Area (maximum)
  - .1 225.0 m<sup>2</sup>, or the existing gross floor area of the building, whichever is the greater.
- .10 Parking
  - .1 In accordance with Section 6.18.

.2 Parking shall not be located in a front yard.

.11 Open Storage Prohibited

.12 Buffering in accordance with Section 6.10

Amended by  
Bylaws No.  
34-93

.3 Dwelling Units

.1 Dwelling units shall only be located in a building containing one or more permitted non-residential uses.

.2 The minimum gross floor area shall be 40.0 m<sup>2</sup> per unit.

.3 Parking shall be provided at 1.0 spaces/unit in addition to the required parking spaces for the non-residential uses.

.4 Day Nurseries

.1 In accordance with Section 6.8.

.5 Home Occupations

.1 In accordance with Section 6.17.

Amended by  
Bylaws No.  
149-97, 65-2018

.6 Deleted

.1 In accordance with Section 6.34.

.7 Mini-Group Homes, Group Homes, Group Residences, Crisis Residences, Group Correctional Homes, Group Correction Residences

.1 In Accordance with Section 6.15 and 9.3.2.

.8 Accessory Uses, Buildings, and Structures

.1 In accordance with Section 6.3.

.9 Uses Permitted in Section 6.1.

.1 In accordance with Section 6.1.

Amended by  
Bylaw No.  
100-2013

.10 Apartment Dwellings

.1 In accordance With Section 7.10.2.1

**9.3.3**

**Exceptions**

The following Zones apply to specific lands within a C3 Zone.

.1 **Area bounded by Nelson Street, Clarence Street, Alfred Street,**

**and Shallow Creek Park (C3-1)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C3-1 Zone may be used for all of the uses permitted in the C3 Zone, plus the following use:

- .1 Existing industrial uses.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C3-1 Zone use any lot, or erect, alter or use any building or structure for the existing industrial uses, except in accordance with the following provisions:

- .1 In accordance with Section 10.2.2

That all the provisions of the C3 Zone in Section 9.3.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.2 Grand River Avenue (C3-2)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C3-2 Zone may be used for all of the uses permitted in the C3 Zone, plus the following use:

- .1 Existing industrial uses, including manufacturing uses, wholesale uses, warehouse uses, research uses, accessory general offices and accessory retail sales.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C3-2 Zone use any lot, or erect, alter or use any building or structure for the existing industrial uses, except in accordance with the following provisions:

- .1 In accordance with Section 10.2.2.

That all the provisions of the C3 Zone in Section 9.3.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
147-2016

**.3 94-96 Grey Street (C3-3) (DELETED)**

Amended by  
Bylaws No.  
25-91, 147-2016,  
104-2019

**.4 Clarence Street, Sheridan Street, and CNR (C3-4)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C3-4 Zone may be used for all of the uses permitted in the C3 Zone, plus the following use:

.1 Existing industrial uses

Notwithstanding any provision of this Bylaw to the contrary, no person shall within and C3-4 Zone use any lot, or erect, alter or use an building or structure for the existing industrial uses, except in accordance with the following provisions:

.1 In accordance with Section 10.2.2.

That all the provisions of the C3 Zone in Section 9.3.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
93-2002, 113-2010

**.5 90 Queen Street (C3-5)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C3-5 Zone may be used for all of the uses permitted in the C3 Zone, plus the following uses:

- .1 Artist's studio
- .2 Health club
- .3 Instructional/studio space directly related to a post-secondary institution
- .4 Place of worship
- .5 Service or repair shop
- .6 Telecommunication services

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C3-5 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

.1 Instructional/studio space directly related to a post secondary institution:

- .1 Gross Floor Area (maximum) 1245.0 m<sup>2</sup>
- .2 Parking (minimum) 1 space per 70.0 m<sup>2</sup> GFA

That all remaining provisions of the C3 Zone in Section 9.3.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
35-95

**.6 341 Colborne Street (C3-6)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C3-6 Zone may be used for all of the uses permitted in the C3 Zone, plus the

following use:

- .1 An automobile sales establishment

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C3-6 Zone use any lot, or erect, alter or use any building or structure for an automobile sales establishment, except in accordance with the following provisions:

- .1 In accordance with Section 9.8.2.

That all the provisions of the C3 Zone in Section 9.3.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

#### **.7 98 George Street (C3-7)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C3-7 Zone may be used for all of the uses permitted in the C3 Zone, plus the following use:

- .1 A private club.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C3-7 Zone use any lot, or erect, alter or use any building or structure for a private club, except in accordance with the following provisions:

- .1 In accordance with Section 9.8.2.

That all the provisions of the C3 Zone in Section 9.3.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

#### **.8 104 West Street (C3-8)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C3-8 Zone may be used for all of the uses permitted in the C3 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C3-8 Zone use any lot, or erect, alter, or use any building or structure for a general office, except in accordance with the following provisions:

- .1 The lands shall conform to all regulations shown on Schedule B, Map C3-8.

That all the provisions of the C3 Zone in Section 9.3.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.



Amended by  
Bylaw No.  
25-91

**.9 316-318 Colborne Street (C3-9)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C3-9 Zone may be used for all of the uses permitted in the C3 Zone, plus the following use:

- .1 Six (6) apartment dwelling units (maximum).

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C3-9 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 The lands shall conform to all regulations shown on Schedule B, Map C3-9.

That all the provisions of the C3 Zone in Section 9.3.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
104-94

**.10 344-348 Colborne Street and 83 Alfred Street (C3-10)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C3-10 Zone may be used for all of the uses permitted in the C3 Zone, plus the following uses:

- .1 Service and repair shops
- .2 Retail stores

That all the provisions of the C3 Zone in Section 9.3.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
56-96, 122-2018

**.11 200 Grand River Avenue (C3-11)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C3-11 Zone may be used for all of the uses permitted in the C3 Zone, plus the following uses:

- .1 Theatre
- .2 Artist studios
- .3 General offices
- .4 Restaurant - full service
- .5 Health club

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C3-11 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Section 9.3.3.11.1 to 9.3.3.11.4 inclusive, except in accordance with the following provisions:

- .1 Permitted Capacity (maximum)
  - .1 Theatre 150 persons
  - .2 Restaurant - full service 40 persons
- .2 For the purposes of this Bylaw, the definition of "shopping centre" in this Bylaw, shall not apply to this lot.

That all the provisions of the C3 Zone in Section 9.3.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
7-98

**.12 312/314 Colborne Street (C3-12)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C3-12 Zone may be used for all of the uses permitted in the C3 Zone plus the following:

- .1 Double duplex dwellings.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C3-12 Zone use any lot, or erect, alter or use any building or structure for double duplex dwellings, except in accordance with the following provisions:

- .1 Lot Width (minimum) 10.8m
- .2 Lot Area (minimum) 437.0m<sup>2</sup>
- .3 Lot Coverage (maximum) 40.0%
- .4 Building Height (maximum) 3 storeys
- .5 Front Yard (minimum) Established Front Building Line
- .6 Rear Yard (minimum) 7.5m
- .7 Interior Side Yard (minimum) Nil
- .8 Landscaped Open Space (minimum) Nil
- .9 Gross Floor Area (minimum) 55.0m<sup>2</sup>/unit
- .10 Parking
  - .1 In accordance with Section 6.18
  - .2 Parking shall not be located in a front yard

That all the provisions of the C3 Zone in Section 9.3.2 to this Bylaw, and all

other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
200-99

**.13 330 Grand River Avenue (C3-13)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C3-13 Zone may only be used for the following use:

- .1 Single detached dwellings.

That all the provisions of the C3 Zone in Section 9.3.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
65-2000

**.14 112 West Street (C3-14)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C3-14 Zone may only be used for the following uses:

- .1 Single detached dwellings
- .2 Converted dwellings
- .3 General offices

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C3-14 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following:

- .1 Notwithstanding Section 6.18.7.7 of this Bylaw, any general office located in the C3-14 Zone shall be exempt from providing a designated parking space for persons with disabilities.
- .2 Notwithstanding Section 6.18.4 of this Bylaw, a maximum of two tandem off-street parking spaces are permitted in the existing driveway.

That all the provisions of the C3 Zone in Section 9.3.2 to this Bylaw, and all other provisions to the Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
56-2005

**.15 Northwest Corner of Nelson Street and Charlotte Street (C3-15)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C3-15 Zone may be used for all of the uses permitted in the C3 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C3-15 Zone use any lot, or erect, alter or use any building or structure for a general office, except in accordance with the following provisions:

- |    |   |                       |
|----|---|-----------------------|
| .1 | Gross Floor Area (maximum)  | 2,882.0m <sup>2</sup> |
| .2 | Building Height (maximum)   | 13.8m                 |
| .3 | Section 9.3.2.2.10.2 shall not apply.   |                       |
| .4 | Notwithstanding Section 6.18.7.8, Table 6.1, a general office shall provide a minimum off-street parking requirement of one space/31.0 m <sup>2</sup> .   |                       |
| .5 | Notwithstanding Section 2.7.9, any floor area used exclusively for a central file storage area located in the basement of a building occupied by a general office shall not be included in the gross floor area of the building for the purposes of calculating the minimum off-street parking requirement. |                       |
| .6 | For the purposes of this Bylaw, the front lot line shall be deemed to be along Nelson Street.   |                       |

That all the provisions of the C3 Zone in Section 9.3.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
94-2012

**.16 104 Marlborough Street (C3-16)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C3-16 Zone may be used for all of the uses permitted in the C3-4 zone, plus the following use:

- .1 Block townhouse dwelling

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C3-16 Zone use any lot, or erect, alter or use any building or structure for block townhouse dwellings, except in accordance with the following provisions:

- |    |                          |                            |
|----|--------------------------|----------------------------|
| .1 | Block Townhouse Dwelling |                            |
| .1 | Number of Dwelling Units | 4 units                    |
| .2 | Lot Area (minimum)       | 735.0 m <sup>2</sup> /unit |
| .3 | Lot Width (minimum)      | 7.0 metres                 |
| .4 | Interior side yard       | 0.91 metres                |
| .5 | Rear yard                | 0.79 metres                |
| .6 | Landscaped open space    | 19%                        |
| .7 | Parking (minimum)        | 5 spaces                   |

- .8 The required parking spaces may be located in the required front yard

That all the provisions of the C3-4 Zone in Section 9.3.3.4 and the C3 Zone in Section 9.3.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
147-2016

**.17 94-96 Grey Street (C3-17)**

Notwithstanding any provisions of this By-law to the contrary, any lot within the C3-17 Zone may be used for all of the uses permitted in the C3 Zone, including the following use:

1. Supermarket

That for a use identified in subsection .1 that the following regulations shall apply:

- |                               |                              |
|-------------------------------|------------------------------|
| 1. Gross Floor Area (maximum) | 2,410 m <sup>2</sup>         |
| 2. Parking spaces (minimum)   | 1 per 30 m <sup>2</sup> GFA. |

All provisions of the C3 Zone in Section 9.3.2 of this By-law, and any other provisions of this By-law, as amended shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
8-2020, 61-2021,  
135-2021

**.18 573-585 Colborne Street (C3-18)**

- .1 DELETED

.2 Notwithstanding any provision of this By-law to the contrary, no person shall within any C3-18 Zone use any lot as defined herein, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 For the purpose of this By-law, a Stacked Townhouse Dwelling shall be defined as a building divided vertically and horizontally, not more than two dwelling units in height, each having a separate entrance at grade.
- .2 For the purpose of this By-law, a Mixed Use Building shall be defined as a building or buildings which contain a mixture of two or more principal uses, which must include a residential use. The building or buildings shall be located in a townhouse block consisting of a minimum of 8 units per block.
- .3 For the purpose of this By-law, Colborne Street shall be deemed the front lot line and Iroquois Street shall be deemed the exterior lot line.

- .4 Lot Area (minimum) 116 m<sup>2</sup>/ unit
- .5 Landscaped Open Space (minimum) 25%
- .6 Amenity Space (minimum)
  - .1 Apartment Dwellings 6 m<sup>2</sup>/unit
  - .2 Mixed Use Townhouses 9 m<sup>2</sup>/unit
  - .3 Stacked Townhouse Dwelling and Block Townhouse Dwelling 5 m<sup>2</sup>/unit
  - .4 For the purpose of this By-law, Amenity Space shall mean space within a building or outside of a building which provides private and common active and/or passive recreation areas for residents of a residential use.
- .7 Fence/Noise Barrier
 

A continuous fence and/or noise barrier wall shall be shall be provided and maintained along the length of the lot line abutting 50 Iroquois Street.
- .8 Planting Strip
 

A planting strip having a width of 1.5 metres or a buffer approved pursuant to the Site Plan Control provisions of the Planning Act, shall be provided and maintained along the lot line abutting 50 Iroquois Street and the easterly lot line.
- .9 Permitted Encroachments
  - .1 Notwithstanding Section 6.4.1.1, balconies (not constructed on foundations) may project no closer than 1.2 m to the front lot line abutting Colborne Street.
  - .2 Notwithstanding Section 6.4.1.1, unenclosed steps (with or without a landing) may project no closer than 0.6 m to the exterior lot line abutting Iroquois Street.
- .10 Parking
  - .1 Apartment Dwellings 1.0 space/unit
  - .2 Mixed Use Building
    - .1 A minimum of 16 spaces for non-residential uses; and

.2 Each dwelling unit shall provide a minimum of 2.0 parking spaces per unit, one of which shall be provided in an integral garage and one of which shall be provided in a private driveway.

.3 Stacked Townhouse Dwelling and Block Townhouse Dwelling

Each block townhouse dwelling and/or stacked townhouse dwelling shall provide a minimum of 2.0 parking spaces per unit, one of which shall be provided in an integral garage and one of which shall be provided in a private driveway.

.4 A minimum of 30 visitor parking spaces shall be provided.

.11 Loading Nil

.3 Notwithstanding any provision of this By-law to the contrary, for Part 1, as shown on Schedule B, attached to and forming part of this By-law, any lot within any C3-18 Zone may only be used for the following uses:

.1 Apartment Dwellings; and,

.2 Accessory uses, buildings and structures.

.4 Notwithstanding any provision of this By-law to the contrary, for Part 1, as shown on Schedule B, attached to and forming part of this By-law, no person shall within any C3-18 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

.1 Building Height (maximum) 5 Storeys

.2 Front Yard (minimum) 3.0 m

.3 Side Yard (minimum)  
Exterior 6.0 m

.5 Notwithstanding any provision of this By-law to the contrary, for Part 2, as shown on Schedule B, attached to and forming part of this By-law, any lot within any C3-18 Zone may only be used for the following uses:

.1 Mixed Use Buildings; and,

.2 Accessory uses, buildings and structures.

.6 Notwithstanding any provision of this By-law to the contrary, for Part 2, as shown on Schedule B, attached to and forming part of this By-

law, no person shall within any C3-18 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

.1 For the purpose of this By-law, the following commercial uses shall only be permitted in a Mixed Use Building:

- .1 Arts schools;
- .2 Arts galleries;
- .3 Commercial schools;
- .4 General offices;
- .5 Medical clinics;
- .6 Medical offices;
- .7 Neighbourhood convenience stores;
- .8 Personal services stores;
- .9 Photographers studios;
- .10 Private clubs;
- .11 Restaurants: full service
- .12 Specialty retail store;
- .13 Veterinary clinic;

The non-residential uses permitted above shall only be permitted on the ground floor of Mixed Use Buildings in conjunction with residential uses located above the ground floor.

- .2 Building Height (maximum) 3 Storeys
- .3 Front Yard (minimum) 3.0 m
- .4 Gross Floor Area (minimum) 40.0 m<sup>2</sup>/ dwelling unit

.7 Notwithstanding any provision of this By-law to the contrary, for Part 3, as shown on Schedule B, attached to and forming part of this By-law, any lot within any C3-18 Zone may only be used for the following uses:

- .1 Apartment Dwellings; and,
- .2 Accessory uses, buildings and structures.

.8 Notwithstanding any provision of this By-law to the contrary, for Part 3, as shown on Schedule B, attached to and forming part of this By-law, no person shall within any C3-18 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Building Height (maximum) 9 Storeys
- .2 Front Yard (minimum) 3.0 m
- .3 Side Yard (minimum)



Interior 6.7 m to the easterly lot line

.9 Notwithstanding any provision of this By-law to the contrary, for Part 4, as shown on Schedule B, attached to and forming part of this By-law, any lot within any C3-18 Zone may only be used for the following uses:

- .1 Block Townhouse Dwelling;
- .2 Stacked Townhouse Dwelling; and,
- .3 Accessory uses, buildings and structures.

.10 Notwithstanding any provision of this By-law to the contrary, for Part 4, as shown on Schedule B, attached to and forming part of this By-law, no person shall within any C3-18 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Building Height (maximum) 3 Storeys
- .2 Rear Yard (minimum) 17.0 m
- .3 Side Yard (minimum)
  - .1 Interior
    - .1 13.0 m to the easterly lot line
    - .2 4.8 m to the westerly lot line
  - .2 Exterior 3.0 m
- .4 Gross Floor Area (minimum) 60.0 m<sup>2</sup>/unit

.11 Notwithstanding any provision of this By-law to the contrary, for Part 5, as shown on Schedule B, attached to and forming part of this By-law, no person shall within any C3-18 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Amenity Space
 

Notwithstanding Section 9.3.3.18.2.6, a 1,200 m<sup>2</sup> central amenity area shall be provided and maintained.

.12 Notwithstanding the requirements shown in Section 9.3.3.18 of the By-law, no person shall use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Parcel of Tied Lands (POTL) shall mean that individual portion of the lot containing the dwelling unit and associated land

which is described as one parcel in the last registered instrument and which is tied to the Common Element Condominium also located within the lot.

- .2 For the purpose of this By-law, a street shall mean the right-of-way of a public highway as defined in the Highway Traffic Act R.S.O. 1980, or a private condominium road.
- .3 For the purpose of this By-law, the private condominium road abutting non-residential uses shall be deemed the front lot line for the Mixed Use Buildings.
- .4 POTL Lot Area (minimum) 70 m<sup>2</sup> (block townhouses)  
105 m<sup>2</sup> (mixed use building)
- .5 POTL Lot Width (minimum) 4.4 m (block townhouses)  
5.4 m (mixed use building)
- .6 POTL Lot Coverage (maximum) 75%
- .7 POTL Front Yard (minimum) 5.6 m to the attached garage door  
0.6 m to the dwelling unit (mixed use building)  
3.0 m to the dwelling unit (block townhouses)
- .8 POTL Rear Yard (minimum) 5.6 m to the attached garage door  
4.5 m to the dwelling unit (mixed use building)  
3.0 m to the dwelling unit  
0 m along a common wall between units
- .9 POTL Side Yard (minimum) 1.2 m  
0 m along a common wall between units

That all the provisions of the C3 Zone in Section 9.3.2 to this By-law, and all other provisions to this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
124-2021

## **.19 10 Jubilee Avenue (H-F-C3-19)**

The lands zoned H-F-C3-19 may only be used in accordance with the permitted uses in the H-F-C3-19 Zone upon the removal of the "Holding" (H) provision. Removal of the "H" may occur once the following provisions have been satisfied:

- .1 That the applicant has provided confirmation that a Record of Site Condition (RSC) has been filed; and,
- .2 That the applicant has provided a signed Site Plan Agreement to the City, along with all necessary securities; and,
- .3 That all servicing issues, financial and otherwise, have been addressed by the applicant, to the satisfaction of the City of Brantford;

Notwithstanding any provision of this By-law to the contrary, no person shall within any H-F-C3-19 Zone use any lot, or erect, alter or use any building or structure for apartment dwellings (apartment building), except in accordance with the following provisions:

- .1 For the purpose of this By-law, Jubilee Avenue shall be deemed the front lot line and Yorkshire Street shall be the rear lot line.
- .2 Lot Area (minimum) 64.8 m<sup>2</sup>/ unit
- .3 Lot Coverage (maximum) 38%
- .4 Rear Yard (minimum) 2.3 m
- .5 Side Yard (minimum)
  - .1 Interior (westerly lot line) 6.2 m
  - .2 Interior (southerly lot line) 3.8 m
  - .3 Interior (northerly lot line) 9.8 m
- .6 Permitted Encroachments
  - .1 Notwithstanding Section 6.4.1.1, balconies may project no closer than 4.4 m from the westerly interior lot line, 8.0 m from the northerly interior lot, and 2.0 m from the southerly interior lot line.
- .7 Parking (minimum) 1.15 spaces/ unit
- .8 Loading Nil
- .9 Planting Strip

Notwithstanding Section 6.11, a planting strip having a width of 2.0 metres or a buffer approved pursuant to the Site Plan Control provisions of the Planning Act.

.10 Privacy Fence

With the exception 164-166 Grand River Avenue, a continuous 2.2 m high fence shall be provided and maintained along the interior lot lines abutting residential properties.

Amended by  
Bylaws No.  
95-2021, 174-2021

**.20 180 Grand River Avenue (F-C3-20)**

Notwithstanding any provision of this By-law to the contrary, no person shall within any H-F-C3-20 Zone use any lot, or erect, alter or use any building or structure for an apartment building, except in accordance with the following provisions:

- .1 For the purpose of this By-law, Grand River Avenue shall be deemed the front lot line, whereas Chestnut Avenue and Jubilee Avenue are exterior lot lines.
- .2 Lot Area (minimum) 52.8 m<sup>2</sup>/ unit
- .3 Lot Coverage (maximum) 58%
- .4 Front Yard (minimum) 1.8 m (front lot line)  
1.2 m (northwest corner of building)  
0.8 m (northeast corner of building)
- .5 Rear Yard (minimum) 4.9 m (southwest corner of building)  
3.0 m (southeast corner of building)
- .6 Side Yard (minimum)
- .1 Exterior (westerly lot line) 1.8 m
- .2 Exterior (easterly lot line) 0 m
- .7 Landscape Open Space (minimum) 19%
- .8 Permitted Encroachments
- Notwithstanding Section 6.4.1.1, balconies (not constructed on foundations) may project 0 m to the lot line abutting Grand River Avenue.
- .9 Balconies
- Notwithstanding Section 6.4.1.1, balconies shall not be permitted along the westerly lot line abutting Chestnut Avenue.

.10 Parking (minimum) 1.1 spaces/unit

.11 Loading Nil

.12 Planting Strip

A planting strip having a width of 1.8 metres adjacent to Chestnut Avenue, 0 m adjacent to Grand River Avenue and Jubilee Avenue and 3 m along the southerly lot line, or a buffer approved pursuant to the Site Plan Control provisions of the Planning Act.

.13 Privacy Fence

A continuous 2.2 m high fence shall be provided and maintained along all abutting residential properties.

**9.4. Heritage Commercial Residential Zone (C4)**

9.4.1.  
Amended by  
Bylaws No.  
34-93,  
180-2003  
63-2012  
3-2015

Permitted Uses

The following uses are permitted in a C4 Zone:

- .1 Arts schools.
- .2 Art galleries.
- .3 Lodging houses, within a converted dwelling.
- .4 Converted dwellings.
- .5 Crisis residences.
- .6 Day nurseries.
- .7 Dwelling units.
- .8 Funeral homes.
- .9 General offices.
- .10 Group correctional homes.
- .11 Group correctional residences.
- .12 Group homes.
- .13 Group residences.
- .14 Home occupations.
- .15 Medical clinics.
- .16 Medical offices.
- .17 Mini-group homes.
- .18 Museums.
- .19 Neighbourhood convenience stores.
- .20 Personal service stores.
- .21 Photographers' studios.
- .22 Restaurants: full service.
- .23 Retirement homes, within converted dwellings.
- .24 Semi-detached dwellings.
- .25 Single-detached dwellings.
- .26 Specialty retail stores.
- .27 Veterinary Clinic.
- .28 Accessory uses, buildings, and structures.
- .29 Uses permitted in Section 6.1.

9.4.2.  
Amended by  
Bylaws No.  
34-93 & 18-94  
63-2012

Regulations

Any use, building, or structure in a C4 Zone shall be established in accordance with the following:

- .1 Single-Detached, Semi-Detached, and Converted Dwellings, Lodging Houses, and Retirement Homes
  - .1 Lot Area (minimum)
    - .1 Single-detached dwelling 278.5 m<sup>2</sup>
    - .2 Semi-detached dwelling 230.0 m<sup>2</sup>/unit
    - .3 Converted dwelling 360.0 m<sup>2</sup>

.2	Lot Width (minimum)	
.1	Single-detached and converted dwelling	12.0 m
.2	Semi-detached dwelling	7.0 m/unit
.3	Lot Coverage (maximum)	40%
.4	Building Height (maximum)	3 storeys
.5	Front Yard (minimum)	Established Front Building Line
.6	Rear Yard (minimum)	20% of lot depth up to a maximum of 9.0 m
.7	Side Yard (minimum)	
.1	Interior	
.1	Single detached	0.6 m
.2	Semi-detached	0.6 m on the side with an integral garage or integral carport and 2.5 m without
.3	Converted dwelling	0.6 m and 2.5 m
.4	Common walls	In accordance with Section 6.20
.2	Exterior	
.1	Single detached	2.5 m
.2	Converted dwelling, semi-detached	2.5 m
.8	Landscaped Open Space (minimum)	25%
.9	Gross Floor Area (minimum)	
.1	Single-detached dwelling	70.0 m <sup>2</sup>
.2	Semi-detached	55.0 m <sup>2</sup> /unit

- |    |                                  |                          |
|----|----------------------------------|--------------------------|
| .3 | Lodging house or retirement home | 20.0 m <sup>2</sup> /bed |
|----|----------------------------------|--------------------------|
- .10 Parking
- |    |  |  |
|----|--|--|
| .1 | In accordance with Section 6.18.                                       |  |
| .2 | Parking shall not be located in a front yard adjacent to Brant Avenue. |  |
- .11 The expansion of any building to be used for the purpose of a converted dwelling shall not exceed a total of:
- |    |  |  |
|----|--|--|
| .1 | 50% of the gross floor area of the building which existed at the date of passing of this Bylaw; or |  |
| .2 | 110.0m <sup>2</sup> , whichever is the lesser.   |  |
- .2 All Other Permitted Uses Except as Noted
- |    |   |  |
|----|---|--|
| .1 | Lot Area (minimum)  | 360.0 m <sup>2</sup>                         |
| .2 | Lot Width (minimum)   | 12.0 m                                       |
| .3 | Lot Coverage (maximum)  | 40%  |
| .4 | Building Height (maximum)   | 12.0 m                                       |
| .5 | Front Yard (minimum)  | Established<br>Front Building Line           |
| .6 | Rear Yard (minimum)   | 20% of lot depth up to<br>a maximum of 9.0 m |
| .7 | Side Yard (minimum)   | 0.6 m  |
| .8 | Landscaped Open Space (minimum)   | 10%  |
| .9 | Gross Floor Area (maximum)  |  |
| .1 | 225.0 m <sup>2</sup> , or the existing gross floor area of the building,<br>whichever is the greater. |  |
- .10 Parking
- |    |  |  |
|----|--|--|
| .1 | In accordance with Section 6.18.                                       |  |
| .2 | Parking shall not be located in a front yard adjacent to Brant Avenue. |  |
- .11 Open Storage
- |  |  |            |
|--|--|------------|
|  |  | Prohibited |
|--|--|------------|



.12 Buffering in accordance with Section 6.10.

.3 Dwelling Units

.1 Dwelling units shall only be located in a building containing one or more permitted non-residential uses.

.2 The minimum gross floor area shall be 40.0 m<sup>2</sup> per unit.

.3 Parking shall be provided at 1.0 spaces/unit in addition to the required parking spaces for the non-residential uses.

.4 Day Nurseries

.1 In accordance with Section 6.8.

.5 Home Occupations

.1 In accordance with Section 6.17.

.6 Mini-Group Homes, Group Homes, Group Residences, Crisis Residences, Group Correctional Homes, Group Correctional Residences

.1 In accordance with Section 6.15 and 9.4.2.

.7 Accessory Uses, Buildings, and Structures

.1 In accordance with Section 6.3.

.8 Uses Permitted in Section 6.1.

.1 In accordance with Section 6.1.

9.4.3  
Amended by  
Bylaws No.  
175-96, 134-97

Exceptions

The following Zones apply to specific lands within a C4 Zone.

**.1 DELETED**

**.2 221 - 223 Brant Avenue (C4-2)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C4-2 Zone may be used for all of the uses permitted in the C4 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C4-2 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

.1 Parking shall be provided on the basis of 1 space/25.0 m<sup>2</sup> GFA for the first 500.0 m<sup>2</sup> GFA, and 1 space/40.0 m<sup>2</sup> GFA for the remaining GFA, or 48 spaces, whichever is the greater.

- .2 The lands shall conform to all regulations shown on Schedule B, Map C4-2.

That all the provisions of the C4 Zone in Section 9.4.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.3 81 Brant Avenue (C4-3)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C4-3 Zone may be used for all of the uses permitted in the C4 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C4-3 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 The lands shall conform to all regulations shown on Schedule B, Map C4-3.

That all the provisions of the C4 Zone in Section 9.4.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
112-93, 134-97

**.4 DELETED**

Amended by  
Bylaw No.  
44-2001

**.5 152 Brant Avenue (C4-5)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C4-5 Zone may be used for all of the uses permitted in the C4 Zone, plus the following uses:

- .1 Bed and breakfast establishment
- .2 Dwelling unit in an existing accessory building

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C4-5 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Bed and breakfast establishment                      In accordance with Section 6.16
- .2 Dwelling unit in an existing accessory building, to the development standards that existed at the date of the passing of this bylaw.

That all the provisions of the C4 Zone in Section 9.4.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**9.5. Highway Commercial Zone (C5)**

9.5.1. **DELETED**  
Amended by  
Bylaws No.  
25-91, 141-94  
35-95

9.5.2 **DELETED**  
Amended by  
Bylaws No.  
141-94 & 35-95

9.5.3. **DELETED**  
Amended by  
Bylaws No.  
25-91, 212-91,  
130-92, 142-94,  
35-95

**9.6. Automobile Service Commercial Zone (C6)**

9.6.1.  
Amended by  
Bylaw No.  
141-94

**Permitted Uses**

The following uses are permitted in a C6 Zone:

- .1 Automobile gas bars.
- .2 Automobile service stations.
- .3 Automobile washing facilities.
- .4 Neighbourhood convenience stores, only in conjunction with an automobile gas bar or automobile service station.
- .5 Public garages.
- .6 Accessory used motor vehicle sales.
- .7 Accessory uses, buildings, and structures.
- .8 Uses permitted in Section 6.1.

9.6.2.  
Amended by  
Bylaw No.  
141-94

**Regulations**

Any use, building, or structure in a C6 Zone shall be established in accordance with the following:

- .1 Automobile Gas Bars, Automobile Service Stations, and Public Garages
  - .1 Lot Area (minimum) 750.0 m<sup>2</sup>
  - .2 Lot Width (minimum) 30.0 m
  - .3 Lot Coverage (maximum) 25%
  - .4 Building Height (maximum) 7.5 m
  - .5 Front Yard (minimum)
    - .1 Buildings 15.0 m
    - .2 Gasoline pump island and gasoline pump island kiosk 6.0 m
    - .3 Gasoline pump island canopy 1.0 m
  - .6 Rear Yard (minimum)
    - .1 Abutting a Residential Zone 6.0 m
    - .2 Abutting any other Zone or lot line 3.0 m

.7	Side Yard (minimum)	
.1	Interior	
.1	Abutting a Residential Zone	6.0 m
.2	Abutting any other Zone or lot line	3.0 m
.2	Exterior	
.1	Buildings	15.0 m
.2	Gasoline pump island and gasoline pump island kiosk	6.0 m
.3	Gasoline pump island canopy	1.0 m
.8	Landscaped Open Space (minimum) 10%	
.9	Parking in accordance with	Section 6.18.
.10	Open Storage	Prohibited
.11	Buffering in accordance with	Section 6.10.
.12	Planting Strips in accordance with	Section 6.11.
.2	Automobile Washing Facilities	
.1	Lot Area (minimum)	1200.0 m <sup>2</sup>
.2	Lot Width (minimum)	30.0 m
.3	Lot Coverage (maximum)	25%
.4	Building Height (maximum)	7.5 m
.5	Front Yard (minimum)	9.0 m
.6	Rear Yard (minimum)	12.0 m

- .7 Side Yard (minimum)
  - .1 Interior
    - .1 Abutting a Residential Zone 6.0 m
    - .2 Abutting any other Zone or lot line 3.0 m
  - .2 Exterior 3.5 m
- .8 Landscaped Open Space 10%
- .9 Parking in accordance with Section 6.18.
- .10 Open Storage Prohibited
- .11 Buffering in accordance with Section 6.10.
- .12 Planting Strips in accordance with Section 6.11.
- .3 Neighbourhood Convenience Stores
  - .1 The total gross leasable floor area shall not exceed 280.0 m<sup>2</sup>, and contain not more than two such stores on a lot.
  - .2 In accordance with Section 9.6.2.1.
- .4 Accessory Uses, Buildings, and Structures
  - .1 In accordance with Section 6.3.
- .5 Uses Permitted in Section 6.1.
  - .1 In accordance with Section 6.1.
- .6 Accessory Used motor vehicle sales
  - .1 In accordance with Sections 6.3.7 and 9.6.2

## 9.6.3

Exceptions

The following zones apply to specific lands within a C6 Zone.

**DELETED**

Amended by  
Bylaws No.  
149-97  
157-2001

**.2 815 Colborne Street East (C6-2)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C6-2 Zone shall be used only for the following use:

- .1 Automobile service station.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C6-2 Zone use any lot, or erect, alter, or use any building or structure for an automobile service station, except in accordance with the following provisions:

- .1 The lands shall conform to all regulations shown on Schedule B, Map C6-2.

That all the provisions of the C6-2 Zone in Section 9.6.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
213-91

**.3 402 Erie Avenue (C6-3)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C6-3 Zone may be used for all of the uses permitted in the C6 Zone, plus the following:

- .1 Restaurant: full service, take-out, and fast food (excluding drive-through service).
- .2 One dwelling unit.

Notwithstanding any provision to this Bylaw to the contrary, no person shall within any C6-3 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Sections 9.6.3.3.1 to 9.6.3.3.2, all inclusive, except in accordance with the following:

- .1 Side Yard (minimum)
  - .1 Interior 2.0 m
  - .2 Exterior (Buildings) 12.0 m
- .2 Any dwelling unit must be located wholly within a second storey.

That all the provisions of the C6 Zone in Section 9.6.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
200-2003  
29-2007

**.4 196 Dalhousie Street (C6-4)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C6-4 Zone may be used for all of the uses permitted in the C6 Zone, plus the following:

- .1 A dwelling unit.
- .2 A fast food restaurant
- .3 A retail store
- .4 A general office

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C6-4 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Uses permitted in the C6 Zone.
  - .1 In accordance with Section 9.6.2
- .2 Dwelling unit
  - .1 The second floor of the existing building shall only be used for a dwelling unit.
- .3 Fast food restaurant
  - .1 The floor area of a fast food restaurant shall be restricted to a maximum of 217.5m<sup>2</sup> gross leasable area of the existing building.
  - .2 The fast food restaurant shall be restricted to a maximum capacity of 36 seats.
  - .3 Drive-through service shall be prohibited.
- .4 Retail Store
  - .1 The gross floor area of a retail store shall be restricted to a maximum of 230.0m<sup>2</sup>.
- .5 General Office
  - .1 The gross floor area of a general office shall be restricted to a maximum of 30.0m<sup>2</sup>.

That all the provisions of the C6 Zone in Section 9.6.2 to this Bylaw and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.



## 9.7 Convenience Commercial Zone (C7)

### 9.7.1 Permitted Uses

The following uses are permitted in a C7 Zone:

- .1 Bakeries.
- .2 Day nurseries.
- .3 Delicatessens.
- .4 Dwelling units.
- .5 Pharmacies.
- .6 Existing restaurants.
- .7 Neighbourhood convenience stores.
- .8 Personal service stores.
- .9 Specialty retail stores.
- .10 Accessory uses, buildings, and structures.
- .11 Uses permitted in Section 6.1

### 9.7.2 Regulations

Any use, building or structure in a C7 Zone shall be established in accordance with the following:

- .1 Neighbourhood Convenience Stores, Personal Service Stores, Pharmacies, Delicatessens, Specialty Retail Stores, and Bakeries
  - .1 Lot Area (minimum) 450.0 m<sup>2</sup>
  - .2 Lot Width (minimum) 15.0 m
  - .3 Lot Coverage (maximum) 35%
  - .4 Building Height (maximum) 2 storeys
  - .5 Front Yard (minimum) 6.0 m
  - .6 Rear Yard (minimum)
    - .1 Abutting a Residential Zone 4.5 m
    - .2 Abutting any other Zone or lot line 3.0 m
  - .7 Side Yard (minimum)
    - .1 Interior
      - .1 Abutting a Residential Zone 2.4m
      - .2 Abutting any other Zone or lot line 1.2 m
    - .2 Exterior 2.4 m

- .8 Gross Floor Area (maximum)
  - .1 Total gross floor area shall be 280.0 m<sup>2</sup>.
  - .2 Total gross floor area for each permitted use shall be 225.0 m<sup>2</sup>.
- .9 Landscaped Open Space (minimum) 10%
- .10 Parking in accordance with Section 6.18.
- .11 Open Storage Prohibited
- .12 Buffering in accordance with Section 6.10.
- .13 Planting Strips in accordance with Section 6.11.
- .2 Existing Restaurants
  - .1 To the development standards that existed on the lot at the time of the passing of this Bylaw.
- .3 Day Nurseries
  - .1 In accordance with Section 6.8.
- .4 Dwelling Units
  - .1 Dwelling units shall only be located in a building containing one or more permitted non-residential uses.
  - .2 There shall be a maximum of two dwelling units.
  - .3 The minimum gross floor area shall be 40.0 m<sup>2</sup>/unit.
  - .4 Parking shall be provided at 1.5 spaces/unit in addition to the required parking spaces for the commercial use.
- .5 Accessory Uses, Buildings, and Structures
  - .1 In accordance with Section 6.3.
- .6 Uses Permitted in Section 6.1.
  - .1 In accordance with Section 6.1.

### 9.7.3

#### Exceptions

The following Zones apply to specific lands within a C7 Zone.

**.1 315 Brant Avenue (C7-1)**

Amended by  
Bylaw No.  
12-97

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C7-1 Zone may be used only for the following uses:

- .1 General offices
- .2 Medical clinics
- .3 Personal service stores
- .4 Pharmacies
- .5 Specialty retail stores
- .6 Accessory uses, buildings, and structures
- .7 Uses permitted in Section 6.1

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C7-1 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- |    |                                |      |
|----|--------------------------------|------|
| .1 | Rear Yard (minimum)            | 1.0m |
| .2 | Landscape Open Space (minimum) | Nil  |
| .3 | Planting Strips (minimum)      | Nil  |

That all the provisions of the C7 Zone in Section 9.7.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.2 230/232 Murray Street (C7-2)**

Amended by  
Bylaw No.  
152-2004

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C7-2 Zone may be used for all of the uses permitted in the C7 Zone plus the following uses:

- .1 Taxi establishment.

That all the provisions of the C7 Zone in Section 9.7.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.3 249 Murray Street (H-C7-3)**

Amended by  
Bylaw No.  
66-2007

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C7-3 Zone may be used for all of the uses permitted in the C7 Zone, plus the following:

- .1 Retail Sale of New and Used Furniture

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C7-3 Zone use any lot, or erect, alter or use any building or structure for a retail sale of new and used furniture, except in accordance with the following provisions:

- .1 In accordance with Section 9.7.2

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C7-3 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Section 9.7.3.3.1, all inclusive, except in accordance with the following:

- .1 Where the C7-3 symbol is preceded by the letter "H", a Record of Site Condition or a satisfactory Affidavit of Qualified Person must be approved prior to a Bylaw being adopted by Council to remove the "H".

That all the provisions of the C7 Zone in Section 9.7.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

#### **.4 998-1000 Colborne Street (C7-4)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C7-4 Zone may be used only for the following uses:

- .1 A maximum of 3 dwelling units
- .2 Neighborhood convenience stores
- .3 Personal service stores
- .4 Specialty retail stores
- .5 Accessory uses including buildings and structures
- .6 Uses permitted in Section 6.1

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C7-4 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- |                                 |     |
|---------------------------------|-----|
| 1. Exterior Side Yard (minimum) | NIL |
|---------------------------------|-----|

That all the provisions of the C7 Zone in Section 9.7.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

#### **.5 157 Sydenham Street (C7-5)**

- .1 Notwithstanding any provision of this by-law to the contrary, any lot within any C7-5 Zone may be used for all of the uses permitted in the C7 Zone, plus the following additional use:

Amended by  
Bylaw No.  
144-2008

Amended by  
Bylaw No.  
42-2024

.1 Health Club

That all the provision of the C7 Zone in Section 9.7.2 to this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

## 9.8. General Commercial Zone (C8)

### 9.8.1. Permitted Uses

Amended by  
Bylaws No.  
132-91, 141-94,  
35-95, 149-97,  
118-2000, 164-2005,  
68-2011, 109-2013,  
65-2018

The following uses are permitted in a C8 Zone:

- .1 Shopping centres comprised of a combination of any use permitted in C8 Zone
- .2 Amusement arcades accessory to theatres whose principal purpose is for the presentation of film performances
- .3 Art galleries
- .4 Arts schools
- .5 Automobile gas bars
- .6 Automobile rental establishment
- .7 Automobile sales establishment
- .8 Automobile service stations
- .9 Automobile washing facilities
- .10 Bakeries
- .11 Boat and recreational vehicle sales establishment
- .12 Building supply centres
- .13 Commercial schools
- .14 Day nurseries
- .15 Dwelling units
- .16 Existing grocery stores
- .17 Existing supermarkets
- .18 Financial institutions
- .19 Fresh produce outlets
- .20 Funeral homes
- .21 General offices
- .22 Health clubs
- .23 Home furnishing stores
- .24 Hotels
- .25 Libraries
- .26 Meat stores
- .27 Medical clinics
- .28 Medical offices
- .29 Mixed Use Buildings, in accordance with Subsection 9.8.2.13
- .30 Motels
- .31 Neighbourhood convenience stores
- .32 Neighbourhood convenience stores, in conjunction with an automobile gas bar or automobile service station
- .33 Nursery garden centres
- .34 Personal service stores
- .35 Pharmacies
- .36 Photocopy shops
- .37 Photographers' studios
- .38 Place of Entertainment/Recreation
- .39 Places of Worship
- .40 Private clubs
- .41 Private parks
- .42 Propane storage tanks
- .43 Public garages
- .44 Public halls
- .45 Deleted

- .46 Restaurants: full service, take-out, and fast food (including drive-through service)
- .47 Retail stores
- .48 Retail warehouses
- .49 Veterinary clinics
- .50 Service or repair shops
- .51 Specialty retail stores
- .52 Accessory used motor vehicle sales
- .53 Accessory uses, buildings, and structures.
- .54 Uses permitted in Section 6.1

9.8.2. Regulations

Amended by  
Bylaw No.  
35-95, 149-97

Any use, building, or structure in a C8 Zone shall be established in accordance with the following:

.1 All Permitted Uses Except as Noted

- |     |   |                      |
|-----|---|----------------------|
| .1  | Lot Area (minimum)                          | 900.0 m <sup>2</sup> |
| .2  | Lot Width (minimum)                         | 30.0 m               |
| .3  | Lot Coverage (maximum)                      | 40%                  |
| .4  | Building Height (maximum)                   | 10.0 m               |
| .5  | Front Yard (minimum)                        | 9.0 m                |
| .6  | Rear Yard (minimum)                         |                      |
| .1  | Abutting a lot in a General Commercial Zone | NIL                  |
| .2  | Abutting any other lot line                 | 6.0 m                |
| .7  | Side yard (minimum)                         |                      |
| .1  | Interior                                    |                      |
| .1  | Abutting a lot in a General Commercial Zone | NIL                  |
| .2  | Abutting any other lot line                 | 6.0 m                |
| .2  | Exterior                                    | 9.0 m                |
| .8  | Landscaped Open Space (minimum)             | 10.0%                |
| .9  | Parking in accordance with                  | Section 6.18         |
| .10 | Loading in accordance with                  | Section 6.23         |

Amended by  
Bylaw No.  
185-2001

- .11 Open Storage
  - .1 Automobile rental establishments      Section 6.12  
Automobile sales establishments  
Building supply centres and  
nursery garden centres
  - .2 All other uses      Prohibited
- .12 Buffering in accordance with      Section 6.10
- .13 Planting Strip in accordance with      Section 6.11
- .2 Existing Grocery Stores and Existing Supermarkets
  - .1 To the development standards that existed on the lot at the time of the passing of this Bylaw.
- .3 Dwelling Units
  - .1 Dwelling units shall only be located in a building containing one or more permitted non-residential uses.
  - .2 There shall be a maximum of two dwelling units.
  - .3 The minimum gross floor area shall be 40.0 mbm/unit.
  - .4 Parking shall be provided at 1.5 spaces/unit in addition to the required parking spaces for the commercial use.
- .4 Day Nurseries
  - .1 In accordance with Section 6.8
- .5 Automobile Gas Bars, Automobile Service Stations, and Public Garages
  - .1 Lot Area (minimum)      750.0 m<sup>2</sup>
  - .2 Lot Width (minimum)      30.0 m
  - .3 Lot Coverage (maximum)      25%
  - .4 Building Height (maximum)      7.5 m
  - .5 Front Yard (minimum)
    - .1 Buildings      15.0 m
    - .2 Gasoline pump island and gasoline pump island kiosk      6.0 m
    - .3 Gasoline pump island canopy      1.0 m



.6	Rear Yard (minimum)	
	.1	Abutting a Residential Zone 6.0 m
	.2	Abutting any other Zone or lot line 3.0 m
.7	Side Yard (minimum)	
	.1	Interior
		.1 Abutting a Residential Zone 6.0 m
		.2 Abutting any other Zone or lot line 3.0 m
	.2	Exterior
		.1 Buildings 15.0 m
		.2 Gasoline pump island and gasoline pump island kiosk 6.0 m
		.3 Gasoline pump island canopy 1.0 m
.8	Landscaped Open Space (minimum)	10%
.9	Parking in accordance with	Section 6.18
.10	Open Storage	Prohibited
.11	Buffering in accordance with	Section 6.10
.12	Planting Strips in accordance with	Section 6.11
.6	Automobile Washing Facilities	
	.1	Lot Area (minimum) 1200.0 m <sup>2</sup>
	.2	Lot Width (minimum) 30.0 m
	.3	Lot Coverage (maximum) 25%
	.4	Building Height (maximum) 7.5 m
	.5	Front Yard (minimum) 9.0 m
	.6	Rear Yard (minimum) 12.0 m
	.7	Side Yard (minimum)

	.1	Interior	
		.1	Abutting a Residential Zone 6.0 m
		.2	Abutting any other Zone or lot line 3.0 m
	.2	Exterior	3.5 m
	.8	Landscaped Open Space	10%
	.9	Parking in accordance with	Section 6.18
	.10	Open Storage	Prohibited
	.11	Buffering in accordance with	Section 6.10
	.12	Planting strips in accordance with	Section 6.11
Amended by Bylaw No. 100-98	.7	Neighbourhood Convenience Stores, in conjunction with an automobile gas bar or automobile service station	
		.1	In accordance with Section 9.8.2.5.
		.2	Maximum gross floor of 225.0 m <sup>2</sup> shall not apply.
	.8	Propane Storage Tanks	
		.1	In accordance with Section 6.25
Amended by Bylaw No. 65-2018	.9	Deleted	
		.1	In accordance with Section 6.34
Amended by Bylaw No. 164-2005	.10	Accessory Uses, Buildings, and Structures	
		.1	In accordance with Section 6.3
		.2	No amusement arcade shall be located on any lot closer than 300.0m from the lot lines of a property used for a public school or separate school or private school.
	.11	Uses Permitted in Section 6.1	
		.1	In accordance with Section 6.1
	.12	Accessory used motor vehicle sales	
		.1	In accordance with Sections 6.3.7 and 9.8.2.
Amended by Bylaws No. 109-2013, 176-2017, 166-2021	.13	Mixed Use Buildings	
			Notwithstanding any provisions of this Bylaw to the contrary, any lot in the C8 Zone in accordance with "Schedule M" may be used for a mixed use

building which shall include dwelling units and any use permitted in Section 9.8.1 excluding "Automobile gas bar", "Automobile rental establishment", "Automobile sales establishment", "Automobile service stations", "Automobile washing facilities", and "Boat and recreational vehicle sales establishment".

Notwithstanding any provisions of this bylaw to the contrary, no person shall within any C8 Zone in accordance with "Schedule M" use any lot, or erect, alter or use any building or structure for any mixed use building except in accordance with the following provisions:

.1	Lot Area (minimum)	NIL
.2	Lot Width (minimum)	NIL
.3	Lot Coverage (maximum)	100%
.4	Building Height (maximum)	6 Storeys
.5	Building Height (minimum)	2 storeys
.6	Building Setback (minimum)	NIL
.7	Ground Floor Height (minimum)	4.5 metres
.8	Front Yard (minimum)	NIL
.9	Rear Yard (minimum)	
	.1 Abutting a Residential Zone	7.5m
	.2 Abutting any other Zone	NIL
.10	Side Yard Interior (minimum)	
	.1 Abutting a Residential Zone	7.5m
	.2 Abutting a building with windows on the facing wall	5.5m
	.3 Abutting any other Zone/wall	NIL
.11	Side Yard Exterior (minimum)	NIL
.12	Amenity Space (minimum)	3.0m <sup>2</sup> / residential unit
.13	Parking	
	.1 In accordance with	Section 6.18
	.2 No parking area shall be located between the principal non-residential use and the front or exterior side lot line.	
.14	Landscaped Open Space (minimum)	15% which shall include:

- .1 a minimum 1.5 metre planting strip between any rear or side lot line abutting a residential zone and any surface parking area
- .15 Loading in accordance with Section 6.23
- .16 Residential uses shall not be permitted on the ground floor of a mixed use building
- .17 Industrial uses shall not be permitted in a mixed use building.

### 9.8.3. Exceptions

The following Zones apply to specific lands within a C8 Zone.

Amended by  
Bylaws No.  
134-93, 64-99

- .1 25/27 King George Road (C8-1)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-1 Zone may be used only for the following uses:

- .1 Single-detached dwellings.
- .2 General offices.
- .3 Financial institutions.
- .4 Medical offices.
- .5 Medical clinics.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-1 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- |    |   |                                    |
|----|---|------------------------------------|
| .1 | Gross Floor Area (maximum)                                    | 560.0m <sup>2</sup>                |
| .2 | Building Height (maximum)                                     | 1 storey                           |
| .3 | Front Yard (minimum)  | 19.0m                              |
| .4 | Rear Yard (minimum)   | 2.0m                               |
| .5 | Side Yard (minimum)   |                                    |
|    | .1 Interior   | 4.0m                               |
|    | .2 Exterior   | 13.0m                              |
| .6 | Parking (minimum)   | 1 space per 25.0m <sup>2</sup> GFA |
| .7 | Loading (minimum)   | NIL                                |
| .8 | Planting Strip (minimum)                                      | NIL                                |
| .9 | The provision of vehicular access to and from Queensway Drive |                                    |

shall be prohibited.

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

## **.2 King George Road/Oxford Street (C8-2)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-2 Zone may be used for all of the uses permitted in the C8 Zone, plus the following use:

- .1 Supermarket.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-2 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 The maximum gross floor area of the supermarket shall be 2850.0 m<sup>2</sup>.
- .2 The dwelling units shall be permitted on the second floor only.
- .3 The lands shall conform to all regulations shown on Schedule B, Map C8-2.

That all the provisions of the C8 Zone in Section 9.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

## **.3 209-213 King George Road (C8-3)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-3 Zone may be used for all of the uses permitted in the C8 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-3 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 The maximum gross floor area of any retail warehouse shall be 1090.0 m<sup>2</sup>.
- .2 The lands shall conform to all regulations shown on Schedule B, Map C8-3.

That all the provisions of the C8 Zone in Section 9.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
79-93

#### **.4 225 King George Road (C8-4)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-4 Zone may be used for all of the uses permitted in the C8 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-4 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Building Height (maximum) 2 storeys
- .2 The lands shall conform to all regulations shown on Schedule B, Map C8-4.

That all the provisions of the C8 Zone in Section 9.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
25-91, 42-2014

#### **.5 315 King George Road (H-C8-5)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-5 Zone shall be used only for the following uses:

- .1 Intentionally Deleted
- .2 Building Area II
  - .1 Shopping centre comprised of a combination of any of the uses permitted in the C8-5 Zone applying to Building Area II.
  - .2 Bakeries.
  - .3 General offices.
  - .4 Medical clinics or medical offices.
  - .5 Personal service stores.
  - .6 Private club.
  - .7 Public garage, excluding a public garage which repairs or services motor vehicle mufflers.
  - .8 Restaurants: full service.
  - .9 Retail stores.
  - .10 Automobile supply store.
  - .11 Catering service.
  - .12 Fresh produce outlet.
  - .13 Grocery store (of less than 500 m<sup>2</sup> GFA)
  - .14 Health club.
  - .15 Meat store.
  - .16 Neighbourhood convenience store.
  - .17 Pharmacy.
  - .18 Photocopy shop.
  - .19 Retail warehouse.

- .20 Service/repair shop.
  - .21 Specialty retail store.
  - .22 Tailor shop.
  - .23 Video store.
  - .24 Veterinary clinic.
  - .25 Restaurants: full service and take-out accessory to a general office.
  - .26 Financial institution.
- .3 Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any C8-5 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:
- .1 Gross Floor Area (maximum)
    - .1 Intentionally Deleted
    - .2 Building Area II 6570.0 m<sup>2</sup>
  - .2 Building Height (maximum)
    - .1 General offices, medical clinics and medical offices: 3 storeys or 12.0 m, whichever is the lesser.
    - .2 All other permitted uses: 2 storeys or 10.5 m, whichever is the lesser.
    - .3 In addition to the provisions of Section 6.14, staircases, firewalls and smokestacks shall be permitted to exceed the height regulations of the zone.
  - .3 Shopping Centre
    - .1 Notwithstanding Section 2.19.12, general offices, medical clinics, and medical offices may constitute more than 30% of a shopping centre.
  - .4 Parking
    - .1 Parking Space Dimensions
 

Notwithstanding the provisions of Section 6.18.1, required parking spaces shall have a minimum width and length of 2.75m wide x 6.0m long.
    - .2 Access to Parking
 

Notwithstanding the provisions of Section 6.18.4.2, parking areas shall provide access to each parking space by means of a traffic aisle having a minimum width of 6.0m.

.3 Parking Standards

Notwithstanding the provisions of Section 6.18.7.7, handicapped parking space need not be provided.

.4 Off-Street Parking Requirements

.1 General offices, financial institutions, medical clinics and medical offices: 3.0 spaces per 100.0m<sup>2</sup> G.L.A.

.2 Building supply centre, and nursery garden centre: 1.0 space/30m<sup>2</sup> G.F.A. of retail showroom and office space, plus 1.0 space/100m<sup>2</sup> G.F.A. of warehouse and open storage.

.3 All other uses: 5.5 spaces per 100.0m<sup>2</sup> G.L.A.

.5 Accessory Buildings and Structures

.1 Height (maximum) Nil

.2 Lot coverage (maximum) Nil

.3 Notwithstanding any other provision of this Bylaw, accessory buildings and structures may be attached to the main building or structure.

.4 Notwithstanding any other provision of this Bylaw, accessory buildings and structures may be located anywhere within the Building Area identified on Schedule B, Map C8-5.

.6 Canopies and Awnings

.1 Maximum permitted projection into a required yard	Unlimited, provided the projection is within the Building Area or Restricted Building Area identified on Schedule B, Map C8-5.
--	--

.7 Utility Service Equipment

.1 The provisions of Section 6.19.5 and 6.19.6 shall not apply.

.8 Interior Side Yard - Common Walls



- .1 Notwithstanding any provision of this Bylaw, the minimum interior side yard may be 0.0 m along a common wall separating units in a condominium style development.
- .9 Loading Space (minimum) Nil
- .10 Open Storage
- .1 Building supply centre and nursery garden centre  
In accordance with Section 6.12
- .2 All other uses Prohibited
- .11 Definitions:
- .1 Prepared Food Store shall mean a lot and building or a portion of a building primarily used for the purpose of preparing food for home consumption rather than on-site in a parked or stationary motor vehicle, and may include consumption of the said prepared food within the said building.
- .2 Building Area shall mean that portion of a lot occupied by buildings, structures, off-street parking areas, driveways, loading areas, open storage areas and landscaped open space.
- .3 Restricted Building Area shall mean that portion of a lot occupied by off-street parking areas, driveways, loading areas and landscaped open space and without limiting the foregoing may allow the establishment of any permitted sign but shall not include any other structure or building.
- .4 Major Open Space shall mean space which is unoccupied by buildings and structures above ground level and open to the sky and shall be comprised of natural vegetative cover and watercourses and without limiting the foregoing, may include any required storm water system and below ground private sewage disposal system and any related above ground level accessory structures to said systems but shall not include any driveways or parking areas or open storage areas.
- .5 Landscaped Open Space shall mean space which is unoccupied by buildings and structures above ground level and open to the sky and which shall be comprised of lawn, ornamental shrubs, flowers or trees, and may include paths, sidewalks, courts, patios, fences, free-standing walls, retailing walls

and recreational areas accessory to the principal use on the lot, but shall not include any parking area or traffic aisles, driveways or ramps except those required to gain direct access to a public street.

- .12 Notwithstanding Section 6.27, a use, building, or structure may be established in a C8-5 Zone with private water supply and/or sewage disposal facilities that have been approved by the Chief Building Official.
- .13 The lands shall conform to all regulations shown on Schedule B, Map C8-5.

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
25-91, 232-2004

## **.6 Park Road North (C8-6)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-6 Zone shall be used only for the following uses:

- .1 Shopping centres comprised of a combination of any of the following uses:
- .2 Art galleries
- .3 Arts schools
- .4 Financial institutions
- .5 General offices
- .6 Home furnishing stores
- .7 Medical clinics
- .8 Medical offices
- .9 Museums
- .10 Personal service stores
- .11 Private clubs
- .12 Restaurants: full service, take-out, and fast food, excluding drive-through service
- .13 Retail stores
- .14 Public storage warehouses

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-6 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 The maximum gross floor area of the retail stores shall be 400.0m<sup>2</sup> each.
- .2 Section 6.23 – Loading Space shall not apply to any public storage warehouse use.

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw,

and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
25-91, 80-93,  
37-97, 15-2010

**.7 DELETED**

Amended by  
Bylaws No.  
18-94, 148-2006

**.8 234-248 St. Paul Avenue (C8-8)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-8 Zone shall be used only for the following uses:

1. General office.
2. Medical clinic.
3. Medical office.
4. Retail store accessory to the general office, medical clinic, and medical office uses.
5. Parking lot.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-8 Zone use any lot, or erect, alter or use any building, or structure, except in accordance with the following provisions:

**.1 Gross Floor Area (maximum)**

- |    |   |                      |
|----|---|----------------------|
| .1 | General office, medical clinic and medical office | 1412.0m <sup>2</sup> |
| .2 | Retail store                                      | 353.0m <sup>2</sup>  |
- .2 That the development of the lands for those uses identified in clauses 9.8.3.8.1 to 9.8.3.8.4 (inclusive) shall conform to all regulations shown on Schedule B, Map C8-8.

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
35-95

**.9 DELETED**

Amended by  
Bylaw No.  
35-95

**.10 DELETED**

Amended by  
Bylaw No.

**.11 DELETED**

35-95

Amended by  
Bylaw No.  
3-95

**.12 DELETED**

Amended by  
Bylaw No.  
35-95

**.13 DELETED**

Amended by  
Bylaws No.  
25-91 & 35-95

**.14 DELETED**

Amended by  
Bylaw No.  
25-91

**.15 West Street and Harris Avenue (C8-15)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-15 Zone shall be used only for one or more of the following uses:

- .1 Art galleries.
- .2 Art schools.
- .3 Bakeries.
- .4 Commercial schools.
- .5 Day nurseries.
- .6 Dwelling units.
- .7 Financial institutions.
- .8 Fresh produce outlets.
- .9 General offices.
- .10 Health clubs.
- .11 Library.
- .12 Meat stores.
- .13 Medical clinics.
- .14 Medical offices.
- .15 Neighbourhood convenience stores.
- .16 Personal service stores.
- .17 Photocopy shops.
- .18 Photographer's studios.
- .19 Places of entertainment.
- .20 Private clubs.
- .21 Private parks.
- .22 Public halls.
- .23 Restaurants: full service, take-out and fast food (including drive-through service).
- .24 Retail stores.
- .25 Service or repair shops.
- .26 Veterinary clinics.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-15 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following

provisions:

.1 In accordance with Section 9.8.2.

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
35-95

**.16 DELETED**

**.17 King George Road and Powerline Road (C8-17)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-17 Zone may be used for all of the uses permitted in the C8 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-17 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

.1 Notwithstanding Section 6.27, all uses shall be capable of being, and may be served, by a private sanitary waste disposal system approved by the City in consultation with the Brant County District Health Unit.

That all the provisions of the C8 Zone in Section 9.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.18 Park Road and Grey Street (C8-18)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-18 Zone shall be used only for the following uses:

- .1 Shopping centres comprised of a combination of any of the following uses.
- .2 Art galleries.
- .3 Arts schools.
- .4 Bakeries.
- .5 Commercial schools.
- .6 Day nurseries.
- .7 Dwelling units.
- .8 Financial institutions.
- .9 Fresh produce outlets.
- .10 General offices.
- .11 Health clubs.
- .12 Libraries.
- .13 Meat stores.
- .14 Medical clinics.

- .15 Medical offices.
- .16 Neighbourhood convenience stores.
- .17 Personal service stores.
- .18 Photocopy shops.
- .19 Photographer's studios.
- .20 Places of entertainment.
- .21 Private clubs.
- .22 Private parks.
- .23 Public halls.
- .24 Restaurants: full service, take-out, fast food, including drive-through service.
- .25 Retail stores.
- .26 Service or repair shops.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-18 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 In accordance with Section 9.8.2.

That all the provisions of the C8 Zone in Section 9.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
175-96

#### **19. Established General Commercial Area (C8-19)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-19 Zone shall be used only for the following use:

- .1 Art galleries.
- .2 Arts schools.
- .3 Commercial schools.
- .4 Day nurseries.
- .5 Dwelling units.
- .6 Existing grocery stores.
- .7 Fresh produce outlets.
- .8 General offices.
- .9 Health clubs.
- .10 Meat stores.
- .11 Medical clinics.
- .12 Medical offices.
- .13 Neighbourhood convenience stores.
- .14 Personal service stores.
- .15 Photographers' studios.
- .16 Places of entertainment.
- .17 Private clubs.
- .18 Public halls.
- .19 Restaurants: full service, take-out, and fast food, excluding drive-through service.
- .20 Retail stores.
- .21 Service or repair shops.
- .22 Accessory uses, buildings and structures.

## .23 Uses permitted in Section 6.1.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-19 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

## .1 All Permitted Uses Except as Noted

- |     |   |                                 |
|-----|---|---------------------------------|
| .1  | Lot Area (minimum)                              | 360.0 m <sup>2</sup>            |
| .2  | Lot Frontage (minimum)                          | 12.0 m                          |
| .3  | Lot Coverage (maximum)                          | 40%                             |
| .4  | Building Height (maximum)                       | 2 storeys                       |
| .5  | Front Yard (minimum)                            | Established Front Building Line |
| .6  | Rear Yard (minimum)                             | Nil                             |
| .7  | Side Yard (minimum)                             | Nil                             |
| .8  | Parking   |                                 |
|     | .1 In accordance with                           | Section 6.18                    |
|     | .2 No parking permitted in required front yard. |                                 |
| .9  | Open Storage                                    | Prohibited                      |
| .10 | Buffering in accordance with                    | Section 6.10.                   |
| .11 | Loading   |                                 |
|     | .1 In accordance with                           | Section 6.23.                   |
|     | .2 No loading permitted in required front yard  |                                 |

## .2 Dwelling units

- |    |   |
|----|---|
| .1 | Dwelling units shall only be located in a building containing one or more permitted non-residential uses. |
| .2 | In accordance with the provisions for the permitted non-residential use.                                  |
| .3 | The minimum gross floor area shall be 55.0 m <sup>2</sup> /unit.  |
| .4 | Dwelling units shall be prohibited on the first storey.   |

- .3 Uses permitted in Section 6.1.  
  - In accordance with Section 6.1
- .4 Day nurseries  
  - In accordance with Section 6.8
- .5 Accessory uses, buildings, and structures  
  - .1 In accordance with Section 6.3.

That all the provisions of the C8 Zone in Section 9.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
52-2005

**.20 DELETED**

Amended by  
Bylaw No.  
35-95

**.21 DELETED**

**.22 137 West Street (C8-22)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-22 Zone may be used for all of the uses permitted in the C8 Zone, plus the following use:

- .1 A public garage.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-22 Zone use any lot, or erect, alter or use any building or structure for a public garage, except in accordance with the following provisions:

- .1 In accordance with Section 9.6.2.

Amended by  
Bylaws No.  
43-2014, OMB  
Order PL140436

That all the provisions of the C8 Zone in Section 9.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.23 Dalhousie Street and Rawdon Street (C8-23)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-23 Zone may be used for all of the uses permitted in the C8 Zone, plus the following use:

- .1 A dairy processing plant.



Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-23 Zone use any lot, or erect, alter or use any building or structure for a dairy processing plant, except in accordance with the following provisions:

- .1 In accordance with Section 10.2.2.

That all the provisions of the C8 Zone in Section 9.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
43-2014, OMB  
Order PL140436

**.24 240 King George Road (C8-24)**

Notwithstanding any provision this Bylaw to the contrary, any lot within any C8-24 Zone may be used for all the uses permitted in the C8 Zone, except for the following use:

- 1. Propane Storage Tanks

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
25-91, 119-2003

**.25 627 Park Road North (C8-25)**

Notwithstanding any provisions of this Bylaw to the contrary, any lot within any C8-25 Zone shall be used only for the following uses:

- .1 Shopping centres comprised of a combination of any of the following uses.
- .2 Financial institutions.
- .3 General offices.
- .4 Health clubs.
- .5 Medical clinics.
- .6 Medical offices.
- .7 Personal service stores.
- .8 Private clubs.
- .9 Private parks.
- .10 Public halls.
- .11 Restaurants: full service or fast food.
- .12 Retail stores.
- .13 Retail warehouses.
- .14 Veterinary clinics.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-25 Zone use any lot, or erect, alter, or use any building or structure, except in accordance with the following provisions:

- .1 Side Yard (minimum)

- .1 Interior
  - .1 Abutting a lot in a General Commercial Zone NIL
  - .2 Abutting any other lot line 3.0m
- .2 The maximum gross floor area of each retail store shall not exceed 400.0m<sup>2</sup>.

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
35-95

**.26 DELETED**

**.27 437-439 St. Paul Avenue (C8-27)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-27 Zone may be used for all of the uses permitted in the C8 Zone, plus the following use:

- .1 An apartment dwelling.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-27 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 In accordance with Section 7.11.2.

That all the provisions of the C8 Zone in Section 9.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.28 29 Sheridan Street (C8-28)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-28 Zone may be used for all of the uses permitted in the C8 Zone, or the following use:

- .1 Uses permitted in Section 7.8.1.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-28 Zone use any lot, or erect, alter or use any building or structure for a use in the C8 Zone, except in accordance with the following provisions:

- .1 The lands municipally known as 29 Sheridan Street and 156 to

160 Market Street shall be deemed to be one lot for the purpose of applying the regulations of Section 9.8.2.

- .2 Any development of the lands at 29 Sheridan Street shall be in conjunction with and physically attached to a use permitted on 156 to 160 Market Street.
- .3 The minimum yard adjacent to Sheridan Street at 29 Sheridan Street shall be the Established Front Building Line on Sheridan Street.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-28 Zone use any lot, or erect, alter or use any building or structure for a use permitted in Section 7.8.1., except in accordance with the following provisions:

- .1 In accordance with Section 7.8.2.

That all the provisions of the C8 Zone in Section 9.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
25-91

**.29 164 Charing Cross Street (C8-29)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-29 Zone may be used for all of the uses permitted in the C8 Zone, plus the following use:

- .1 Industrial rental establishment.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-29 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 In accordance with Section 9.8.2.1.

That all the provisions of the C8 Zone in Section 9.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.30 1, 3, 5 Dunsdon Street (C8-30)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-30 Zone shall be used only for the following use:

- .1 Financial institution (maximum of one).
- .2 General offices.
- .3 Neighbourhood convenience store (maximum of one).
- .4 Personal service stores.

- .5 Restaurant, full service (maximum of one).
- .6 Retail stores.
- .7 Service or repair shops.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-30 Zone use any lot, or erect, alter, or use any building or structure, except in accordance with the following provisions:

- .1 The lands shall conform to all regulations shown on Schedule B, Map C8-30.
- .2 Gross Floor Area (maximum):
  - .1 Financial institution 280 m<sup>2</sup> each
  - .2 General office 200 m<sup>2</sup> each
  - .3 Personal service store 140 m<sup>2</sup> each
  - .4 Restaurant, full service 280 m<sup>2</sup> each
  - .5 Retail store 140 m<sup>2</sup> each
  - .6 Service of repair shop 140 m<sup>2</sup> each

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
25-91 & 129-94

**.31 612/614 Colborne Street (C8-31)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-31 Zone shall be used only for the following uses:

- .1 General offices.
- .2 Personal service stores.
- .3 Retail stores.
- .4 Service or repair shops.
- .5 Public garages used only as an automobile glass shop or an automobile inspection/appraisal centre.
- .6 The uses permitted in Section 9.8.1.
- .7 Taxi establishments.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-31 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 The lands shall conform to all regulations shown on Schedule B, Map C8-31.1 in the event the lands are used for any of the uses listed in Section 9.8.3.31.1 to 9.8.3.31.4 inclusive and Section

9.8.3.31.7.

- .2 The lands shall conform to all regulations shown on Schedule B, Map C8-31.2 in the event the lands are used for the uses listed in Section 9.8.3.31.5.
- .3 The lands shall conform to all regulations contained in Section 9.8.2 in the event the lands are used for the uses listed in Sections 9.8.3.31.6 and 9.8.3.31.7.
- .4 A taxi establishment may be located on the lot, within a building that existed at the date of the passing of this Bylaw.

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
133-91

**.32 48 Oak Street (C8-32)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-32 Zone may be used for all the uses permitted in the C8 Zone, plus the following:

- .1 A maximum of three dwelling units
- .2 A drapery manufacturing and wholesale use
- .3 A service industry

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-32 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Sections 9.8.3.32.1 to 9.8.3.32.3, all inclusive, except in accordance with the following:

- .1 To the development standards that existed at the date of the passing of this Bylaw.

That all of the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
25-91, & 157-2007

**.33 DELETED**

Amended by  
Bylaws No.  
25-91 & 35-95

**.34 DELETED**

Amended by  
Bylaws No.  
25-91 & 35-95

**.35 DELETED**

Amended by  
Bylaw No.  
86-93

**.36 Northwest Corner of Charing Cross Street  
and North Park Street (C8-36)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-36 Zone may be used for all of the uses permitted in the C8 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-36 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- |    |                          |                      |
|----|--------------------------|----------------------|
| .1 | Lot Area (minimum)       | 2500.0m <sup>2</sup> |
| .2 | Front Yard (minimum)     | 3.5m                 |
| .3 | Planting Strip (minimum) | NIL                  |

That all provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
89-93

**.37 226 West Street (C8-37)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-37 Zone may be used for all of the uses permitted in the C8 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-37 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- |    |   |   |
|----|---|---|
| .1 | Interior Side Yard (minimum)  | 4.4m  |
| .2 | Planting Strip (minimum)  | 0.9m along<br>West Street   |
| .3 | Parking (minimum)   |   |
|    | .1 Fast food restaurant<br>(including drive-thru<br>service)                                  | 1.0 space/<br>13.0 m <sup>2</sup> GFA<br>plus 1 space per 4<br>customer seats |
| .4 | For the purposes of this Bylaw, the front lot line shall be deemed to be along Dundas Street. |   |

That all provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

mutandis.

Amended by  
Bylaw No.  
58-94  
41-2014

**.38 DELETED**

Amended by  
Bylaws No.  
120-94 & 175-96

**.39 235-239 Market Street (C8-39)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-39 Zone may be used only for the following uses:

- .1 Adult live entertainment parlours
- .2 Art galleries
- .3 Arts schools
- .4 Commercial schools
- .5 Day nurseries
- .6 Dwelling units
- .7 Existing grocery stores
- .8 Fresh produce outlets
- .9 General offices
- .10 Health clubs
- .11 Meat stores
- .12 Medical clinics
- .13 Medical offices
- .14 Neighbourhood convenience stores
- .15 Personal service stores
- .16 Photographer's studios
- .17 Places of entertainment
- .18 Private clubs
- .19 Public halls
- .20 Restaurants: full service, take-out, and fast food, excluding drive-through service
- .21 Retail stores
- .22 Service or repair shops
- .23 Accessory uses, buildings and structures
- .24 Uses permitted in Section 6.1

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-39 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 All Permitted Uses Except as Noted
  - .1 Lot Area (minimum) 360.0 m<sup>2</sup>
  - .2 Lot Frontage (minimum) 12.0 m
  - .3 Lot Coverage (maximum) 40%
  - .4 Building Height (maximum) 2 storeys
  - .5 Front Yard (minimum) Established Front

- Building Line
- .6 Rear Yard (minimum) Nil
- .7 Side Yard (minimum) Nil
- .8 Parking
  - .1 In accordance with Section 6.18
  - .2 No parking permitted in required front yard
- .9 Open Storage Prohibited
- .10 Buffering in accordance with Section 6.10
- .11 Loading
  - .1 In accordance with Section 6.23
  - .2 No loading permitted in required front yard
- .2 Dwelling units
  - .1 Dwelling units shall only be located in a building containing one or more permitted non-residential uses.
  - .2 In accordance with the provisions for the permitted non-residential use.
  - .3 The minimum gross floor area shall be 55.0 m<sup>2</sup>/unit.
  - .4 Dwelling units shall be prohibited on the first storey.
- .3 Uses permitted in Section 6.1
  - .1 In accordance with Section 6.1
- .4 Day nurseries
  - .1 In accordance with Section 6.8
- .5 Accessory uses, buildings, and structures
  - .1 In accordance with Section 6.3

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.



Amended by  
Bylaws No.  
131-94, 149-97,  
65-2018

**.40 116 St. George Street (C8-40)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-40 Zone may be used for all of the uses permitted in the C8 Zone, plus the following use:

- .1 Food Service Vehicles

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-40 Zone use any lot, or erect, alter or use any building or structure for Food Service Vehicles, except in accordance with the following provisions:

- .1 In accordance with Section 6.34

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
154-94

**.41 130 Colborne Street West (C8-41)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-41 Zone may be used for all of the uses permitted in the C8 Zone, plus the following uses:

- .1 Automobile service stations
- .2 Automobile gas bars

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-41 Zone use any lot, or erect, alter or use any building or structure for an automobile service station or automobile gas bar, except in accordance with the following provisions:

- .1 In accordance with Section 9.6.2

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
35-95

**.42 25 Holiday Drive (C8-42)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-42 Zone may be used for all of the uses permitted in the C8 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-42 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Landscape Open Space (minimum)

- .1 Restaurant 30%
- .2 All other uses 35%
- .2 Open Storage (maximum)
  - .1 Two times the above grade floor area or 35% of the lot area, whichever is the greater
- .3 Rear Lot Line
  - .1 Where a rear lot line is not parallel to the front lot line, the rear lot line shall be calculated by a line joining two points as follows:
    - .1 A line of 121.0 m in a northwesterly direction along the lot line abutting Highway No. 403; and
    - .2 A line of 116.0 m in a southwesterly direction along the lot line abutting the Canadian National Railway line.
- .4 Planting Strip
  - .1 A minimum 6.0 m planting strip shall be provided along all lot lines.

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
35-95

**.43 379 to 387 West Street (C8-43)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-43 Zone may be used for all of the uses permitted in the C8 Zone, plus the following:

- .1 Existing single detached dwellings

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-43 Zone use any lot, or erect, alter or use any building or structure for an existing single detached dwelling, except in accordance with the following provisions:

- .1 In accordance with Section 7.6.2

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
35-95

**.44 71 King George Road (C8-44)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-44 Zone may be used for all of the uses permitted in the C8 Zone, plus the following:

.1 Apartment dwellings

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-44 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

.1 In accordance with Section 7.11.2

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
35-95

**.45 King George Road and Powerline Road (C8-45)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-45 Zone may be used for all of the uses permitted in the C8 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-45 Zone use any lot or erect, alter or use any building or structure, except in accordance with the following provisions:

.1 Notwithstanding Section 6.27, all uses shall be capable of being, and may be served by, a private sanitary waste disposal system approved by the City in consultation with the Brant County Health Unit.

That all of the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
35-95

**.46 781 Colborne Street East (C8-46)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-46 Zone may be used for all of the uses permitted in the C8 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-46 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions;

.1	Lot Width (minimum)	25.0 m
.2	Interior Side Yard (minimum)	0.3 m
.3	Landscape Open Space (minimum)	NIL
.4	Planting Strips (minimum)	NIL
.5	Buffering (minimum)	NIL

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
35-95

**.47 120 Paris Road (C8-47)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-47 Zone may be used only for the following uses:

- .1 Single detached dwellings
- .2 Bed and breakfast establishments
- .3 Day nurseries
- .4 Home occupations
- .5 Mini group homes
- .6 General offices
- .7 Personal service stores
- .8 Medical offices
- .9 Retail stores
- .10 Accessory uses, buildings and structures

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-47 Zone use any lot, or erect, alter or use any building or structure for the uses listed in Section 9.8.3.47.1 to 9.8.3.47.5, except in accordance with the following provisions:

- .1 In accordance with Section 7.2.2

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
35-95, 137-95

**.48 16 to 36 and 44 Charing Cross Street,  
456 to 460 St. Paul Avenue, and  
6 to 20B Borden Street (C8-48)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-48 Zone may be used for all of the uses permitted in the C8 Zone, plus the following:

- .1 Existing single detached dwellings

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-48 Zone use any lot, or erect, alter or use any building or structure for an existing single detached dwelling, except in accordance with the following provisions:

- .1 In accordance with Section 7.4.2

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
137-95

**.49 40 Charing Cross Street (C8-49)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-49 Zone may be used for all of the uses permitted in the C8 Zone, plus the following:

- .1 Existing ambulance station

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-49 Zone use any lot, or erect, alter or use any building or structure for an existing ambulance station, except in accordance with the following provisions:

- .1 To the development standards that existed at the date of the passing of this Bylaw.

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
68-96

**.50 146 Morrell Street (C8-50)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-50 Zone may be used for all of the uses permitted in the C8 Zone, plus the following use:

- .1 Printing establishment

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-50 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 To the development standards that existed at the date of passing of this Bylaw.
- .2 The outdoor display or storage of new or used motor vehicles for sale is prohibited.

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent

with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
14-97

**.51 379/381 St. Paul Avenue (C8-51)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-51 Zone may be used for all of the uses permitted in the C8 Zone, plus the following uses:

.1 Automobile supply stores

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-51 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

.1	Lot Width (minimum)	23.7m
.2	Lot Area (minimum)	820.0m <sup>2</sup>
.3	Front Yard (minimum)	3.0m
.4	Landscaped Open Space (minimum)	7.0%

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
56-97

**.52 10 Mt. Pleasant Street (C8-52)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-52 Zone may be used for all of the uses permitted in the C8 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-52 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

.1	Lot Area (minimum)	434.0m <sup>2</sup>
.2	Lot Width (minimum)	9.5m
.3	Lot Coverage (maximum)	55.0%
.4	Front Yard (minimum)	2.0m
.5	Side Yard (minimum)	
	.1 Interior	
	.1 Abutting a lot in a	NIL

## General Commercial Zone

- .2 Abutting any other lot line 0.9m
- .6 Off-Street Parking (minimum) 3 spaces
- .7 The designated front lot line shall be Mt. Pleasant Street

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
56-97

**.53 12 Mt. Pleasant Street (C8-53)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-53 Zone may be used for all of the uses permitted in the C8 Zone, plus the following:

- .1 Existing single-detached dwellings

Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any C8-53 zone use any lot, or erect, alter or use any building or structure for an existing single-detached dwelling, except in accordance with the following provisions:

- .1 Lot Area (minimum) 260.0m<sup>2</sup>
- .2 Side Yard (minimum)
  - .1 Interior 0.5m
- .3 Lot Coverage (maximum) 43.0%
- .4 All other provisions in accordance with Section 7.8.2
- .5 The designated front lot line shall be Mt. Pleasant Street.

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
149-97, 65-2018

**.54 275 King George Road (C8-54)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-54 Zone may be used for all of the uses permitted in the C8 Zone, plus the following uses:

- .1 Food Service Vehicles

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-54 Zone use any lot, or erect, alter or use any building or structure for Food Service Vehicles except in accordance

with the following provisions:

- .1 Deleted
- .2 Notwithstanding Section 2.3.6.1 of this Bylaw, a Food Service Vehicle may include an extended menu of food items for sale to the general public in accordance with the City's Licencing Bylaw and the Health Protection and Promotion Act.

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
149-97, 65-2018

**.55 164 Colborne Street West (C8-55)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-55 Zone may be used for all of the uses permitted in the C8 Zone, plus the following uses:

- .1 Food Service Vehicles

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-55 Zone use any lot, or erect, alter or use any building or structure for Food Service Vehicles except in accordance with the following provisions:

- .1 Deleted
- .2 Notwithstanding Section 2.3.6.1 of this Bylaw, Food Service Vehicles may include an extended menu of food items for sale to the general public in accordance with the City's Licencing Bylaw and the Health Protection and Promotion Act.

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

**.56 DELETED**

Amended by  
Bylaws No.  
71-98, 75-2006

**.57 Southeast Corner of Wayne Gretzky Parkway and Henry Street (C8-57)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-57 Zone may be used for the following uses:

- .1 Shopping centres comprised of a combination of any use permitted in the C8-57 Zone
- .2 Automobile gas bars
- .3 Automobile service stations



- .4 Building supply centres
- .5 Financial institutions
- .6 Health club
- .7 Nursery garden centres
- .8 Pharmacies
- .9 Places of entertainment
- .10 Restaurants: full service, take-out and fast food (including drive-thru service)
- .11 Retail stores which may include a retail store specializing primarily in home and auto supply goods
- .12 Retail warehouses
- .13 Specialty retail stores
- .14 A Supermarket
- .15 Accessory uses, buildings and structures

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-57 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Lot Area (minimum)
  - .1 Automobile gas bars and Automobile service stations 750.0 m<sup>2</sup>
  - .2 All other permitted uses 900.0 m<sup>2</sup>
- .2 Lot Width (minimum) 30.0 m
- .3 Lot Coverage (maximum)
  - .1 Automobile gas bars and Automobile service stations 25.0%
  - .2 All other permitted uses 40.0%
- .4 Building Height (maximum)
  - .1 Automobile gas bars and Automobile service stations 7.5 m
  - .2 All other permitted uses 12.0 m
- .5 Front Yard (minimum)
  - .1 Gasoline pump islands and gasoline pump island kiosks 6.0 m
  - .2 Gasoline pump island canopies 1.0 m
  - .3 All other permitted uses 6.0 m
- .6 Rear Yard (minimum) 6.0 m

- .7 Side Yard (minimum)
  - .1 Interior 6.0 m
  - .2 Exterior
    - .1 Gasoline pump islands and gasoline pump island kiosks 6.0 m
    - .2 Gasoline pump island canopies 1.0 m
    - .3 All other permitted uses
      - .1 Along Henry Street 9.0 m
      - .2 All other streets 6.0 m
- .8 Landscaped Open Space (minimum) 10.0%
- .9 Parking 4.5 spaces/  
100.0 m<sup>2</sup> GFA
- .10 Loading in accordance with Section 6.23
- .11 Open Storage
  - .1 Building supply centre and nursery garden centre in accordance with Section 6.12
  - .2 Notwithstanding Section 6.12.1.2.2, open storage shall be permitted in a yard abutting an expressway.
- .12 Buffering in accordance with Section 6.10
- .13 Planting Strip in accordance with Section 6.11
- .14 Accessory uses, buildings and structures
  - .1 In accordance with Section 6.3
- .15 A total maximum gross leasable floor area for all buildings and structures shall be 12,400.0m<sup>2</sup> and a maximum gross leasable floor area of all buildings and structures shall be 24,800.0m<sup>2</sup>.
- .16 A supermarket use shall have a maximum gross leasable floor area of 9,300.0m<sup>2</sup>.
- .17 An individual commercial use shall have a maximum gross leasable floor area of 9,300.0m<sup>2</sup>.

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
29-99

**.58 270 King George Road (C8-58)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-58 Zone may be used for all of the uses permitted in the C8 Zone, plus the following uses:

- .1 Automobile supply stores

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
156-99, 90-2010

**.59 200/206 Henry Street and 2 Livingstone Close and a portion of 4 Livingstone Close (H-C8-59)**

Notwithstanding Section 4.17 where the C8-59 Zone symbol is preceded by the letter "H", the lands may only be used for the following uses all inclusive, save and except Automobile Washing Facility – Automated Use, which remains a proposed use until such time the H prefix is lifted:

- .1 Automobile gas bars
- .2 Neighbourhood convenience stores
- .3 Restaurant: take-out (including drive-through service)
- .4 Restaurant fast food
- .5 Automobile Washing Facility - Automated

Prior to a Bylaw being adopted by Council to remove the "H", a satisfactory site plan and noise study must be received and approved in principle by Council.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-59 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Notwithstanding Section 6.10.2, the maximum building height shall be 4.6 m within 5.0 m of a residential zone
- .2 Notwithstanding Section 6.11.1.1 the minimum planting strip required abutting the corridor area shown on Schedule "J" shall be 1.0 metre.
- .3 Notwithstanding Section 6.11.1.2 the minimum planting strip required between the Established Front Building Line and the street, shall be 0.1 metre.
- .4 Notwithstanding Section 6.18 (table 6.1) the minimum number of parking spaces shall be 14.

- .5 Notwithstanding Section 6.22.1 the minimum yard required abutting the corridor area shown on Schedule "J" shall be:
  - .1 Buildings 13.0 metres
  - .2 Gasoline pump island canopy 10.0 metres except at the daylight triangle
- .6 Any vehicular access to the corridor area shown on Schedule "J" shall be restricted to a right-in and right-out only access.
- .7 Notwithstanding Section 9.8.2.6.6 the minimum rear yard required shall be 5 metres

That all the provisions of the C8 Zone in Section 9.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
209-99

**.60 23 Harris Avenue (C8-60)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-60 Zone may be used only for one or more of the following uses:

- .1 Art galleries.
- .2 Art schools.
- .3 Bakeries.
- .4 Commercial schools.
- .5 Day nurseries.
- .6 Dwelling units.
- .7 Financial institutions.
- .8 Fresh produce outlets.
- .9 General offices.
- .10 Health clubs.
- .11 Library.
- .12 Meat stores.
- .13 Medical clinics.
- .14 Medical offices.
- .15 Neighbourhood convenience stores.
- .16 Personal service stores.
- .17 Photocopy shops.
- .18 Photographer's studios.
- .19 Places of entertainment.
- .20 Private clubs.
- .21 Private parks.
- .22 Public halls.
- .23 Restaurants: full service, take-out and fast food (including drive-through service).
- .24 Retail stores.
- .25 Service industries.

- .26 Service or repair shops.
- .27 Telecommunication services.
- .28 Veterinary clinics.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-60 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 In accordance with Section 9.8.2.

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
34-2000

**.61 321 to 331 King George Road (C8-61)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-61 Zone, may be used for all of the uses permitted in the C8 Zone, plus the following:

- .1 Automobile supply stores

That all the provisions of the C8 Zone in Section 9.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
54-2000, 65-2018

**.62 30 Lynden Road (C8-62)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-62 Zone may be used for all of the uses permitted in the C8 Zone, plus the following use:

- .1 Food Service Vehicles

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-62 Zone use any lot, or erect, alter or use any building or structure for Food Service Vehicles, except in accordance with the following provisions:

- .1 A refreshment cart may be permitted on a lot within the C8-62 Zone that does not have located upon it a grocery store, restaurant, supermarket, bakery, delicatessen or meat store.

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
55-2000

**.63 371 St. Paul Avenue (C8-63)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-63 Zone may be used for all of the uses permitted in the C8 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-63 Zone use any lot, or erect, alter or use any building or structure for an existing supermarket except in accordance with the following provisions:

- .1 For the purposes of this Bylaw, the front lot line shall be deemed to be along St. Paul Avenue.
- .2 Any additions to the existing building shall provide a minimum rear yard of 6.0 metres.
- .3 Landscaped Open Space (minimum) NIL
- .4 Planting Strip (minimum) NIL
- .5 Gross Floor Area (maximum) 3,985.0 m<sup>2</sup>
- .6 All other provisions of Section 9.8.2.1 of this Bylaw.

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continued to apply mutatis mutandis.

Amended by  
Bylaws No.  
164-2000

**.64 Lots 7 and 8, Registered Plan 1417 (C8-64)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-64 Zone may be used for all of the uses permitted in the C8 Zone, plus the following:

- .1 Specialty drug/food warehouses
- .2 Dry cleaning establishments
- .3 An amusement arcade accessory to a theatre

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-64 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Gross Floor Area (maximum) 12,590.0 m<sup>2</sup>
- .2 Building Height (maximum) 15.0 m
- .3 Off-Street Parking (minimum)

- .1 One space per five persons of permitted capacity for a theatre, plus 5.5 spaces per 100.0m<sup>2</sup> of GFA for all other permitted uses.

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
164-2000

**.65 Northeast Corner of Lynden Road and Dalkeith Drive (C8-65)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-65 Zone may be used for all of the uses permitted in the C8 Zone, plus the following uses:

- .1 Garden supply centre  
.2 Dry cleaning establishments

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-65 Zone use any lot or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 The designated front lot line shall be Lynden Road.

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
164-2000

**.66 180 Lynden Road (C8-66)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-66 Zone may be used for all of the uses permitted in the C8 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-66 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Landscape Open Space (minimum) 7.0%

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
164-2000

**.67 Northwest Corner of Lynden Road and Dalkeith Drive (C8-67)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-67 Zone may be used for all of the uses permitted in the C8 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-67 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Any loading space may have direct access from Dalkeith Drive to permit ingress, egress, and manoeuvring without the means of a driveway.

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
22-2001

**.68 190 King George Road (C8-68)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-68 Zone may be used for all of the uses permitted in the C8 Zone, plus the following use:

- .1 An amusement arcade

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
111-2001

**.69 84 to 94 Charing Cross Street (C8-69)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-69 Zone may be used only for the following uses:

- .1 Any building located on the lands identified as Area "1", as shown on Schedule "B" Map C8-69, may be used for all of the uses permitted in the C8 Zone.
- .2 Any building located on the lands identified as Area "2", as shown on Schedule "B" Map C8-69, may only be used for the following uses:
  - .1 Enclosed storage for a permitted use located in Area "1", as shown on Schedule "B" Map C8-69.
  - .2 A greenhouse for a florist shop located in Area "1", as



shown on Schedule "B" Map C8-69.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-69 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following:

- .1 Development on the lands located in Area "1", as shown on Schedule "B" Map C8-69, shall be in accordance with Section 9.8.2
- .2 Development on the lands located in Area "2", as shown on Schedule "B" Map C8-69, shall be in accordance with the following:

- .1 Building Height (maximum) 4.5 m
- .2 Garbage bins and enclosures shall be prohibited, save and except for an enclosure for a recycling bin located immediately adjacent to the existing garbage storage enclosure at the rear of the building municipally known as 92 Charing Cross Street
- .3 Building Setback (minimum) 6.0 m from any lot in a Residential Zone
- .4 All other regulations of Section 9.8.2

That all the provisions of the C8 Zone in Section 9.8.2 of this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
157-2001

**.70 616 to 626 Colborne Street East (C8-70)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-70 Zone may be used for all of the uses permitted in the C8 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-70 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 The designated front lot line shall be Colborne Street East.
- .2 The minimum front yard to a building associated with an automobile gas bar shall be 11.0 metres.
- .3 A minimum front yard to an existing gasoline pump island shall be 4.0 metres

- .4 Rear Yard (minimum) 2.5 m
- .5 Exterior Side Yard (minimum) 4.0 m
- .6 Notwithstanding Section 6.11 of this Bylaw, a planting strip shall not be required adjacent to any off-street parking spaces that existed prior to the enactment of this Bylaw.
- .7 Notwithstanding Section 2.19.12 of this Bylaw, the combination of three or more of the following uses shall not be considered a shopping centre:
  - .1 Manual automobile washing facility
  - .2 Public garage
  - .3 Automobile gas bar
  - .4 Neighbourhood convenience store and the drive-thru component for a take-out restaurant located in a building associated with an automobile gas bar.
- .8 For the uses identified in Section 9.8.3.70.7.1 to 9.8.3.70.7.4, the minimum off-street parking requirement for each use shall be as required in Section 6.18.7.8 Table 1 of this Bylaw, with the exception of a manual automobile washing facility which shall provide a minimum of 2.0 spaces per washing bay and said spaces may be stacked one behind the other.

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
99-2002

**.71 134 King George Road (C8-71)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-71 Zone shall only be used for the following uses:

- .1 General Offices
- .2 A Dwelling Unit
- .3 Accessory Buildings and Structures

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-71 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 General Offices
  - .1 The general office shall be restricted to the main building that existed as of May 1, 2002.
  - .2 No additions or expansions of the main building that existed as of May 1, 2002 shall be permitted.

.2 Dwelling Unit

- .1 The dwelling unit shall only be located in a building containing a permitted non-residential use.
- .2 There shall be a maximum of one dwelling unit.
- .3 The minimum gross floor area shall be 40.0m<sup>2</sup>.
- .4 Parking shall be provided and maintained at 1.5 spaces in addition to the required parking space for the non-residential use.

.3 Accessory Buildings and Structures

- .1 To the development standards that existed at the date of the passing of this Bylaw.
- .4 The provision of vehicular access to and from the subject property shall be limited to Wayne Drive and shall be prohibited from King George Road.

That all of the provisions of the C8 Zone in Section 9.8.2 to this Bylaw and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
52-2003

**.72 Southwest Corner of Colborne Street West & Shellard Lane (C8-72)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-72 Zone may be used for all of the uses permitted in the C8 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-72 Zone use any lot or erect, alter or use any building or structure, except in accordance with the following provisions:

.1 Side yard (minimum)

.1 Interior

- .1 Abutting a lot in a General Commercial Zone NIL
- .2 Abutting any other lot line 1.8m

- .2 Notwithstanding the provisions of Section 6.11.1.2, a maximum of one parking space may project a maximum of 1.6 metres into the required planting strip abutting Shellard Lane.

That all of the provisions of the C8 Zone in Section 9.8.2 to this Bylaw and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
152-2003, 123-2007

### **.73 172 - 178 Market Street (C8-73)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-73 zone may be used only for the following uses:

#### Dwelling Units

- .1 15-unit apartment building

#### Commercial

- .1 Art galleries.
- .2 Arts schools.
- .3 Commercial schools.
- .4 Day nurseries
- .5 Fresh produce outlets
- .6 General offices
- .7 Health Clubs
- .8 Meat stores
- .9 Medical clinics
- .10 Medical offices
- .11 Neighbourhood convenience stores
- .12 Personal service stores
- .13 Photographers' studios
- .14 Places of entertainment
- .15 Places of worship
- .16 Private clubs
- .17 Public halls
- .18 Restaurants: full service, take-out, and fast-food, excluding drive-through service
- .19 Retail stores
- .20 Service or repair shops
- .21 Accessory uses, buildings and structures
- .22 Uses permitted in Section 6.1

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-73 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

#### .1 All Permitted Uses

- |    |                        |                      |
|----|------------------------|----------------------|
| .1 | Lot Area (minimum)     | 360.0 m <sup>2</sup> |
| .2 | Lot Frontage (minimum) | 12.0 m               |
| .3 | Lot Coverage (maximum) | 44%                  |

- |     |   |  |
|-----|---|--|
| .4  | Building Height                                       | 2 storeys  |
| .5  | Front Yard (minimum)                                  | Established Front Building Line  |
| .6  | Rear Yard (minimum)                                   | Nil  |
| .7  | Side Yard (minimum)                                   | Nil  |
| .8  | Parking   |  |
|     | .1  | That a minimum of 10 parking spaces be provided for residential uses       |
|     | .2  | Parking in accordance with Section 6.18 for all other non-residential uses |
| .9  | Open Storage  | Prohibited   |
| .10 | Buffering in accordance with                          | Section 6.10.  |
| .11 | Loading Spaces  | None   |
| .12 | Non-residential uses are limited to the first storey. |  |
| .2  | Dwelling units (in addition to the .1 above)          |  |
|     | .1  | Dwelling units are permitted to be located on the first floor.             |
|     | .2  | The minimum gross floor areas shall be 36.0m <sup>2</sup> /unit.           |
|     | .3  | Maximum number of dwelling units is 15.                                    |
| .3  | Uses permitted in Section 6.1.                        |  |
|     |   | In accordance with Section 6.1   |
| .4  | Day nurseries   |  |
|     |   | In accordance with Section 6.8   |
| .5  | Accessory uses, buildings, and structures             |  |
|     | .1  | In accordance with Section 6.3.  |

That all the provisions of the C8 Zone in Section 9.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

65-2004

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-74 Zone may be used for all of the uses permitted in the C8 Zone, plus the following:

- .1 An amusement arcade accessory to a bowling alley.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-74 Zone use any lot or erect, alter or use any building or structure for an amusement arcade associated with a bowling alley, except in accordance with the following provisions:

- .1 No amusement arcade associated with a bowling alley shall be located on any lot which is closer than 200.0 metres from the lot lines of any property used for a public school, separate school or private school.

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

#### **.75 46 Charing Cross Street (C8-75)**

Amended by  
Bylaws No.  
109-2004, 134-2007,  
140-2011

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-75 Zone may be used only for the following uses:

- .1 Arts schools
- .2 Automobile rental establishment
- .3 Automobile sales establishment
- .4 Bakeries
- .5 Boat and recreational vehicle sales establishment
- .6 Commercial schools
- .7 Day nurseries
- .8 Dwelling unit
- .9 Financial institutions
- .10 Fresh produce outlet
- .11 General offices
- .12 Meat stores
- .13 Medical clinic
- .14 Medical office
- .15 Neighbourhood convenience store
- .16 Personal service stores
- .17 Pharmacy
- .18 Photocopy shops
- .19 Photographers' studios
- .20 Plumbing shop
- .21 Private Park
- .22 Restaurant: full service, take-out and fast food (excluding drive through service)
- .23 Retail stores
- .24 Service or repair shops
- .25 Specialty retail stores

- .26 Veterinary clinics
- .27 Accessory uses, buildings, and structures

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-75 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 All Permitted Uses Except as Noted
  - .1 Interior Side Yard (minimum) 1.36 m
- .2 Parking for existing Service Industry (Plumbing Shop) 1 space/50.0m<sup>2</sup> GFA

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
52-2005

#### **.76 187 Market Street (C8-76)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-76 Zone may be used for all of the uses permitted in the C8 Zone. Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-76 Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 A minimum of 39 off-street parking spaces shall be required for the existing tavern use on this lot.

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
215-2004

#### **.77 230/236 King George Road (C8-77)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-77 Zone may be used for all of the uses permitted in the C8 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-77 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Notwithstanding Section 2.19.12 of this Bylaw, the following definition of shopping centre shall apply:

Shopping Centre: shall mean a lot or lots, and a building or buildings containing at least three individual commercial uses (wherein no more than 30% of the gross leasable area is devoted to general offices, medical clinics, or medical offices and excludes automobile washing facilities and automobile gas bars), designed, developed and managed as a comprehensive development for

which common loading spaces, parking areas, landscaping areas, and other common facilities may be provided, and which is held in single or multiple ownership and where it is held in multiple ownership of more than one lot, the total area of the properties shall be deemed to be a lot for the regulations of this Bylaw.

.2 Section 6.23 shall not apply.

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
56-2016  
138-2016

### **.78 259-269 Clarence Street/8 Henry Street (C8-78)**

Notwithstanding any provision of this By-law to the contrary, any lot within any C8-78 Zone may be used for all the uses permitted in the C8 Zone, except for the following uses:

- .1 Automobile gas bar;
- .2 Automobile service stations;
- .3 Dry cleaning depot;
- .4 Restaurants, full-service and fast food (including drive-through).

Notwithstanding any provision of this By-law to the contrary, no person shall within any C8-78 Zone use any lot, or erect, alter, or use any building or structure, except in accordance with the following provisions:

- |  |  |
|--|--|
| .1 Parking (minimum)   | 1 space per 30.0 m <sup>2</sup><br>GFA |
| .2 Loading (minimum)   | 1 space                                |
| .3 Planting strip along Clarence Street and<br>And West Street | NIL                                    |
| .4 Building Height (maximum)                                   | 10.5 m                                 |
| .5 Restaurant, take-out  |  |
| .1 Gross Floor Area (maximum)                                  | 312.25 m <sup>2</sup>                  |

That all remaining provisions of the C8 Zone in Section 9.8.2 to this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
155-2006

### **.79 190 West Street (C8-79)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-79 Zone may be used for all of the uses permitted in the C8 Zone plus the following uses:



.1 Taxi establishment

That all provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with all provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
5-2007

**.80 111 Sherwood Drive (F-C8-80)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any "F-C8-80" Zone may be used only for the following uses:

- .1 Parking lot (only in conjunction with an adjacent apartment building)
- .2 Existing Uses

That all other provisions of the "F-R4B" Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
157-2007, 15-2008

**.81 163 Market Street/40 Sheridan Street (C8-81)**

**Building A**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-81 Zone shall be used only for the following uses:

- .1 All uses permitted in the C8-19 Zone Section 9.8.3.19

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-81 Zone, use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 In accordance with all regulations shown on Schedule "B" Map C8-81.

That all the provisions of the C8-19 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**Buildings B, C and D**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-81 Zone shall be used only for the following uses:

- .1 All uses permitted in the RC Zone Section 7.8.1
- .2 Dwelling Units - Maximum three per building.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-81 Zone, use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 In accordance with all regulations shown on Schedule "B" Map C8-81.

That all the provisions of the RC Zone in Section 7.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
160-2007

**.82 143 Lynden Road (C8-82)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-82 Zone may be used for all of the uses permitted in the C8 Zone, plus the following uses:

- .1 Indoor Miniature Golf
- .2 Amusement Arcade

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-82 Zone use any lot, or erect, alter or use any building or structure for a use in the C8-82 Zone, except in accordance with the following provisions:

- .1 The maximum gross floor area of the indoor miniature golf and amusement arcade shall be 580.0m<sup>2</sup>.

That all the provisions of the C8 Zone in Section 9.8.2 to the Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.83 NOT USED**

Amended by  
Bylaws No.  
25-2008, 144-2019

**.84 166 Lynden Road (C8-84)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-84 Zone may be used for all of the uses permitted in the C8 Zone, plus the following:

- .1 Retirement Home
- .2 Nursing Home

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-84 Zone use any lot, or erect, alter or use any building or structure for a use in the C8-84 Zone, except in accordance with the following provisions:

- .1 Retirement Home and Nursing Home
  - .1 Building Height (maximum) 24.0 m
  - .2 Off-Street Parking (minimum) 1 space/3 beds

That all the provisions of the C8 Zone in Section 9.8.2 to the Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

#### **.85 415-417 Colborne Street (H-C8-85)**

Amended by  
Bylaws No.  
118-2013, 3-2015,  
13-2023

- .1 The lands zoned H-C8-85 may only be used in accordance with the permitted uses in the H-C8-85 Zone upon the removal of the "Holding (H)" provision. Removal of the "H" may occur once the following provisions have been satisfied:
  - .1 Notwithstanding the requirements of Section 6.18, required parking spaces for the lands located at 415-417 Colborne Street may be provided on the lands located at 423 Colborne Street on the condition that an agreement providing for the continuation of the required parking spaces is entered into with the City and is registered against both parcels of land;
  - .2 That the applicant has provided a signed Site Plan Agreement to the Corporation of the City of Brantford, along with all necessary securities;
  - .3 That all servicing issues, financial and otherwise, have been addressed to the satisfaction of The Corporation of the City of Brantford; and,
  - .4 Prior to the establishment of any residential use, the Owner has completed a noise, vibration and odour study and an assessment to ensure compliance with the Ministry of Environment D6 Guidelines, to the satisfaction of the City.
- .2 Notwithstanding any provision of this By-law to the contrary, as shown on Schedule A, attached to and forming part of this By-law, any lot within any C8-85 Zone may only be used for the following uses:
  - .1 Art Gallery
  - .2 Bakery
  - .3 Day Nursery
  - .4 Dwelling Units
  - .5 Fresh Produce Outlet
  - .6 General Office
  - .7 Home Furnishing Store
  - .8 Meat Store
  - .9 Medical Clinic

- .10 Medical Office
  - .11 Neighbourhood Convenience Store
  - .12 Personal Service Store
  - .13 Pharmacy
  - .14 Photocopy Shop
  - .15 Photographer's Studio
  - .16 Retail Store
  - .17 Specialty Retail Store
- .3 Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-85 Zone use any lot, or erect, alter or use any building or structure for a use in the C8-85 Zone, except in accordance with the following provisions:
- .1 Number of Dwelling Units (Maximum) 18
  - .2 Lot Width (minimum) 26 m
  - .3 Front Yard (Minimum) 0 m
  - .4 Landscaped Open Space (minimum) 4%
  - .5 Amenity Space (minimum) 3.0 m<sup>2</sup>/ residential unit
  - .6 Loading Space (minimum) NIL
  - .7 Off Street Parking Requirements (Minimum) 1.0 spaces/unit
  - .8 Notwithstanding the requirements of Section 6.18, required parking spaces for the lands located at 415-417 Colborne Street (and identified as Part 2 on Schedule "B" Map C8-85) may be located on the lands located at 423 Colborne Street (and identified as Part 1 on Schedule "B" Map C8-85) on the condition that an agreement providing for the continuation of the required parking spaces is entered into with the City and is registered against both parcels of land.
  - .9 Notwithstanding Section 6.18.1.1 of this By-law, the minimum parking stall size shall be 2.7m by 5.6 m for all other spaces.
  - .10 Notwithstanding Section 6.18.1.1 of this By-law, the minimum parking stall width for an accessible shall be 3.9 m (inclusive of an access aisle).
  - .11 Notwithstanding Section 6.18.4.2.1 of this By-law, a two-way traffic aisle with a minimum width of 4.0 m shall be permitted where the parking space angle is 90 degrees.

That all the provisions of the C8 Zone in Section 9.8.2 to this By-law, and all other provisions of this By-law, as amended, that are consistent with the

provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
130-2008, 65-  
2018

**.86 351-365 Colborne Street (C8-86)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-86 Zone may be used for only the following purposes:

- .1 Shopping centres comprised of a combination of any use permitted in the C8-86 Zone
- .2 Amusement arcades accessory to theatres whose principal purpose is for the presentation of film performances
- .3 Art galleries
- .4 Art schools
- .5 Automobile rental establishment
- .6 Automobile sales establishment
- .7 Bakeries
- .8 Boat and recreational vehicle sales establishment
- .9 Building supply centres
- .10 Commercial schools
- .11 Day nurseries
- .12 Dwelling units
- .13 Existing grocery stores
- .14 Existing supermarkets
- .15 Financial institutions
- .16 Fresh produce outlets
- .17 Funeral homes
- .18 General offices
- .19 Health clubs
- .20 Home furnishing stores
- .21 Hotels
- .22 Libraries
- .23 Meat stores
- .24 Medical clinics
- .25 Medical offices
- .26 Motels
- .27 Neighbourhood convenience stores
- .28 Nursery garden centres
- .29 Personal service stores
- .30 Pharmacies
- .31 Photocopy shops
- .32 Photographers' studios
- .33 Places of worship
- .34 Private clubs
- .35 Private parks
- .36 Public halls
- .37 Deleted
- .38 Restaurants: full service, take out
- .39 Retail stores
- .40 Veterinary clinics
- .41 Service or repair shops
- .42 Specialty retail stores
- .43 Accessory uses, buildings, and structures

## .44 Uses permitted in Section 6.1

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-86 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

## .1 All Permitted Uses Except as Noted

.1	Lot coverage (maximum)	75%
.2	Front Yard (minimum)	0 m
.3	Landscaped Open Space (minimum)	2.0%
.4	Parking	

Notwithstanding the requirements of Section 6.18, the following shall be required:

Dwelling units (minimum)	34 spaces
Medical clinic, medical offices and associated uses (minimum)	28 spaces

Required parking for the dwelling units, medical clinic, medical offices and associated uses will be located on lands identified as 347-365 Colborne Street East on the condition that an agreement providing for the continuation of the required parking spaces is entered into with the City and is registered against both parcels of land.

Notwithstanding the requirements of Section 6.18, required parking spaces for any uses other than the dwelling units, medical clinic, medical offices and associated uses may be provided on appropriately zoned land that is located within a minimum of 200.0 m of the nearest lot line of the subject property on the condition that an agreement providing for the continuation of the required parking spaces is entered into with the City and is registered against both parcels of land.

.5	Loading	
	No loading spaces shall be required.	
.6	Open Storage	Prohibited
.7	Buffering	Nil
.8	Planting Strip	Nil

## .2 Dwelling Units

- |    |   |    |
|----|---|----|
| .1 | Number of Dwelling Units<br>(maximum)   | 34 |
| .2 | All dwelling units shall only be located above the first floor at ground level. |    |

Amended by  
Bylaws No.  
130-2008, 65-  
2018

**.87 347-349 Colborne Street (C8-87)**

Notwithstanding any other provisions of this Bylaw, the lands zoned H-C8-87 shall only be used for the following uses prior to the removal of the "Holding Zone (H)" provision:

- .1 Parking lot in association with the lands zoned C8-86.
- .2 All uses permitted in the C8-87 Zone provided the parking lot is not required for the lands zoned C8-86.

The lands zoned H-C8-87 may only be used in accordance with the permitted uses in the C8-87 Zone upon the removal of the "Holding (H)" provision. Removal of the "H" may occur once the following provision has been satisfied:

- .1 Notwithstanding the requirements of Section 6.18, required parking spaces may be provided on appropriately zoned land that is located within a minimum of 200.0m of the nearest lot line of the subject property on the condition that an agreement providing for the continuation of the required parking spaces is entered into with the City and is registered against both parcels of land.

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-87 Zone may be used for only the following uses:

- .1 Shopping centres comprised of a combination of any use permitted in the C8-87 Zone
- .2 Amusement arcades accessory to theatres whose principal purpose is for the presentation of film performances
- .3 Art galleries
- .4 Art schools
- .5 Automobile rental establishment
- .6 Automobile sales establishment
- .7 Bakeries
- .8 Boat and recreational vehicle sales establishment
- .9 Building supply centres
- .10 Commercial schools
- .11 Day nurseries
- .12 Dwelling units
- .13 Existing grocery stores
- .14 Existing supermarkets
- .15 Financial institutions
- .16 Fresh produce outlets
- .17 Funeral homes

- .18 General offices
- .19 Health clubs
- .20 Home furnishing stores
- .21 Hotels
- .22 Libraries
- .23 Meat stores
- .24 Medical clinics
- .25 Medical offices
- .26 Motels
- .27 Neighbourhood convenience stores
- .28 Nursery garden centres
- .29 Personal service stores
- .30 Parking lot
- .31 Pharmacies
- .32 Photocopy shops
- .33 Photographers' studios
- .34 Places of worship
- .35 Private clubs
- .36 Private parks
- .37 Public halls
- .38 Deleted
- .39 Restaurants: full service, take out
- .40 Retail stores
- .41 Veterinary clinics
- .42 Service or repair shops
- .43 Specialty retail stores
- .44 Accessory uses, buildings, and structures
- .45 Uses permitted in Section 6.1

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-87 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following special provisions:

- .1 All Permitted Uses Except as noted.
  - .1 Lot coverage (maximum) 43.0%
  - .2 Front Yard (minimum) Nil
  - .3 Side yard, exterior (minimum) Nil
  - .4 Landscaped Open Space (minimum) 11.0%
  - .5 Parking

Notwithstanding the requirements of Section 6.18, required parking spaces may be provided on another appropriately zoned lot that is located within a minimum of 200.0m of the nearest lot line of the subject property on the condition that an agreement providing for the continuation of the required parking spaces is entered into with the City and is registered against both parcels of land.



.6	Loading	
	No loading spaces shall be required.	
.7	Open Storage	Prohibited
.8	Buffering	Nil
.9	Planting Strip	Nil

That all remaining provisions of the C8 Zone in Section 9.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
171-2008, 106-2010,  
65-2018, 136-2022

**.88 381-393 Colborne Street (C8-88)**

- .1 Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-88 Zone may be used for only the following uses:
- .1 Art galleries
  - .2 Arts schools
  - .3 Bakeries
  - .4 Commercial schools
  - .5 Fresh produce outlets
  - .6 General offices
  - .7 Health clubs
  - .8 Home furnishing stores
  - .9 Meat stores
  - .10 Neighbourhood convenience stores
  - .11 Pharmacies
  - .12 Photographers' studios
  - .12 Places of worship
  - .14 Private clubs
  - .15 Retail stores
  - .16 Service or repair shops
  - .17 Specialty retail stores
- .2 Notwithstanding any provision of this By-law to the contrary, and notwithstanding Section 9.8.2.13 of By-law 160-90, any lot within any C8-88 Zone may be used for all uses permitted in the C8-88 Zone, plus the following uses:
- .1 Mixed Use Building
- .3 Notwithstanding any provision of this By-law to the contrary, no person shall within any C8-88 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Section 9.8.2.88.2.1 except in accordance with the following provisions:
- .1 Front Yard (minimum) 0.2 m

- |    |   |  |
|----|---|--|
| .2 | Rear Yard (minimum)                                 | 5.0 m (for the southerly lot line abutting 381 Colborne Street)  |
| .3 | Side Yard (minimum)                                 |  |
|    | Abutting a Residential Zone                         | 3.0 m (for the westerly lot line abutting 381 Colborne Street)   |
|    | Abutting any Other Zone                             | 2.5 m  |
|    | Abutting a Building with Windows on the Facing Wall | 10.0 m   |
| .4 | Landscaped Open Space (minimum)                     | 13%  |
| .5 | Parking   |  |
|    | .1  | Notwithstanding the requirements of Section 6.18, the following shall be required:   |
|    | .1  | Minimum 0.8 spaces per dwelling unit   |
|    | .2  | Minimum 1.0 spaces per 60 m <sup>2</sup> of GFA for General Offices  |
|    |   | Notwithstanding any provision of the By-law, the minimum parking rate of 1.0 spaces per 60 m <sup>2</sup> shall only apply to General Offices. |
| .6 | Dwelling Units (maximum)                            | 50   |

That all remaining provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.89 UNASSIGNED**

Amended by  
Bylaws No.  
142-2011

**.90 14 Marlborough Street (C8-90)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-90 Zone may be used for all of the uses permitted in the C8-19 zone, plus the following use:

- .1 semi-detached dwelling

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-90 Zone use any lot, or erect, alter or use any building or structure for semi-detached dwellings, except in accordance with the following provisions:

**.1 Semi Detached Dwelling**

.1	Lot Area (minimum)	203.0 m <sup>2</sup> /unit
.2	Lot Width (minimum)	5.0 m/unit
.3	Front yard landscaped open space	40%

That all the provisions of the C8-19 Zone in Section 9.8.3.19 and the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
71-2013

**.91 470 Colborne Street West (C8-91)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-91 Zone may be used for all of the uses permitted in the C8 zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-91 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

.1	Rear Yard (minimum)	1.88 m
.2	Side Yard (minimum)	1.88 m

That all remaining provisions of the C8-91 Zone in Section 9.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
92-2013

**.92 7 Lynden Road (C8-92)**

Notwithstanding any provisions of this Bylaw to the contrary, any lot within any C8-92 Zone may only be used for the following use:

- .1 Accessory parking lot associated with an automotive dealership.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within the C8-92 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provision:

- .1 The minimum length of all 90-degree parking spaces shall be 5.5 m.

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by

**.93 333 King George Road (C8-93)**

Bylaw No.  
42-2014

- .1 The lands zoned H-C8-93 may only be used in accordance with the permitted uses in the C8-93 Zone upon the removal of the "Holding (H)" provision. Removal of the "H" may occur once the following provisions have been satisfied:
  - .1 Receipt of an Environmental Impact Assessment.
  - .2 Receipt of an engineered septic system design
  
- .2 Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-93 Zone shall be used only for the following uses upon the removal of the "Holding Zone (H)" provision:
  - .1 Shopping centre comprised of a combination of any of the uses permitted in the C8-93 Zone
  - .2 Bakeries
  - .3 General offices.
  - .4 Home furnishing stores.
  - .5 Medical clinics or medical offices.
  - .6 Personal service stores.
  - .7 Private clubs.
  - .8 Public garages.
  - .9 Restaurants: full service and fast food (including drive-through service).
  - .10 Retail stores.
  - .11 Automobile supply store
  - .12 Catering service
  - .13 Fresh produce outlet.
  - .14 Grocery store (of less than 500 m2 GFA)
  - .15 Health club.
  - .16 Meat store.
  - .17 Neighbourhood convenience store.
  - .18 Pharmacy.
  - .19 Photocopy shop.
  - .20 Prepared food store.
  - .21 Retail warehouse
  - .22 Service/repair shop.
  - .23 Specialty retail store.
  - .24 Tailor shop.
  - .25 Video store.
  - .26 Veterinary clinic.
  - .27 Restaurants: full service, take-out and fast food, accessory to a general office.
  - .28 Financial institution.
  - .29 Building supply centre.
  - .30 Nursery garden centre.
  
- .3 Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-93 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:
  - .1 Shopping Centre

- .1 Notwithstanding Section 2.19.12, general offices, medical clinics, and medical offices may constitute more than 30% of a shopping centre.
- .2 Parking
  - .1 Off-Street Parking Requirements
    - .1 General offices, financial institutions, medical clinics and medical offices: 3.0 spaces per 100.0m<sup>2</sup> G.L.A.
    - .2 Building supply centre, and nursery garden centre: 1.0 space/30m<sup>2</sup> G.F.A. of retail showroom and office space, plus 1.0 space/100m<sup>2</sup> G.F.A. of warehouse and open storage.
    - .3 All other uses: 5.5 spaces per 100.0m<sup>2</sup> G.L.A.
- .3 Definitions:
  - .1 Prepared Food Store shall mean a lot and building or a portion of a building primarily used for the purpose of preparing food for home consumption rather than on-site in a parked or stationary motor vehicle, and may include consumption of the said prepared food within the said building.
  - .4 Notwithstanding Section 6.27, a use, building, or structure may be established in a C8-93 Zone with private water supply and/or sewage disposal facilities that have been approved by the Chief Building Official.

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
42-2015, 133-  
2015

**.94 108 Colborne Street West (F-C8-94)**

- .1 Notwithstanding any provision of this Bylaw to the contrary, any lot within any F-C8-94 Zone may be used for all of the uses permitted in the C-8 Zone, in accordance with the following provision:
  - .1 The lot line abutting Colborne Street West shall be deemed the Front Lot Line.
  - .2 Front Yard (minimum)
 

	0 m for the building existing on the date of the passing of the Bylaw
--	---
  - .3 Rear Yard Setback
 

	1.5 m for the portion of the rear yard that
--	---

extends for a distance of 31.0 m from the

existing interior lot line, and 6.0 m for the remainder of the rear

yard

- |    |                                 |  |
|----|---------------------------------|--|
| .4 | Interior Side Yard (minimum)    | 1 m  |
| .5 | Landscaped Open Space (minimum) | 5%   |
| .6 | Planting Strip                  | Notwithstanding Section 6.11.1.2 of this Bylaw, the minimum width of a planting strip abutting Balfour Street shall be 1.5 m |

That all the provisions of the C-8 Zone in Section 9.8.2 of this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

#### **.95 UNUSED**

Amended by  
Bylaw No.  
40-2016

#### **.96 95-99 Colborne Street West (F-C8-96)**

Notwithstanding Section 6.28.1.2.17 of this Bylaw, any lot within a F-C8-96 Zone may be used for all of the uses permitted in the C8 Zone, plus the following use:

- .1 day nursery

That all the provisions of the C8 Zone in Section 9.8.2 of this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
130-2016

#### **.97 168-180 Colborne Street West (H-F-C8-97)**

- .1 The lands zoned H-F-C8-97 may only be used in accordance with the permitted uses in the F-C8-97 Zone upon the removal of the "Holding (H)" provision. Removal of the "H" may occur once the following provisions have been satisfied:

- .1 The applicant has provided a signed Site Plan Agreement to the City, along with all necessary securities;

- .2 A Record of Site Condition has been filed on the Environmental Registry;
- .3 All storm water management issues, financial and otherwise, have been addressed to the satisfaction of the City of Brantford.

Notwithstanding any provision of this By-law to the contrary, no person shall within any F-C8-97 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .2 Development on the lands identified as Part "1" on Schedule "B", Map C8-97, attached to and forming part of this By-law, shall be in accordance with the following:

- .1 Permitted Uses

- .1 A shopping centre, comprised of a combination of any of the following uses:

- .1 Amusement arcades accessory to theatres whose principal purpose is for the presentation of film performances.
- .2 Art galleries
- .3 Arts schools
- .4 Bakeries
- .5 Commercial schools
- .6 Day nurseries
- .7 Dwelling units
- .8 Existing grocery stores
- .9 Existing supermarkets
- .10 Financial institutions
- .11 Fresh produce outlets
- .12 Funeral homes
- .13 General offices
- .14 Health clubs
- .15 Home furnishing stores
- .16 Hotels
- .17 Libraries
- .18 Meat stores
- .19 Medical clinics
- .20 Medical offices
- .21 Mixed Use Buildings, in accordance with Subsection 9.8.2.13
- .22 Motels
- .23 Neighbourhood convenience stores
- .24 Personal service stores
- .25 Pharmacies
- .26 Photocopy shops
- .27 Photographers' studios
- .28 Place of Entertainment/Recreation
- .29 Places of Worship
- .30 Private clubs
- .31 Private parks

- .32 Public halls
- .33 Refreshment carts
- .34 Restaurants: full service, take-out, and fast food (excluding drive-through service)
- .35 Retail stores
- .36 Retail warehouses
- .37 Veterinary clinics
- .38 Service or repair shops
- .39 Specialty retail stores

.2 Accessory uses, buildings, and structures.

.3 Uses permitted in Section 6.1

.2 Regulations

Notwithstanding any provision of this By-law to the contrary, no person shall within any area shown as Part "1" on Schedule "B", Map C8-97 use any lot, or erect, alter or use any building or structure, except in accordance with the following special provisions:

.1 All Permitted Uses

.1 Front Yard (minimum) 5.5 m

.2 Exterior Side Yard (minimum) 3.0 m

.3 Parking

.1 In accordance with Section 6.18

.2 No parking area shall be located between the building and the front or exterior lot line.

.4 Notwithstanding the requirements of Section 6.23, the loading space shall be "Type A".

That all the provisions of the C8 Zone in Section 9.8.2. to this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

.3 Development on the lands identified as Part "2" on Schedule "B", Map C8-97, attached to and forming part of this By-law, shall be in accordance with the following:

.1 Permitted Uses

.1 Apartment Dwellings

.2 Mixed Use Buildings

.3 Accessory uses, buildings, and structures.

.4 Uses permitted in Section 6.1



## .2 Regulations

Notwithstanding any provision of this By-law to the contrary, no person shall within any area shown as Part "2" on Schedule "B", Map C8-97 use any lot, or erect, alter or use any building or structure, except in accordance with the following special provisions:

### .1 Apartment Dwellings

- |    |  |                          |
|----|--|--------------------------|
| .1 | Interior side yard (west)                            | 40.0 m                   |
| .2 | Rear yard (minimum)<br>measured from Open Space Zone | 5.0 m                    |
| .3 | Building height (maximum)                            | 8 storeys                |
| .4 | Gross Floor Area (minimum)                           | 40.0m <sup>2</sup> /unit |
| .5 | Amenity Space (minimum)                              | 3.0m <sup>2</sup> /unit  |
| .6 | Parking  | 1.2 spaces/unit          |

Notwithstanding any provision of this By-law to the contrary, no person shall within any C8-97 Zone use any lot, or erect, alter or use any building or structure for an apartment dwelling, except in accordance with Section 7.11.2.1.

### .2 Mixed Use Buildings

- |    |   |           |
|----|---|-----------|
| .1 | Interior side yard (west) (minimum)   | 40.0 m    |
| .2 | Rear yard (minimum)<br>measured from Open Space Zone                                      | 5.0 m     |
| .3 | Lot coverage  | 40%       |
| .4 | Building height (maximum)   | 8 storeys |
| .5 | Notwithstanding the requirements of Section 6.23,<br>the loading space shall be "Type A". |           |

That all the provisions of the C8 Zone in Section 9.8.2. to this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

.1 Notwithstanding any provision of this By-law to the contrary, no person shall within any C8-98 Zone may be used for all of the uses permitted in the C8 Zone plus the following:

.1 A single detached dwelling

.2 Notwithstanding any provision of this By-law to the contrary, no person shall within any C8-98 Zone use any lot, or erect, alter or use any building or structure for a single detached dwelling, except in accordance with the following provisions:

.1	Lot Area (minimum)	450.00 m <sup>2</sup>
.2	Lot Width (minimum)	15.0 m
.3	Lot Coverage	450.0 m <sup>2</sup>
.4	Building Height (maximum)	10.0 m
.5	Front Yard (minimum)	6.0 m or the Established Front Building Line, whichever is the lesser
.6	Rear Yard	7.5 m
.7	Side Yard (minimum)	
.1	Interior	3.0 m on one side and 1.0 m on the other side

Where an integral garage or integral carport is provided, the minimum interior side yard shall be 1.0 m each side

.2	Exterior	3.0 m
.8	Gross Floor Area (minimum)	85.0 m <sup>2</sup>
.9	Parking in Accordance with Section 6.18	
.10	Setback from Rail Lines in accordance with Section 6.30	
.11	Heating/Cooling Equipment Encroachment	The existing heating/cooling equipment can project into the minimum westerly interior side yard, but shall not be located closer than 0.2 m from the lot line

That all the provisions of the C8 Zone in Section 9.8.2 to this By-law, and

all other provisions of this Bylaw, as amended that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
178-2020

**.99 908-914 Colborne Street**

- .1 The lands zoned H-C8-99 may only be used in accordance with the permitted uses in the H-C8-99 Zone upon the removal of the "Holding (H)" provision. Removal of the "H" may occur once the following provisions have been satisfied:
  - .1 That the Applicant has provided a signed Site Plan Agreement to the City, along with all necessary securities;
  - .2 That the applicant has satisfied the requirements of the City of Brantford relating to the Transportation Impact Study (TIS); and
  - .3 That all servicing issues, financial and otherwise, have been addressed to the satisfaction of the City of Brantford.
- .2 Notwithstanding any provision of this By-law to the contrary, as shown on Schedule A, attached to and forming part of this By-law, any lot within the H-C8-99 Zone may only be used for the following uses:
  - .1 Apartment dwellings
  - .2 Mixed Use Buildings comprised of a combination of any of the following uses:
    - .1 Dwelling units
    - .2 Day Nurseries
    - .3 Financial Institutions
    - .4 General Offices
    - .5 Health Clubs
    - .6 Medical Clinics
    - .7 Medical Offices
    - .8 Personal service stores
    - .9 Photographers' Studios
    - .10 Specialty Retail Stores
  - .3 Accessory uses, buildings and structures in accordance with Section 6.3
  - .4 Uses permitted in Section 6.1
- .3 Notwithstanding any provisions of the Bylaw to the contrary, no person shall within C8-99 zone use any lot or erect or use any structure, except in accordance with the follow provisions:
  - .1 Building Height (maximum) 6 storeys

- |     |  |   |
|-----|--|---|
| .2  | Lot Coverage (maximum)   | 40%   |
| .3  | Front yard (minimum)   | 3 m   |
| .4  | Interior side yard (minimum)   |   |
|     | 1. Abutting a residential zone   | 4.5 m (for a portion of the east side of the building 15.5 m from the front lot line for a maximum length of 9 m)   |
|     | 2. Abutting a building with windows on the facing side   | 4.5 m (for a portion of the east side of the building 15.5 m from the front lot line for a maximum length of 9 m)   |
| .5  | Rear Yard (minimum)  | 21 m  |
| .6  | Ground Floor Height (minimum)  | 4.5 m   |
| .7  | Parking In Accordance with 6.18  |   |
|     | .1   | Notwithstanding Section 6.18.7.8 Table 6.1, the parking standard for apartment dwellings shall be a minimum of 1.3 spaces/dwelling unit.  |
|     | .2   | Notwithstanding Section 6.18.7.8 Table 6.1, the parking standard for a mixed use building shall be 1 space/dwelling unit plus 1.0 space/30.0 m <sup>2</sup> GFA for non-residential uses. |
| .8  | Notwithstanding Section 6.23.6, the minimum number of Loading Spaces shall be 2.   |   |
| .9  | Residential uses shall be permitted on the ground floor of a mixed use building in the part of the building which does not face Colborne Street. |   |
| .10 | Amenity Space (minimum)  |   |
|     | .1   | 271 m <sup>2</sup> outdoor amenity space  |
|     | .2   | 58 m <sup>2</sup> indoor amenity space  |
| .11 | Planting strips in accordance with Section 6.11  |   |

**.99 Unused****.100 150 Colborne Street West**

.1 Notwithstanding any provision of this By-law to the contrary, as shown on Schedule A, attached to and forming part of this By-law, any lot within any F-C8-100 Zone may only be used for the following uses:

- .1 Art Gallery;
- .2 Artist Studio;
- .3 Bakery
- .4 Commercial School
- .5 Fresh Produce Outlet
- .6 General Office
- .7 Health Club
- .8 Home Furnishing Store
- .9 Meat Store
- .10 Medical Clinic/Office
- .11 Neighbourhood Convenience Store
- .12 Pharmacy
- .13 Photographer's Studio
- .14 Place of Entertainment
- .15 Private Club
- .16 Full Service Restaurant
- .17 Retail Store
- .18 Service or Repair Shop
- .19 Specialty Retail Store

.2 Notwithstanding any provision of this Bylaw to the contrary as shown on Schedule 'A', attached to and forming part of this By-law, no person shall within a F-C8-100 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Parking
  - .1 Notwithstanding Section 6.18.2 and Section 6.18.7.8, a minimum of 14 parking spaces shall be provided for all permitted uses or combination of permitted uses where the Gross Floor Area occupied by the permitted use or combination of permitted uses is 500 m<sup>2</sup> or less.
- .2 Loading Space
  - .1 No loading spaces shall be required for all permitted uses or combination of permitted uses where the Gross Floor Area occupied by the permitted use or combination of permitted uses is 500 m<sup>2</sup> or less.

That all the provisions of the F-C8 Zone in Section 9.8 to this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
196-2020

**.102 120-138 Market Street and 31 and 35 Chatham Street**

- .1 The lands zoned H-C8-102 may only be used in accordance with the permitted uses in the H-C8-102 Zone upon the removal of the "Holding (H)" provision. Removal of the "H" may occur once the following provisions have been satisfied:
  - .1 That the Applicant has provided a signed Site Plan Agreement to the City, along with all necessary securities;
  - .2 That the applicant has submitted a Stage 2 Archaeological Assessment and any subsequent assessments as required by the Ministry of Heritage, Sport, Tourism, and Culture Industries' Standard and Guidelines for Consultant Archaeologists, as amended from time to time, as well as copies of all letters from the Ministry of Heritage, Sport, Tourism and Culture Industries verifying that archaeological assessments have been entered into the Ontario Public Register of Archaeological Reports, to the satisfaction of the General Manager of Community Development;
  - .3 That the applicant has submitted an Addendum to the Heritage Impact Study addressing the relevant matters outlined in Staff Report 2020-221, to the satisfaction of the General Manager of Community Development;
  - .4 That approval under Section 34 of the Ontario Heritage Act to remove the Crystal Cottage from 35 Chatham Street is received, and that the Crystal Cottage is successfully relocated to a new property, to the satisfaction of the General Manager of Community Development; and
  - .5 That all servicing issues, financial and otherwise, have been addressed to the satisfaction of The Corporation of the City of Brantford.
- .2 Notwithstanding any provision of this By-law to the contrary, as shown on Schedule A, attached to and forming part of this By-law, any lot within the H-C8-102 Zone may only be used for Mixed Use Building subject to the following:
  - .1 Permitted uses in a Mixed Use Building are limited to the following:
    - .1 Art Galleries
    - .2 Art Schools
    - .3 Day Nurseries in accordance with Section 6.8
    - .4 Dwelling Units
    - .5 Financial Institutions
    - .6 General Offices
    - .7 Neighbourhood Convenience Stores

- .8 Photographer's Studios
  - .9 Place of Entertainment/Recreation
  - .10 Restaurants (full service, fast food and take out)
  - .11 Specialty Retail Stores
- .2 Accessory uses, buildings and structures in accordance with Section 6.3
- .3 Uses permitted in Section 6.1
- .3 Notwithstanding any provisions of the By-law to the contrary, no person shall within C8-102 Zone use any lot or erect or use any structure, except in accordance with the following provisions:
- .1 For the purposes of this Bylaw, the front lot line shall be deemed to be Market Street.
  - .2 Lot Coverage (maximum) 90%
  - .3 Building Height (maximum) 10 storeys
  - .4 Rear Yard (minimum)
    - 2.3 m (for a portion of the building which extends 38 m along the rear lot line perpendicular to 46 Nelson Street)
    - 1.2 m (for a portion of the building which extends 38 m along the rear lot line perpendicular to 29 Chatham Street)
  - .5 Side Yard Interior (minimum)
    - 1. Abutting a residential zone N/A
    - 2. Abutting a building with windows on the facing wall
      - 0.5 m (for a portion of the building which extends 24.2 m from the interior lot line parallel to the rear lot line of 46 Nelson Street)
  - .6 Side Yard Exterior (minimum) 0.8 m along Nelson Street 1.7 m along Chatham Street.
  - .7 For the purposes of this By-law, Building Step Back shall

mean the portion of a building or structure that is recessed from the front and rear building line at a defined height.

- .1 A minimum building step back of 1.5 m from the building line abutting Market Street at a height of 11.70 m above grade.
- .2 Step backs from the rear building line perpendicular to Nelson Street starting at a building height of 11.70 m above grade.
 

(4th and 5th storey)	0.3 m
6th storey	3.6 m
7th storey	7.6 m
8th storey	10.6 m
9th storey	13.6 m
- .3 Step backs from the rear building line perpendicular to Chatham Street starting at a building height of 11.70 m above grade.
 

4th and 5th storey	21.7 m
6th storey	28.7 m
7th storey	31.7 m
8th floor	34.7 m
9th floor	37.7 m
- .8 Landscaped Open Space (minimum) 13%
- .9 Gross Leasable Area (maximum) 724 m<sup>2</sup>
- .10 Parking In Accordance with Section 6.18
  - .1 Notwithstanding Section 6.18.7.8 Table 6.1, the parking standard for a mixed use building shall be 0.93 space/dwelling unit plus 1.0 space/40.0 m<sup>2</sup> GFA for non-residential uses.
- .11 Residential uses shall be permitted on the ground floor of a mixed use building along Nelson Street and Chatham Street.
- .12 Amenity Space (minimum)
  - .1 Interior amenity space (minimum): 283 m<sup>2</sup>
  - .2 Exterior amenity space (minimum): 854.7 m<sup>2</sup> as a landscaped rooftop amenity area
- .13 Planting Strips NIL
- .14 Buffering NIL



.1 The lands zoned H-C8-103 may only be used in accordance with the permitted uses in the H-C8-103 Zone upon the removal of the "Holding (H)" provision. Removal of the "H" may occur once the following provisions have been satisfied:

- .1 The applicant has provided a signed Site Plan Agreement to The Corporation of the City of Brantford, along with all necessary securities; and,
- .2 That a Record of Site Condition has been filed on the Environmental Registry,
- .3 That the applicant has submitted a peer review of the Noise Study, prepared by Stantec Consulting Ltd. dated September 10, 2021 to the satisfaction of the Manager of Development Engineering and has achieved a Class 4 noise designation, if applicable;

Notwithstanding the "Holding (H)" provision, building permits may be issued for building construction and any site works related to an Environmental Risk Assessment, not including residential occupancy.

.2 Notwithstanding Section 2.13.7.1 of this By-law, the portion of the building located on Part 1 as shown on Schedule B, attached to and forming part of this By-law, being a building with a minimum ground floor height of 4.5 m and to be connected to a building with a commercial component at a later construction phase, can be considered to be a mixed-use building.

.3 Notwithstanding any provisions of the Bylaw to the contrary, no person shall within the C8-103 Zone erect any mixed use building, except in accordance with the follow provisions:

- .1 Building Height (maximum) 11 storeys
- .2 Rear Yard (minimum) 9.6 m
- .3 Side Yard Interior (minimum)
  - .1 Abutting a residential zone 5.6 m

.4 Notwithstanding Section 9.8.2.13.13.2, a maximum of 14 parking spaces arranged in a single row located between the principal non-residential use and the front lot line shall be permitted.

.5 For the purposes of this By-law, Building Step Back shall mean the portion of a building or structure that is recessed from the front, side and/or rear building line at a defined height.

- .1 A minimum building step back of 17 m shall be provided from the south building line above the ninth storey and an additional 10 m above the tenth storey for the southernmost wing of the portion of the building located on Part 2 of

## Schedule B.

- .2 A minimum building step back of 0.91 m shall be provided from the westerly building line above the fifth storey, an additional step back of 0.91 m above the seventh storey, an additional step back of 2 m above the eighth storey and an additional step back of 3.3 m above the tenth storey for the portion of the building located on Part 1 of Schedule B.
- .3 A minimum building step back of 1.3 m shall be provided for the east building line above the second storey for the portion of the building located on Part 2 of Schedule B
- .4 Notwithstanding the above, balconies and wing walls are permitted to encroach into the minimum building step back

That all the provisions of the C8 Zone in Section 9.8.2.13 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.104 197 Market Street, 11 Grey Street, 150 & 168 George Street, and 30 Marlborough Street (H-C8-104)**

Amended by  
OLT Decision  
OLT-22-004400

- .1 The lands zoned H-C8-104 may only be used in accordance with the permitted uses in the H-C8-104 Zone upon the removal of the "Holding (H)" provision. Removal of the "H" may occur once the following provisions, as applicable, have been satisfied:
  - .1 That the Applicant has submitted the following materials to the satisfaction of the Manager of Development Engineering:
    - Functional Servicing Report
    - Geotechnical Report
    - Transportation Impact Study
  - .2 That the Applicant has submitted building elevations to the satisfaction of the Chief Planner / Director of Planning as part of a Site Plan Control application.
- .2 Notwithstanding any provision of this By-law to the contrary, as shown on Schedule 'A', attached to and forming part of this By-law, only the following uses are permitted in the H-C8-104 Zone:
  - .1 Mixed-use Buildings comprised of a combination of any of the following uses:
    - Art Galleries
    - Bakeries
    - Dwelling Units
    - Financial Institutions
    - Fresh Produce Outlets
    - Health Clubs

- Home Furnishing Store
  - Meat Stores
  - Neighbourhood Convenience Stores
  - Personal Service Stores
  - Pharmacies
  - Photocopy Shops
  - Photographer's Studio
  - Place of Entertainment/ Recreation
  - Private Clubs
  - Restaurants: full service, take-out, and fast food
  - Retail Stores
  - Service or Repair Shops
  - Specialty Retail Store
- .2 Accessory uses, buildings and structures in accordance with Section 6.3.
- .3 Notwithstanding Section 6.1.1.12 and 6.38, (a) an Emergency Shelter with overnight sleeping accommodation and treatment rooms and (b) an Outdoor Patio facing Market Street and/or Grey Street shall only be permitted after an updated noise study is provided to the satisfaction of the Chief Planner / Director of Planning, demonstrating compliance of the use(s) with the Ministry of Environment, Conservation and Parks' NPC-300
- .3 Notwithstanding any provisions of the By-law to the contrary, no person shall within C8-104 Zone use any lot or erect or use any structure, except in accordance with the following provisions:
- .1 Building Height (maximum) 18 storeys / 63 m including mechanical penthouse
- .2 Notwithstanding Section 2.12.16, the lot line abutting Market Street shall be considered the front lot line.
- .3 Side Yard Interior (minimum) 2.9m
- .4 Notwithstanding Section 9.8.2.13.13, parking spaces may be permitted between the principal non-residential use and the exterior lot line.
- .5 Outdoor rooftop amenity areas shall require a minimum 3.0 m high noise attenuation wall facing Grey Street and a minimum 2.0 m high noise attenuation wall facing George Street.
- .6 Notwithstanding Section 6.11, a planting strip abutting Market Street and Grey Street is not required. A 2.0m (minimum) planting strip is required abutting Marlborough Street and George Street.
- .7 Notwithstanding Section 6.23, a minimum width of 6m is required for a two-way traffic Driveway providing access to a loading space.
- .8 For the purposes of this By-law an Enclosed Noise Buffer shall

mean an enclosed area outside the exterior wall of a building, such as an enclosed balcony, specifically intended to buffer one or more windows of Habitable Living Spaces, and having the following characteristics:

- .1 not less than one metre and not more than two metres deep;
- .2 fully enclosed with floor to ceiling glazing or a combination of solid parapet plus glazing above - glazing can potentially be operable to the maximum permitted by the Ontario Building Code;
- .3 the wall that separates the Enclosed Noise Buffer from the Habitable Living Spaces will be constructed with a weatherproof boundary of exterior grade wall, exterior grade window, exterior grade door, or any combination, in compliance with exterior envelope requirements of the Ontario Building Code;
- .4 of sufficient horizontal extent to protect windows of Habitable Living Spaces;
- .5 The space within the Enclosed Noise Buffer can not be used as a Habitable Living Space.

Enclosed Noise Buffers are required along Market Street and Grey Street between any outer windows of the building and Habitable Living Spaces.

- .4 That all the provisions pertaining to the Mixed-use Building of the C8 Zone in Section 9.8.2.13 to this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.105 177 Colborne Street West (F-C8-105)**

- .1 Notwithstanding any provision of this By-law to the contrary, as shown on Schedule A attached to and forming part of this By-law, and notwithstanding Section 9.8.2.13 of By-law 160-90, any lot within any F-C8-105 Zone may be used for all uses permitted in the C8 Zone, plus the following uses:
  - .1 Mixed Use Building
- .2 Notwithstanding any provision of this By-law to the contrary as shown on Schedule 'A', attached to and forming part of this By-law, no person shall within any F-C8-105 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Section 9.8.2.105.1.1 except in accordance with the following provisions:
  - .1 For the purpose of this By-law, the lot line abutting Colborne Street West shall be deemed the front lot line and the lot line abutting Winnieth Street shall be deemed the rear lot line.
  - .2 Parking

- .1 Minimum
  - .1 0.51 spaces/dwelling unit
  - .2 1 space/101 m<sup>2</sup> of GFA for General Offices.

Notwithstanding any provision of this By-law, the minimum parking rate of 1 space/101 m<sup>2</sup> of GFA shall only apply to General Offices.

- .2 Notwithstanding Section 6.18.3.5 of this By-law, the required parking spaces shall be a minimum of 0 m from the lot line abutting Winniett Street.
- .3 Notwithstanding Section 6.19.6.2 of this By-law, utility service equipment shall be permitted within 1.1 m of a lot line abutting a street.

That all the provisions of the C8 Zone in Section 9.8.3 to this By-law, and all other provisions to this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

## **.106 Unused**

## **.107 128 King George Road (C8-107)**

Amended by  
Bylaw No.  
123-2024

- .1 Notwithstanding any provision of this By-law to the contrary, as shown on Schedule A, attached to and forming part of this By-law, any lot within any C8-107 Zone may be used for all of the uses in the C8 Zone in accordance with the following provisions:

- .1 Lot Width (minimum) 18.0 m
- .2 Front Yard (minimum) 5.6 m
- .3 Interior Side Yard (minimum) 3.7 m
- .4 Exterior Side Yard (minimum) 2.1 m
- .5 Parking

- .1 1 space/50 m<sup>2</sup> of GFA for Medical Office or Clinic.

Notwithstanding any provision of this By-law, the minimum parking rate of 1 space/50 m<sup>2</sup> of GFA for Medical Office or Clinic.

- .2 The minimum number of parking spaces required by Sections 6.18.7.1 and 6.18.7.8 shall apply to any other permitted use.

- .6 Buffering

- .1 Notwithstanding Section 6.10.2, a one-storey tall building

may be located within 6 m of a residential zone.

.7 Planting Strip

- .1 Notwithstanding Section 6.11.1.2, a 2.0 m wide planting strip is required between the building and Wayne Drive, a 1 m planting strip is required between the parking area and Wayne Drive east of the driveway, and no planting strip is required between the accessible parking space and Wayne Drive west of the driveway.

That all the provisions of the C8 Zone in Section 9.8.2 to this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**9.9****Neighbourhood Centre Commercial Zone (C9)**

## 9.9.1.

## Permitted Uses

Amended by  
Bylaws No.  
142-92, 35-95,  
175-96, 149-97,  
109-2013, 3-2015,  
65-2018

The following uses are permitted in a C9 Zone:

- .1 Shopping centres, comprised of a combination of the following uses:
  - .1 Arts schools.
  - .2 Automobile gas bars.
  - .3 Bakeries.
  - .4 Day nurseries.
  - .5 Financial institutions.
  - .6 Fresh produce outlets.
  - .7 General offices.
  - .8 Grocery stores.
  - .9 Health clubs.
  - .10 Meat stores.
  - .11 Medical clinics.
  - .12 Medical offices.
  - .13 Mixed Use Buildings, in accordance with Subsection 9.9.2.6.
  - .14 Neighbourhood convenience stores.
  - .15 Personal service stores.
  - .16 Pharmacies.
  - .17 Photocopy shops.
  - .18 Photographer's studios.
  - .19 Places of worship.
  - .20 Private parks.
  - .21 Public halls.
  - .22 Deleted
  - .23 Restaurants: full service, take-out, and fast food (excluding drive-through service).
  - .24 Service or repair shops.
  - .25 Specialty retail stores.
  - .26 Veterinary Clinic.
- .2 Day nurseries
- .3 Accessory uses, buildings, and structures
- .4 Uses permitted in Section 6.1.

## 9.9.2.

## Regulations

Any use, building, or structure in a C9 Zone shall be established in accordance with the following:

- .1 All Permitted Uses Except as Noted
  - .1 Lot Area (minimum) 0.4 ha

.2	Lot Frontage (minimum)	40.0 m
.3	Lot Coverage (maximum)	30%
.4	Building Height (maximum)	10.0 m
.5	Front Yard (minimum)	
	.1 Buildings	9.0 m
	.2 Gasoline pump islands and gasoline pump island canopy	6.0 m
	.3 Gasoline pump island kiosk	1.0 m
.6	Rear Yard (minimum)	6.0 m
.7	Side Yard (minimum)	
	.1 Interior	6.0 m
	.2 Exterior	9.0 m
.8	Gross Leasable Floor Area (maximum)	
	.1 Total	1650.0 m <sup>2</sup>
	.2 Restaurants	280.0 m <sup>2</sup> each
.9	Landscaped Open Space (minimum)	10%
.10	Parking in accordance with	Section 6.18.
.11	Loading in accordance with	Section 6.23.
.12	Open Storage	Prohibited
.13	Buffering in accordance with	Section 6.10.
.14	Planting Strip in accordance with	Section 6.11.
.15	Day Nursery in accordance with	Section 6.8.3.
.2	Day Nurseries	
	.1 In accordance with Section 6.8.	
.3	Deleted	
	.1 In accordance with Section 6.34.	



## .4 Accessory uses, buildings, and structures

.1 In accordance with Section 6.3.

## .5 Uses permitted in Section 6.1.

.1 In accordance with Section 6.1.

## .6 Mixed Use Buildings

Amended by  
Bylaw No.  
109-2013

Notwithstanding any provisions of this Bylaw to the contrary, any lot in the C9 Zone in accordance with "Schedule M" may be used for a mixed use building which shall include dwelling units and any use permitted in Section 9.9.1 excluding "Automobile gas bars".

Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any C9 Zone in accordance with "Schedule M" use any lot, or erect, alter or use any building or structure for any mixed use building except in accordance with the following provisions:

.1	Lot Area (minimum)	NIL
.2	Lot Width (minimum)	NIL
.3	Lot Coverage (maximum)	100%
.4	Building Height (maximum)	6 Storeys
.5	Building Height (minimum)	2 storeys
.6	Building Stepback (minimum)	NIL
.7	Ground Floor Height (minimum)	4.5 metres
.8	Front Yard (minimum)	NIL
.9	Rear Yard (minimum)	
	.1 Abutting a Residential Zone	7.5m
	.2 Abutting any other Zone	NIL
.10	Side Yard Interior (minimum)	
	.1 Abutting a Residential Zone	7.5m
	.2 Abutting a building with windows on the facing wall	5.5m
	.3 Abutting any other Zone/wall	NIL

- .11 Side Yard Exterior (minimum) NIL
- .12 Amenity Space (minimum) 3.0m<sup>2</sup>/ residential unit
- .13 Parking
  - .1 In accordance with Section 6.18
  - .2 No parking area shall be located between the principal non-residential use and the front or exterior side lot line.
- .14 Landscaped Open Space (minimum) 15% which shall include:
  - .1 a minimum 1.5 metre planting strip between any rear or side lot line abutting a residential zone and any surface parking area
- .15 Loading in accordance with Section 6.23
- .16 Residential uses shall not be permitted on the ground floor of a mixed use building
- .17 Industrial uses shall not be permitted in a mixed use building

9.9.3. Exceptions

The following Zones apply to specific lands within a C9 Zone.

Amended by  
Bylaw No.  
127-2007

**.1 Southwest Corner of Powerline Road and Brantwood Park Road (C9-1)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C9-1 Zone may be used for all of the uses permitted in the C9 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C9-1 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Gross Floor Area
  - .1 Maximum 1645.0 m<sup>2</sup>
  - .2 Minimum 455.0 m<sup>2</sup>
- .2 Lot Area (minimum) 0.34 hectares
- .3 Notwithstanding the provisions of Section 6.4.1.1., any roof

projection on any building erected on the lands may project into any required yard a maximum of 1.5 m.

That all the provisions of the C9 Zone in Section 9.9.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
17-91, 1-92,  
133-92,  
  
OMB Order  
Zone, 1734  
Bylaw 21-2008

**.2 241 Dunsdon Street and Northwest Corner of Dunsdon Street and Greenfield Road (H-C9-2)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any H-C9-2 Zone may be used for all of the uses permitted in the C9 plus the following:

- .1 Arts schools.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any H-C9-2 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

.1 241 Dunsdon Street

.1 Gross Floor Area (maximum)

- |    |  |   |
|----|--|---|
| .1 | Take-out Restaurants<br>(maximum of 3)                                     | 140.0 m <sup>2</sup> each   |
| .2 | Full Service Restaurants<br>(maximum of 2)                                 | 465.0 m <sup>2</sup> in total however, no full service restaurant shall exceed 370.0 m <sup>2</sup> |
| .3 | A private club with associated recreational facilities                     | Unlimited   |
| .4 | Swimming pool in the location shown on Schedule "B" Maps C9-2.1 and C9-2.2 | Unlimited   |
| .5 | Open storage in the location shown on Schedule "B", Maps C9-2.1 and C9-2.2 | Unlimited   |
| .6 | A maximum of 30 dwelling units.  |   |
| .7 | The minimum gross floor area of each dwelling unit                         |   |

shall be 55.0 m<sup>2</sup>.

.8 Location of Dwelling Units

.1 As Phase II, a maximum of 19 dwelling units may be located on the second storey of Building A of the shopping centre, and the lands shall conform to all regulations shown on Schedule "B", Map C9-2.1.

.2 As Phase III, a maximum of 30 dwelling units may be located within Building Area A of the shopping centre, with a maximum of 19 being located on the second floor as permitted by Subsection 8.1, and 11 dwelling units being located on the first floor within the northern portion of said Building Area A, and the lands shall conform to all regulations shown on Schedule "B", Map C9-2.2.

.2 Northwest Corner of Dunsdon Street and Greenfield Road

.1 Only the following uses shall be permitted in Building Area C and the lands shall conform to all regulations shown on Schedule "B", Maps C9-2.1 and C9-2.2:

- .1 A general office.
- .2 Accessory indoor storage.

.2 Gross Floor Area (maximum)

.1	Building Area C	302.0 m <sup>2</sup>
.2	General office	110.0 m <sup>2</sup>
.3	Accessory indoor storage	192.0 m <sup>2</sup>

.3 An outdoor storage area having a maximum area of 302.5 m<sup>2</sup> and conforming to all regulations shown on Schedule "B" Maps C9-2.1 and C9-2.2, shall be accessory to the general office use occupying Building Area C.

.4 Material stored in the outdoor storage area shall not exceed 1.5 m in height, and shall be restricted to the following:

- .1 Landscape maintenance materials including topsoil, mulch and gravel.

.2 A garbage bin.

- .3 Recycling bins.
- .4 An explosive-proof fuel container.
- .5 The storage of maintenance vehicles and equipment shall be prohibited in the outdoor storage area.

That all the provisions of the C9 Zone in Section 9.9.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

- .3 Dunsdon Street and Northwest Corner of Dunsdon Street and Greenfield Road

Holding Zone:

Notwithstanding any provision of this Bylaw to the contrary, the sale of liquor, either as a stand-alone use or as part of a permitted use, is not permitted on any property within a "Holding – Neighbourhood Centre Commercial ("H-C9-2") Zone", until such time as the necessary authorizations have been approved to permit the sale of liquor on the subject lands.

That all the provisions of the C9 Zone in Section 9.9.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis

### **.3 Southeast Corner of Henry Street and Clarence Street (C9-3)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C9-3 Zone shall be used only for a shopping centre comprised of the following uses:

- .1 Dry cleaning depots.
- .2 Financial institutions.
- .3 General offices.
- .4 Grocery stores.
- .5 Medical clinics.
- .6 Medical offices.
- .7 Neighbourhood convenience stores.
- .8 Personal service stores.
- .9 Pharmacies.
- .10 Retail Stores (not otherwise listed).
- .11 Take-out restaurants.

Notwithstanding any provision of this Bylaw to the contrary, no person

shall within any C9-3 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 The maximum gross floor area of each permitted use shall be as follows:
- |    |   |                               |
|----|---|-------------------------------|
| .1 | A dry cleaning depot                                  | 180.0 m <sup>2</sup>          |
| .2 | Financial institutions                                | 400.0 m <sup>2</sup> each     |
| .3 | General Offices (including medical offices & clinics) | 930.0 m <sup>2</sup> in total |
| .4 | Grocery store   | 650.0 m <sup>2</sup> each     |
| .5 | Neighbourhood convenience stores                      | 225.0 m <sup>2</sup> each     |
| .6 | Personal service stores                               | 180.0 m <sup>2</sup> each     |
| .7 | Pharmacy  | 400.0 m <sup>2</sup>          |
| .8 | Retail stores (not otherwise listed)                  | 250.0 m <sup>2</sup> each     |
| .9 | Take-out restaurants (maximum of 2)                   | 360.0 m <sup>2</sup> each     |
- .2 The lands shall conform to all regulations shown on Schedule B, Map C9-3.

That all the provisions of the C9 Zone in Section 9.9.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.4 150 Morrell Street (C9-4)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C9-4 Zone may be used for all of the uses permitted in the C9 Zone, plus the following use:

- .1 A freestanding restaurant.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C9-4 Zone use any lot, or erect, alter or use any building or structure for a freestanding restaurant, except in accordance with the following provisions:

- .1 In accordance with Section 9.8.2.

That all the provisions of the C9 Zone in Section 9.9.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
40-92

**.5 124 - 140 Nelson Street (C9-5)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C9-5 Zone may be used for all of the uses permitted in the C9 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C9-5 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 In accordance with all regulations shown on Schedule "B" Map C9-5.

That all the provisions of the C9 Zone in Section 9.9.2 to this Bylaw, and all other provisions of the Bylaw, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
46-95 & 175-96

**.6 DELETED**

Amended by  
Bylaw No.  
142-97

**.7 403 Fairview Drive (C9-7)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C9-7 Zone may be used for all of the uses permitted in the C9 Zone, plus the following:

- .1 Veterinary clinics.

That all the provisions of the C9 Zone in Section 9.9.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
37-98 &  
61-2002

**.8 DELETED**

Amended by

**.9 Northeast Corner of Blackburn Drive and Diana Avenue (C9-9)**

Bylaw No.  
203-2004

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C9-9 Zone may be used for all of the uses permitted in the C9 Zone plus the following use:

- .1 Private schools.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C9-9 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Side Yard (minimum)
  - .1 Interior 4.0 m
  - .2 Notwithstanding Section 6.23 a required Loading Space – Type A shall have minimum dimensions of 3.3 m x 5.7 m, with 4.5 m in clear unobstructed height, exclusive of any land use for access, driveways or manoeuvring.

That all the provisions of the C9 Zone in Section 9.9.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
45-2006, 122-2011,  
65-2018

#### **.10 Northeast Corner of Shellard Lane and Conklin Road (C9-10)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C9-10 Zone shall be used only for the following use:

- .1 Shopping centres, comprised of a combination of the following uses:
  - .1 Arts schools.
  - .2 Bakeries.
  - .3 Day nurseries.
  - .4 Financial institutions.
  - .5 Fresh produce outlets.
  - .6 General offices.
  - .7 Grocery stores.
  - .8 Health clubs.
  - .9 Meat stores.
  - .10 Medical clinics.
  - .11 Medical offices.
  - .12 Neighbourhood convenience stores.
  - .13 Personal service stores.
  - .14 Pharmacies.
  - .15 Photocopy shops.
  - .16 Photographer's studios.



- .17 Places of worship.
  - .18 Private parks.
  - .19 Public halls.
  - .20 Refreshment carts.
  - .21 Restaurants: full service, take-out, and fast food (including drive-through service).
  - .22 Service or repair shops.
  - .23 Specialty retail stores.
- .2 .1 Front Yard (minimum)
- |           |        |
|-----------|--------|
| Buildings | 5.47 m |
|-----------|--------|
- .2 Gross Leasable Floor Area (maximum)
- |       |                      |
|-------|----------------------|
| Total | 1,880 m <sup>2</sup> |
|-------|----------------------|
- .3 Notwithstanding the requirements of Section 6.23, the loading space shall be "Type A".
- .4 A drive-through shall be prohibited from the area identified as Part 2 as shown on "Schedule B – Map C9-10", attached to and forming part of this Bylaw.

That all the provisions of the C9 Zone in Section 9.9.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
73-2016, 65-2018

### **.11 Northeast Corner of Blackburn Drive/Conklin Road (C9-11)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C9-11 Zone may only be used for the following uses:

- .1 Shopping Centres, comprised of a combination of the following uses:
  - .1 Arts schools.
  - .2 Bakeries.
  - .3 Commercial Schools
  - .4 Day nurseries.
  - .5 Financial institutions.
  - .6 Fresh produce outlets.
  - .7 General offices.
  - .8 Grocery stores.
  - .9 Health clubs.
  - .10 Meat stores.
  - .11 Medical clinics.
  - .12 Medical offices.
  - .13 Mixed Use Buildings, in accordance with Subsection 9.9.2.6.
  - .14 Neighbourhood convenience stores.
  - .15 Personal service stores.

- .16 Pharmacies.
- .17 Photocopy shops.
- .18 Photographer's studios.
- .19 Places of worship.
- .20 Private parks.
- .21 Public halls.
- .22 Deleted.
- .23 Restaurants: full service, take-out, and fast food (including drive-through)
- .24 Service or repair shops.
- .25 Specialty retail stores.
- .26 Veterinary Clinic.
- .27 Accessory uses, buildings, and structures
- .28 Uses permitted in Section 6.1.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C9-11 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Building Height (maximum)
  - .1 Building Height (maximum)
    - .1 Maximum height for a building located in Part 1 as shown on Schedule B – Map C9-11, attached to and forming part of this Bylaw 13.42 m
    - .2 Gross Leasable Floor Area (maximum)
      - Total 3,252.0 m<sup>2</sup>
- .3 Loading
 

Notwithstanding the requirements of Section 6.23, a minimum of 1 “Type A” loading space is required.
- .4 Buffering
 

Notwithstanding the requirements of Section 9.9.2.1.13, a minimum buffer of 6.0 metres shall be provided along the east lot line.
- .5 Commercial schools shall be limited to a maximum of 278.0 m<sup>2</sup> gross floor area.
- .6 Drive Through
  - .1 Restaurant with Drive Through (maximum): 1

- .2 A Restaurant, Fast food with Drive Through shall be prohibited from the area identified as Part 2 as shown on “Schedule B – Map C9-11” attached to and forming part of this Bylaw.
- .3 Notwithstanding the requirements of Section 6.18.10.4, a stacking lane associated with a Restaurant with Drive Through shall provide a minimum of 15 stacking spaces in total. Three of the said 15 spaces shall be located between the order menu station and pick-up window.
- .4 Notwithstanding the requirements of Section 6.18.10.6, Drive Through aisles shall be located so that stacked vehicles do not impede adjacent on or off-site traffic. A minimum setback of 9.0 metres is required from the north lot line to the entrance of the drive-through aisle to accommodate vehicle movement into and out of the site.

That all the provisions of the C9 Zone in Section 9.9.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**9.10****Community Centre Commercial Zone (C10)**

## 9.10.1

## Permitted Uses

The following uses are permitted in a C10 Zone:

Amended by  
Bylaws No.  
115-92, 142-92,  
141-94, 35-95,  
149-97, 118-2000,  
164-2005, 68-2011,  
109-2013, 3-2015,  
65-2018

## .1 A shopping centre, comprised of a combination of the following uses:

- .1 Amusement arcades.
- .2 Amusement arcades accessory to theatres whose principal purpose is for the presentation of film performances.
- .3 Arts schools.
- .4 Automobile gas bars.
- .5 Bakeries.
- .6 Commercial schools.
- .7 Day nurseries.
- .8 Financial institutions.
- .9 General offices.
- .10 Grocery stores.
- .11 Health clubs.
- .12 Home furnishing stores.
- .13 Medical clinics.
- .14 Medical offices.
- .15 Mixed use Buildings, in accordance with Subsection 9.10.2.7.
- .16 Neighbourhood convenience stores.
- .17 Personal service stores.
- .18 Pharmacies.
- .19 Photocopy shops.
- .20 Photographers' studios.
- .21 Place of Entertainment/Recreation.
- .22 Places of Worship.
- .23 Private parks.
- .24 Public halls.
- .25 Deleted.
- .26 Restaurants: full service, take-out, and fast food (including drive-through service).
- .27 Retail stores.
- .28 Service and repair shops.
- .29 Specialty retail stores.
- .30 Supermarkets.
- .31 Veterinary Clinic.

## .2 Day nurseries.

## .3 Accessory uses, buildings, and structures.

## .4 Uses permitted in Section 6.1

## 9.10.2

## Regulations

Any use, building, or structure in a C10 Zone shall be established in

accordance with the following:

- .1 Shopping Centres
  - .1 Lot Area (minimum) 2.0 ha
  - .2 Lot Width (minimum) 100.0 m
  - .3 Lot Coverage (maximum) 30%
  - .4 Building Height (maximum) 10.0 m
  - .5 Front Yard (minimum) 9.0 m
  - .6 Rear Yard (minimum) 6.0 m
  - .7 Side Yard (minimum)
    - .1 Interior 6.0 m
    - .2 Exterior 9.0 m
  - .8 Gross Leasable Floor Area (maximum) 10,200.0 m<sup>2</sup>
  - .9 Landscaped Open Space (minimum) 10%
  - .10 Parking in accordance with Section 6.18
  - .11 Loading in accordance with Section 6.23
  - .12 Open Storage Prohibited
  - .13 Planting strip in accordance with Section 6.11
  - .14 Buffering in accordance with Section 6.10
  - .15 Automobile Gas Bar
    - .1 Yard (minimum)
      - .1 Gasoline pump island and gasoline pump island kiosk 6.0 m
      - .2 Gasoline pump island canopy 1.0 m
- .2 Day Nurseries
  - .1 In accordance with Section 6.8

Amended by  
Bylaws No.  
149-97, 65-2018

.3 Deleted

.1 In accordance with Section 6.34

.4 Uses Permitted in Section 6.1

.1 In accordance with Section 6.1

.5 Amusement Arcades

.1 No amusement arcade shall be located on any lot which is closer than 300.0 m from the lot lines of any property used for a public school or separate school, or private school.

Amended by  
Bylaw No.  
164-2005

.6 Accessory Uses, Buildings, and Structures

.1 In accordance with Section 6.3

.2 No amusement arcade shall be located on any lot closer than 300.0m from the lot lines of a property used for a public school or separate school or private school.

Amended by  
Bylaw No.  
109-2013

.7 Mixed Use Buildings

Notwithstanding any provisions of this Bylaw to the contrary, any lot in the C10 Zone in accordance with "Schedule M" may be used for a mixed use building which shall include dwelling units and any use permitted in Section 9.10.1 excluding "Automobile gas bars".

Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any C10 Zone in accordance with "Schedule M" use any lot, or erect, alter or use any building or structure for any mixed use building except in accordance with the following provisions:

.1	Lot Area (minimum)	NIL
.2	Lot Width (minimum)	NIL
.3	Lot Coverage (maximum)	100%
.4	Building Height (maximum)	6 Storeys
.5	Building Height (minimum)	2 storeys
.6	Building Stepback (minimum)	NIL
.7	Ground Floor Height (minimum)	4.5 metres
.8	Front Yard (minimum)	NIL

- .9 Rear Yard (minimum)
  - .1 Abutting a Residential Zone 7.5m
  - .2 Abutting any other Zone NIL
- .10 Side Yard Interior (minimum)
  - .1 Abutting a Residential Zone 7.5m
  - .2 Abutting a building with windows on the facing wall 5.5m
  - .3 Abutting any other Zone/wal NIL
- .11 Side Yard Exterior (minimum) NIL
- .12 Amenity Space (minimum) 3.0m<sup>2</sup>/  
Residential unit
- .13 Parking
  - .1 In accordance with Section 6.18
  - .2 No parking area shall be located between the principal non-residential use and the front or exterior side lot line.
- .14 Landscaped Open Space (minimum) 15% which shall include:
  - .1 a minimum 1.5 metre planting strip between any rear or side lot line abutting a residential zone and any surface parking area
- .15 Loading in accordance with Section 6.23
- .16 Residential uses shall not be permitted on the ground floor of a mixed use building
- .17 Industrial uses shall not be permitted in a mixed use building

### 9.10.3. Exceptions

The following Zones apply to specific lands within a C10 Zone.

#### .1 265 King George Road - Northridge Plaza (C10-1)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C10-1 Zone may be used for all of the uses permitted in the C10 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C10-1 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Landscape Open Space (minimum) 5.0%
- .2 Gross Leasable Floor Area (maximum) 9,930.0 m<sup>2</sup>

That all the provisions of the C10 Zone in Section 9.10.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
25-91, 17-96,  
149-97, 65-2018

**.2 Southwest Corner Fairview Drive and West Street (C10-2)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C10-2 Zone may be used for all of the uses permitted in the C10 Zone, plus the following uses:

- .1 Junior department store
- .2 Food Service Vehicles

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C10-2 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Gross Leasable Floor Area (maximum):
  - .1 Total 18,580.0m<sup>2</sup>
  - .2 Junior department store 9,610.0m<sup>2</sup>
- .2 Regulations for Food Service Vehicles:
  - .1 Deleted
  - .2 Food Service Vehicles are restricted to the location shown on Schedule "B" Map C10-2.
  - .3 Notwithstanding Section 2.3.6.1 of this Bylaw, Food Service Vehicles may include an extended menu of food items for sale to the general public in accordance with the City's Licencing Bylaw and the Health Protection and Promotion Act.

That all the provisions of the C10 Zone in Section 9.10.2 to this Bylaw and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.3 222 Fairview Drive (C10-3)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within



any C10-3 Zone may be used for all of the uses permitted in the C10 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C10-3 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Gross Floor Area (maximum) 1400.0m<sup>2</sup>
- .2 The lands shall conform to all regulations shown on Schedule B, Map C10-3.

That all the provisions of the C10 Zone in Section 9.10.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
81-97

**.4 573 Colborne Street East (C10-4)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C10-4 Zone may be used for all of the uses permitted in the C10 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C10-4 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Gross Leasable Floor Area (maximum) 11,400.0m<sup>2</sup>
- .2 Planting Strip NIL

That all the provisions of the C10 Zone in Section 9.10.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
111-2005

**.5 Northeast Corner of Colborne Street West and the BSAR (C10-5)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C10-5 Zone may be used for all of the uses permitted in the C10 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C10-5 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 The designated front lot line shall abut Colborne Street West.
- .2 Notwithstanding Section 6.22.1 of this Bylaw, the minimum

exterior side yard shall be 9.0 metres.

That all the provisions of the C10 Zone in Section 9.10.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
51-2008, 68-2011

**.6 Northeast corner of Blackburn Drive and Diana Avenue (C10-6)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C10-6 Zone shall be used only for a shopping centre, comprised of a combination of the following uses:

- .1 Amusement arcades
- .2 Amusement arcades accessory to theatres whose principal purpose is for the presentation of film performances.
- .3 Arts schools.
- .4 Bakeries.
- .5 Commercial schools.
- .6 Day nurseries.
- .7 Financial institutions.
- .8 General offices.
- .9 Grocery stores.
- .10 Health clubs.
- .11 Home furnishing stores.
- .12 Medical clinics.
- .13 Medical offices.
- .14 Neighbourhood convenience stores.
- .15 Personal service stores.
- .16 Pharmacies.
- .17 Photocopy shops.
- .18 Photographers' studios.
- .19 Place of Entertainment/Recreation.
- .20 Places of Worship.
- .21 Private parks.
- .22 Public halls.
- .23 Refreshment carts.
- .24 Restaurants: full service, take-out, and fast food (including drive-through service).
- .25 Retail stores.
- .26 Service and repair shops.
- .27 Specialty retail stores.
- .28 Supermarkets.
- .29 Libraries

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C10-6 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following special provisions:

- .1 Front Yard (minimum) 2.7 m
- .2 Side Yard (minimum)
  - .1 Interior 1.57 m
  - .2 Exterior 4.6 m
- .3 For the purposes of this Bylaw, the front lot line shall be deemed to be along Blackburn Drive.
- .4 Notwithstanding Section 6.18, the required number of parking spaces will be calculated at a rate of 5.2/100m<sup>2</sup> of gross floor area.
- .5 Notwithstanding Section 6.11, the planting strip along Blackburn Drive will be a minimum of 2.7 metres.
- .6 Restaurant (drive through only)
  - .1 Restaurants with drive through service be setback a minimum of 45.0 metres from Diana Avenue.
  - .2 Restaurants with drive through service be setback a minimum 15.0 metres from Blackburn Drive.
- .7 Loading dock
  - .1 No loading dock be permitted in the rear yard.
- .8 Landscaping and Buffering
  - .1 Upgraded landscaping and buffering be provided along the interior side yard and rear yard pursuant to the Site Plan Control provisions of the Planning Act.

That all remaining provisions of the C10 Zone in Section 9.10.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.7 Unused**

**.8 310-320 North Park Street (C10-8)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C10-8 Zone may be used for the following uses:

- .1 Mixed Use Buildings, in accordance with Subsection 9.10.2.7.
- .2 Parking Structure.
- .3 Accessory uses, buildings, and structures.

.4 Uses permitted in Section 6.1.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C10-8 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Non-Residential GFA (minimum) 250.0 m<sup>2</sup>/Mixed Use Building
- .2 Building Height (maximum) as identified on Schedule B, Map C10-8:
  - .1 Building 1: 16 storeys
  - .2 Building 2: 9 storeys
  - .3 Parking Structure: 1 storey
- .3 Rear Yard (minimum)
  - .1 Abutting a Residential Zone 6.0 metres (Building 2 as identified on Schedule B)  
3.0 metres (Parking Structure)
- .4 Side Yard Interior (minimum)
  - .1 Abutting a Residential Zone 6.0 metres
- .5 Number of Loading Spaces
  - .1 Notwithstanding Section 6.23.6.3 no loading spaces shall be required for permitted non-residential uses in a mixed use building.
- .6 Landscape Open Space (minimum) 25%
- .7 Fence Height
  - .1 Rear Yard 1.8 metres (minimum)  
2.4 metres (maximum)

That all remaining provisions of the C10 Zone in Section 9.10.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

## 9.11. District Centre Commercial Zone (C11)

### 9.11.1. Permitted Uses

Amended by  
Bylaws No.  
115-92, 142-92,  
132-91, 141-94,  
35-95, 175-96,  
149-97, 118-2000,  
164-2005, 68-2011,  
109-2013, 3-2015,  
65-2018

The following uses are permitted in a C11 Zone:

- .1 Shopping centres, comprised of a combination of the following uses:
  - .1 Amusement arcades.
  - .2 Amusement arcades accessory to theatres whose principal purpose is for the presentation of film performances.
  - .3 Arts schools.
  - .4 Automobile gas bars.
  - .5 Automobile service stations.
  - .6 Automobile washing facilities.
  - .7 Bakeries.
  - .8 Commercial schools.
  - .9 Financial institutions.
  - .10 General offices.
  - .11 Grocery stores.
  - .12 Health clubs.
  - .13 Home furnishing stores.
  - .14 Junior department stores.
  - .15 Major department stores.
  - .16 Medical clinics.
  - .17 Medical offices.
  - .18 Mixed Use Buildings, in accordance with Subsection 9.11.2.7.
  - .19 Neighbourhood convenience stores.
  - .20 Nursery garden centres accessory to a permitted use.
  - .21 Personal service stores.
  - .22 Pharmacies.
  - .23 Photocopy shops.
  - .24 Photographer's studios.
  - .25 Place of Entertainment/Recreation.
  - .26 Places of Worship.
  - .27 Private parks.
  - .28 Public halls.
  - .29 Deleted.
  - .30 Restaurants: full service, take-out, and fast food (including drive through service).
  - .31 Retail stores.
  - .32 Service and repair shops.
  - .33 Specialty retail stores.
  - .34 Supermarkets.
  - .35 Veterinary Clinic.
- .2 Day nurseries.
- .3 Accessory uses, buildings, and structures.
- .4 Uses permitted in Section 6.1.

## 9.11.2. Regulations

Any use, building, or structure in a C11 Zone shall be established in accordance with the following:

- |                      |                                     |  |
|----------------------|-------------------------------------|--|
| .1 Shopping Centres: |                                     |  |
| .1                   | Lot Area (minimum)                  | 14.0 ha  |
| .2                   | Lot Width (minimum)                 | 150.0 m  |
| .3                   | Lot Coverage (maximum)              | 30%  |
| .4                   | Building Height (maximum)           | 15.0 m   |
| .5                   | Front Yard (minimum)                | 30.0 m   |
| .6                   | Rear Yard (minimum)                 |  |
|                      | .1 Abutting a street                | 15.0 m   |
|                      | .2 Abutting any other lot line      | 8.0 m  |
| .7                   | Side Yard (minimum)                 |  |
|                      | .1 Interior                         | 8.0 m  |
|                      | .2 Exterior                         | 15.0 m   |
| .8                   | Gross Leasable Floor Area (maximum) | 32,950.0 m <sup>2</sup>  |
| .9                   | Landscaped Open Space (minimum)     | 10%  |
| .10                  | Parking in accordance with          | Section 6.18   |
| .11                  | Loading in accordance with          | Section 6.23   |
| .12                  | Open Storage                        | Prohibited except for a nursery garden centre, which shall comply with Section 6.12. |
| .13                  | Buffering in accordance with        | Section 6.10   |
| .14                  | Planting Strip in accordance with   | Section 6.11   |
| .15                  | Automobile Gas Bars                 |  |

- .1 Yard (minimum)
  - .1 Gasoline pump island and gasoline pump island kiosk 6.0 m
  - .2 Gasoline pump island canopy 1.0m

.2 Accessory Uses, Buildings, and Structures

- .1 In accordance with Section 6.3.

.3 Amusement Arcades

- .1 No amusement arcade shall be located on any lot which is closer than 300.0 m from the lot lines of any property used for a public school or separate school, or private school.

Amended by  
Bylaws No.  
149-97, 65-2018

.4 Deleted

- .1 In accordance with Section 6.34.

.5 Uses Permitted in Section 6.1.

- .1 In accordance with Section 6.1.

Amended by  
Bylaw No.  
164-2005

.6 Day Nurseries

- .1 In accordance with Section 6.8.
- .2 No amusement arcade shall be located on any lot closer than 300.0m from the lot lines of a property used for a public school or separate school or private school.

Amended by  
Bylaws No.  
109-2013, 93-2016,  
166-2021

.7 Mixed Use Buildings

Notwithstanding any provisions of this Bylaw to the contrary, any lot in the C11 Zone in accordance with "Schedule M" may be used for a mixed use building which shall include dwelling units and any use permitted in Section 9.11.1 excluding "Automobile gas bar", "Automobile service stations", and "Automobile washing facilities".

Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any C11 Zone in accordance with "Schedule M" use any lot, or erect, alter or use any building or structure for any mixed use building except in accordance with the following provisions:

- .1 Lot Area (minimum) NIL
- .2 Lot Width (minimum) NIL

.3	Lot Coverage (maximum)	100%
.4	Building Height (maximum)	8 Storeys
.5	Building Height (minimum)	2 storeys
.6	Building Stepback (minimum)	NIL
.7	Ground Floor Height (minimum)	4.5 metres
.8	Front Yard (minimum)	NIL
.9	Rear Yard (minimum)	
	.1 Abutting a Residential Zone	7.5m
	.2 Abutting any other Zone	NIL
.10	Side Yard Interior (minimum)	
	.1 Abutting a Residential Zone	7.5m
	.2 Abutting a building with windows on the facing wall	5.5m
	.3 Abutting any other Zone/wall	NIL
.11	Side Yard Exterior (minimum)	NIL
.12	Amenity Space (minimum) 3.0m <sup>2</sup> /residential	Unit
.13	Parking	
	.1 In accordance with	Section 6.18
	.2 No parking area shall be located between the main building and the front or exterior side lot line.	
.14	Landscaped Open Space (minimum)	15% which shall include:
	.1 a minimum 1.5 metre planting strip between any rear or side lot line abutting a residential zone and any surface parking area	
.15	Loading in accordance with	Section 6.23
.16	Residential uses shall not be permitted on the ground floor of a mixed use building	



.17 Industrial uses shall not be permitted in a mixed use building

9.11.3. Exceptions

The following zones apply to specific lands within a C11 Zone.

Amended by  
Bylaw No.  
72-2008

**.1 Brantford Mall, King George Road (C11-1)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C11-1 Zone may be used for all of the uses permitted in the C11 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C11-1 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

.1 Gross Floor Area (maximum) 45,000.0 m<sup>2</sup>

.2 Gross Leasable Floor Area  
(maximum)

.1 Shopping Centre (total) 38,550.0 m<sup>2</sup>

.2 Department Store 14,000.0 m<sup>2</sup>

.3 Junior Department Store 6,500.0 m<sup>2</sup>

.3 Front Yard

.1 Abutting King George Road 9.0m

.2 Notwithstanding the previous section, the minimum front yard abutting King George Road for any building or part thereof erected within 100m of the northern limit of the lands subject to this Exception shall be 6.0m.

That all the provisions of the C11 Zone in Section 9.11.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
140-2002  
93-2016

**.2 Lynden Park Mall (northern portion), 84 Lynden Road (C11-2)**

**DELETED**

Amended by  
Bylaw No.

**.3 Lynden Park Mall (southern portion), 84 Lynden Road (C11-3)**

140-2002  
68-2011  
93-2016

**DELETED**

Amended by  
Bylaw No.  
93-2016

- .4 Lynden Park Mall, 84 Lynden Road (H-C11-4)**
- .1 The removal of the 'Holding' (H) provision is not required for the following:
- .1 Additions and alterations to any existing building as of the date of this Bylaw are permitted provided they do not increase the gross floor area or gross leasable area of the building by 10% or more and provided they do not generate the need for additional parking, or require the alteration of the existing parking areas or loading spaces. For reference, the gross floor area of the mall is currently 40,199 m<sup>2</sup> and the gross leasable floor area of the mall is currently 34,978 m<sup>2</sup>.
- .2 Removal of the 'Holding (H)' provision in whole or in part, may occur once the following has been satisfied:
- .1 Prior to the establishment of any residential use, the Owner has completed a noise, vibration and odour study and an assessment to ensure compliance with the Ministry of Environment D6 Guidelines, to the satisfaction of the City.
- .2 The Owner has entered into a site plan agreement to the satisfaction of the City and the Grand River Conservation Authority and any other agencies if applicable.
- .3 Notwithstanding any provisions of this Bylaw to the contrary, shopping centres within any C11-4 Zone may also include the following uses:
- .1 Apartment dwelling
- .2 Hotel
- .3 Retail warehouse
- .4 Retirement home
- .4 Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any C11-4 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:
- .1 Lot Coverage (maximum) 40%
- .2 Building Height (maximum)
- .1 Apartment dwelling 27.0 m

- .2 Retirement home 27.0 m
- .3 All Yards (minimum) 5.0 m
- .4 Gross Floor Area (G.F.A.) (maximum)
  - .1 For Retail Uses 76,200 m<sup>2</sup>
  - .2 Total Gross Floor Area 136,000 m<sup>2</sup>
- .5 Parking (minimum) 4.0 spaces per 100 m<sup>2</sup> GFA
  - .1 Hotel 1.0 space / guest room
- .6 Amenity space for residential dwellings and retirement homes 3 m<sup>2</sup> / unit or 3 m<sup>2</sup> / bed
- .7 For the purpose of Subsection 9.11.3.4, 'Retail Uses' shall mean a lot and a building or structure, or portion thereof, wherein goods, wares, or merchandise are offered for sale or rent, and shall include, but not be limited to: grocery stores, home furnishing stores, major and junior department stores, neighbourhood convenience stores, pharmacies, retail warehouses, specialty retail stores and supermarkets.
- .8 Limitations and Phasing of Gross Leasable Area (G.L.A.):
  - .1 Gross Leasable Area (G.L.A.) (maximum)
    - .1 Total for a Grocery store and Supermarket 3,115 m<sup>2</sup>
    - .2 Total for a Junior Department Store and Major Department Store 8,930 m<sup>2</sup>
    - .3 Retail warehouse 13,005 m<sup>2</sup> with the first full year of operation not before 2018.
    - .4 Retail space (excluding grocery stores, supermarkets, junior department stores, major department stores, retail warehouses, building supply centres, home and auto supply

stores and automobile sales establishments):

.1 An expansion with a maximum of 18,580 m<sup>2</sup> with the first full year of operation not before 2018.

.3 An additional 3,902 m<sup>2</sup> with a first full year of operation not before 2021.

That all the provisions of the C11 Zone in Section 9.11.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**9.12 New Format Commercial Zone (C12)**

**9.12.1 Permitted Uses**

Amended by  
Bylaws No.  
157-2000, 68-2011

The following uses are permitted in a C12 Zone:

- .1 Shopping centres comprised of a combination of any use permitted in the C12 Zone.
- .2 Automobile gas bars
- .3 Automobile sales establishments
- .4 Automobile service stations
- .5 Boat and recreational vehicle sales establishments
- .6 Building supply centres
- .7 Financial institutions
- .8 General offices
- .9 Health clubs
- .10 Home furnishing stores
- .11 Neighbourhood convenience stores, in conjunction with an automobile gas bar or automobile service station
- .12 Nursery garden centres
- .13 Pharmacies
- .14 Place of Entertainment/Recreation
- .15 Restaurants: full service, take-out, and fast food (including drive-thru) service
- .16 Retail stores
- .17 Retail warehouses
- .18 Specialty retail stores
- .19 Supermarkets
- .20 Accessory uses, building and structures
- .21 Uses permitted in Section 6.1

**9.12.2 Regulations**

Any uses, buildings, or structures in a C12 Zone shall be established in accordance with the following;

- .1 All Permitted Uses Except as Noted
  - .1 Lot Area (minimum) 10,000.0 m<sup>2</sup>
  - .2 Lot Width (minimum) 30.0 m
  - .3 Lot Coverage (maximum) 40%
  - .4 Building Height (maximum) 15.0 m
  - .5 Front Yard (minimum)
    - .1 Abutting Henry Street 15.0 m
    - .2 Abutting any other street 9.0 m

.6	Rear Yard (minimum)	
	.1	Abutting Henry Street or Wayne Gretzky Parkway 15.0 m
	.2	Abutting any other street 9.0 m
	.3	Abutting any other lot line 9.0 m
.7	Side Yard (minimum)	
	.1	Interior
		.1 Abutting a lot in a New Format Commercial Zone NIL
		.2 Abutting any other lot line 9.0 m
	.2	Exterior (minimum)
		.1 Abutting Henry Street or Wayne Gretzky Parkway 15.0 m
		.2 Abutting any other street 9.0 m
.8	Landscaped Open Space (minimum)	10%
.9	Gross Floor Area	
	.1	No lot shall be occupied by a building or buildings comprising less than a total gross floor area of 930.0m <sup>2</sup> .
	.2	Individual uses having a maximum gross floor area of 464.5m <sup>2</sup> shall be restricted to restaurants and financial institutions.
	.3	Supermarkets (minimum) 4,645.0 m <sup>2</sup>
	.4	All other uses (minimum) 930.0 m <sup>2</sup>
.10	Parking	
	.1	Shopping Centre (minimum) 5.5 spaces/ 100 m <sup>2</sup> GFA
	.2	For a lot occupied by an individual use exceeding 930.0m <sup>2</sup> of gross floor area 5.5 spaces/ 100 m <sup>2</sup> GFA
	.3	For a lot occupied by an individual use less than 464.5

m<sup>2</sup> of gross floor area in accordance with Section 6.18

	.4	For a lot occupied by general offices	1.0 spaces/ 30 m <sup>2</sup> GFA
.11		Loading in accordance with Section 6.23	
.12		Open Storage	
	.1	Automobile sales establishment, boat and recreational vehicle sales establishment, building supply centre, and nursery garden centre	In accordance Section 6.12
	.2	All other uses	Prohibited
.13		Buffering in accordance with	Section 6.10
.14		Planting Strips	
	.1	Abutting Wayne Gretzky Parkway (minimum)	15.0 m
	.2	Abutting Henry Street	6.0 m
	.3	Abutting any other street	3.0 m
.2		Automobile Gas Bars, Automobile Service Stations, and Neighbourhood Convenience Stores, in conjunction with an automobile gas bar or automobile service station.	
	.1	Lot Area (minimum)	750.0 m <sup>2</sup>
	.2	Lot Width (minimum)	30.0 m
	.3	Lot Coverage (maximum)	25%
	.4	Building Height (maximum)	7.5 m
	.5	Front Yard (minimum)	
	.1	Buildings	15.0 m
	.2	Gasoline pump island and gasoline pump island kiosk	9.0 m
	.3	Gasoline pump island canopy	6.0 m
	.6	Rear Yard (minimum)	6.0 m
	.7	Side Yard (minimum)	

	.1	Interior	6.0 m
	.2	Exterior	
		.1 Buildings	15.0 m
		.2 Gasoline pump island and gasoline pump island kiosk	9.0 m
		.3 Gasoline pump island canopy	6.0 m
	.8	Landscaped Open Space (minimum)	10%
	.9	Parking in accordance with	Section 6.18
	.10	Open Storage	Prohibited
	.11	Buffering in accordance with	Section 6.10
	.12	Planting Strips in accordance with	Section 6.11
.3		Accessory Uses, Buildings and Structures	
	.1	In accordance with Section	Section 6.3
.4		Uses Permitted in Section 6.1	
	.1	In accordance with	Section 6.1



**SECTION 10.0****INDUSTRIAL ZONES****10.1.****Industrial Commercial Zone (M1)**

10.1.1.  
Amended by  
Bylaw No.  
1-92, 141-94,  
35-95,  
157-2000  
100-2013

## Permitted Uses

The following uses are permitted in a M1 Zone:

- .1 Industrial malls which may permit one or more of the uses permitted by this Section.
- .2 Manufacturing uses.
- .3 Wholesale uses.
- .4 Warehouse uses.
- .5 Research uses.
- .6 Accessory caretakers' residences.
- .7 Accessory general offices.
- .8 Accessory retail sales.
- .9 Accessory used motor vehicle sales.
- .10 Accessory uses, buildings, and structures.
- .11 Automobile gas bars.
- .12 Automobile rental establishments.
- .13 Automobile sales establishments.
- .14 Automobile service stations.
- .15 Automobile supply stores.
- .16 Automobile washing facilities.
- .17 Catering services.
- .18 Computer, electronic or data processing establishments.
- .19 Financial institutions.
- .20 General offices.
- .21 Home furnishing stores.
- .22 Industrial service offices.
- .23 Industrial rental establishments.
- .24 Laundromats.
- .25 Neighbourhood convenience stores.
- .26 Personal service stores.
- .27 Postal stations.
- .28 Printing establishments.
- .29 Public garages.
- .30 Restaurants: full service, fast food, take-out (including drive-through service).
- .31 Retail warehouses.
- .32 Service industries.
- .33 Service or repair shops.
- .34 Telecommunications services.
- .35 Trade schools.
- .36 Uses permitted in Section 6.1.

10.1.2.  
Amended by  
Bylaws No.  
141-94, 48-2001  
53-2006

## Regulations

Any use, building or structure in a M1 Zone shall be established in accordance with the following:

### .1 All Permitted Uses Except as Noted:

.1	Lot Area (minimum)	0.2 ha
.2	Lot Width (minimum)	30.0 m
.3	Lot Coverage	
.1	Minimum	
.1	Over 0.8 hectares	15.0%
.2	0.8 hectares and under	10.0%
.2	Maximum	40%
.4	Building Height (maximum)	11.0 m
.5	Front Yard (minimum)	
.1	Buildings	15 m or Established Front Building Line, whichever is lesser
.2	Gasoline pump island and gasoline pump island kiosk	6.0 m
.6	Rear Yard (minimum)	
.1	Abutting a Residential Zone	9.0 m
.2	All other rear yards	3.0 m
.7	Side Yard (minimum)	
.1	Interior	
.1	Abutting a Residential Zone	9.0 m
.2	All other interior side yards	3.0 m
.2	Exterior	7.5 m
.3	Exterior abutting Lynden Road	15.0 m
.8	Ground Floor Area (minimum)	Nil

.9	Landscaped Open Space (minimum)	10% of lot area
.10	Planting Strip in accordance with	Section 6.11
.11	Open Storage in accordance with	Section 6.12
.12	Loading Spaces	
.1	In accordance with	Section 6.23
.2	No loading space shall be located in any yard adjacent to Lynden Road.	
.13	Parking Spaces	
.1	In accordance with	Section 6.18
.2	Notwithstanding Section 6.18, all parking spaces and driveways shall be provided with a stable surface treated to prevent the raising of dust or loose particles, and shall consist of asphalt, concrete or hard surfaced material, or a combination thereof.	
.14	Buffering	
.1	In accordance with	Section 6.10
.2	Accessory Caretakers' Residences	
.1	In accordance with	Section 6.3.4 and 10.1.2.
.3	Accessory General Offices	
.1	In accordance with	Section 6.3.5. 10.1.2.
.4	Accessory Retail Sales	
.1	In accordance with	Section 6.3.6. and 10.1.2.
.5	Accessory Uses, Buildings, and Structures	
.1	In accordance with	Section 6.3.
.6	Day Nurseries	
.1	In accordance with	Section 6.8

- .7 Uses Permitted in Section 6.1
  - .1 In accordance with Section 6.1
- .8 Accessory Used Motor Vehicle Sales
  - .1 In accordance with Sections 6.3.7 and 10.1.2

10.1.3. Exceptions

The following Zones apply to specific lands within an M1 Zone.

**.1 South Side of Lynden Road, East of Roy Blvd. (M1-1)**

Notwithstanding any provision of this Bylaw to the contrary, no lot within any M1-1 Zone may be used except for the following uses:

- .1 Manufacturing uses.
- .2 Wholesaling uses.
- .3 Warehousing uses.
- .4 Research uses.
- .5 Industrial malls with units or spaces for occupancy by any use permitted by this Section.
- .6 General offices.
- .7 Service industries.
- .8 Accessory uses, buildings and structures.
- .9 Accessory caretakers' residences.
- .10 Accessory retail sales.
- .11 Uses permitted in Section 6.1.
- .12 Day nurseries.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M1-1 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Accessory Uses, Buildings and Structures
  - .1 In accordance with Section 6.1.
- .2 Accessory Caretakers' Residences
  - .1 In accordance with Section 6.3.4.
- .3 Accessory Retail Sales
  - .1 In accordance with Section 6.3.6.
- .4 Day Nurseries
  - .1 In accordance with Section 6.8

- .5 All Other Permitted Uses
  - .1 In accordance with Section 10.1.2.
  - .2 Open storage shall be limited to the open storage of goods, materials, or things produced on the premises, in accordance with all other requirements of Section 6.12.2.

That all the provisions of the M1 Zone in Section 10.1.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

- Amended by Bylaws No. 155-99, 164-2000 .2 **DELETED**
- Amended by Bylaws No. 107-96, 164-2000 .3 **DELETED**
- Amended by Bylaws No. 69-96, 164-2000 .4 **DELETED**
- Amended by Bylaws No. 59-91, 10-96, 36-97, 149-97, 111-98, 164-2000 .5 **DELETED**
- Amended by Bylaws No. 45-95, 164-2000 .6 **DELETED**
- Amended by Bylaws No. 25-91, 120-98, 164-2000 .7 **DELETED**
- Amended by Bylaws No. 51-92, 55-96, 6-98 .8 **DELETED**
- Amended by Bylaws No. 69-96, 164-2000 .9 **DELETED**

Amended by  
Bylaw No.  
39-98

**.10 225/233 Paris Road (M1-10)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M1-10 Zone may be used only for the following uses:

- .1 General offices.
- .2 A service industry limited to the offices and open and enclosed storage associated with a general contractor.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M1-10 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Sections 10.1.3.10.1 and 10.1.3.10.2, except in accordance with the following provisions:

- .1 Notwithstanding Section 2.12.16.1, a designated front lot line can abut a freeway.
- .2 Lot Width (minimum) NIL
- .3 Gross Floor Area (maximum)
  - .1 General offices 365.0m<sup>2</sup>
  - .2 Enclosed storage buildings 190.0m<sup>2</sup>
- .4 Notwithstanding Section 6.11.2.1, a planting strip abutting a freeway shall be a minimum of 3.0 metres.
- .5 Notwithstanding Section 6.12.2.2.2, an open storage area shall not extend over more than 20% of the lot area, and such area shall be exclusive of required parking spaces, parking areas, and landscaped open space.
- .6 Vehicular and pedestrian access to Paris Road shall be restricted to the lands described as Part 4, Reference Plan 2R-5183.

That all the provisions of the M1 Zone in Section 10.1.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
154-99, 164-2000

**.11 DELETED**

Amended by  
Bylaw No.  
67-2000

**.12 308 Lynden Road (M1-12)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M1-12 Zone may only be used for the following uses:

- .1 Manufacturing uses.
- .2 Wholesaling uses.
- .3 Warehousing uses.
- .4 Research uses.
- .5 Industrial malls with units or spaces for occupancy by any use permitted by this Section.
- .6 General offices.
- .7 Service industries.
- .8 Accessory uses, buildings and structures.
- .9 Accessory caretakers' residences.
- .10 Accessory retail sales.
- .11 Uses permitted in Section 6.1.
- .12 Day nurseries.
- .13 Storage, screening and processing of top soil

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M1-12 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Accessory Uses, Buildings and Structures
  - .1 In accordance with Section 6.1.
- .2 Accessory Caretakers' Residences
  - .1 In accordance with Section 6.3.4.
- .3 Accessory Retail Sales
  - .1 In accordance with Section 6.3.6.
- .4 Day Nurseries
  - .1 In accordance with Section 6.8
- .5 Storage, screening and processing of top soil.
  - .1 Notwithstanding Section 6.12.2, the storage, screening and processing of top soil shall be in a location approved pursuant to the Site Plan Control provisions of the Planning Act.
  - .2 Notwithstanding Section 6.12.2.4, the height of stored top soil shall not exceed 6.0 metres.
- .6 All Other Permitted Uses
  - .1 In accordance with Section 10.1.2

- .2 Open storage shall be limited to the open storage of goods, materials, or things produced on the premises, in accordance with all other requirements of Section 6.12.2.

That all the provisions of the M1 Zone in Section 10.1.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
64-2002

**.13 274 Lynden Road (M1-13)**

Notwithstanding any provision of this Bylaw to the contrary, no lot within any M1-13 Zone may be used except for the following uses:

- .1 Manufacturing uses.
- .2 Wholesaling uses.
- .3 Warehousing uses.
- .4 Research uses.
- .5 Industrial malls with units or spaces for occupancy by any use permitted by this Section.
- .6 General offices.
- .7 Service industries.
- .8 Accessory uses, buildings and structures.
- .9 Accessory caretakers' residences.
- .10 Accessory retail sales.
- .11 Uses permitted in Section 6.1.
- .12 Day nurseries.
- .13 Medical Clinics.
- .14 Medical offices.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M1-13 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Accessory uses, Buildings and Structures
  - .1 In accordance with Section 6.1.
- .2 Accessory Caretakers' Residences
  - .1 In accordance with Section 6.3.4.
- .3 Accessory Retail Sales
  - .1 In accordance with Section 6.3.6.
- .4 Day Nurseries
  - .1 In accordance with Section 6.8
- .5 All Other Permitted Uses



- .1 In accordance with Section 10.1.2
- .2 Open storage shall be limited to the open storage of goods, materials, or things produced on the premises, in accordance with other requirements of Section 6.12.2.

That all the provisions of the M1 Zone in Section 10.1.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
55-2005, 97-2020

**.14 Northwest Corner of Wayne Gretzky Parkway and Henry Street (M1-14)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M1-14 Zone may be used for all of the uses permitted in the M1 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M1-14 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 The maximum total gross floor area for all commercial uses permitted in the M1 Zone shall not exceed 9,290.0 m<sup>2</sup>.
- .2 One Medical Clinic shall be permitted with a total maximum Gross Floor Area of 300 m<sup>2</sup>.

That all the provisions of the M1 Zone in Section 10.1.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
26-2008

**.15 260 Lynden Road (M1-15)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M1-15 Zone may be used for all of the uses permitted in the M1-1 Zone, plus the following use:

- .1 Medical Office

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M1-15 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Accessory Uses, Building and Structures
  - .1 In accordance with Section 6.3.
- .2 Accessory Caretakers' Residences
  - .1 In accordance with Section 6.3.4

- .3 Accessory Retail Sales
  - .1 In accordance with Section 6.3.6.
- .4 Day Nurseries
  - .1 In accordance with Section 6.8
- .5 All Other Permitted Uses
  - .1 In accordance with Section 10.1.2.
  - .2 Open storage shall be limited to the open storage of goods, materials, or things produced on the premises, in accordance with all other requirements of Section 6.12.2.

That all the provisions of the M1 Zone in Section 10.1.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
50-2011

**.16 111 Sherwood Drive (F-M1-16)**

Notwithstanding any provisions of this Bylaw to the contrary, any lot within any F-M1-16 Zone may be used for only the following uses:

- .1 Industrial malls which may permit one or more of the uses permitted by this Section.
- .2 Manufacturing
- .3 Wholesale uses.
- .4 Warehouse uses.
- .5 Research uses.
- .6 Accessory general offices.
- .7 Accessory retail sales.
- .8 Accessory uses, buildings, and structures.
- .9 Catering services.
- .10 Commercial School
- .11 Computer, electronic or data processing establishments.
- .12 Financial institutions.
- .13 General offices.
- .14 Health clubs.
- .15 Home furnishing stores.
- .16 Industrial service offices.
- .17 Laundromats.
- .18 Medical office.
- .19 Neighbourhood convenience stores.
- .20 Personal service stores.
- .21 Places of worship.
- .22 Post-Secondary School
- .23 Postal stations.

- .24 Printing establishments.
- .25 Private clubs.
- .26 Public halls.
- .27 Public Storage Warehouses.
- .28 Restaurants: full service, take-out and fast food (excluding drive-through service)
- .29 Retail store.
- .30 Retail warehouses.
- .31 Service industries.
- .32 Service or repair shops.
- .33 Telecommunications services.
- .34 Trade schools.
- .35 Uses permitted in Section 6.1.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any F-M1-16 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Notwithstanding Section 6.12.2, open storage shall not be permitted.
- .2 All industrial activities shall be confined to the interior of the buildings or structures.
- .3 Notwithstanding the requirements of Section 6.18, the required parking spaces for any uses permitted in the "F-M1-16" Zone, may be provided on the adjacent lands zoned "F-M1-17", on the condition that an agreement providing for the continuation of the required parking spaces is entered into with the City and is registered against both parcels of land.

That all remaining provisions of the M1 Zone in Section 10.1.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
50-2011

**.17 111 Sherwood Drive (F-M1-17)**

Notwithstanding any provisions of this Bylaw to the contrary, any lot within any F-M1-17 Zone may be used for only the following use:

- .1 Parking lot (only in conjunction with adjacent property zoned "F-M1-16") on the condition that an agreement providing for the continuation of the required parking spaces is entered into with the City and is registered against both parcels of land.

That all remaining provisions of the M1 Zone in Section 10.1.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
119-2011  
60-2017

**.18 4 Edmondson Street (M1-18)**

Notwithstanding any provisions of this Bylaw to the contrary, any lot within any M1-18 Zone may be used for only the following uses:

- .1 Industrial malls which may permit one or more of the uses permitted by this Section.
- .2 Manufacturing.
- .3 Wholesale uses.
- .4 Warehouse uses.
- .5 Research uses.
- .6 Accessory Caretakers Residences.
- .7 Accessory general offices.
- .8 Accessory retail sales.
- .9 Accessory used motor vehicle sales.
- .10 Accessory uses, buildings, and structures.
- .11 Automobile Rental Establishments.
- .12 Automobile Sales Establishments.
- .13 Catering services.
- .14 Computer, electronic or data processing establishments.
- .15 Day Nurseries.
- .16 General offices.
- .17 Health clubs.
- .18 Industrial service offices.
- .19 Industrial rental establishments.
- .20 Laundromats.
- .21 Medical clinic.
- .22 Medical office.
- .23 Neighbourhood Convenience Store.
- .24 Personal service stores.
- .25 Postal stations.
- .26 Printing establishments.
- .27 Public halls.
- .28 Restaurant: full service, take-out, and fast food (excluding drive-through service).
- .29 Service industries.
- .30 Service or repair shops.
- .31 Telecommunications services.
- .32 Trade schools (excluding Transport and Bus Driver Training).
- .33 Dry Clean Establishments.
- .34 Public Storage Warehouse.
- .35 Transportation Terminal.
- .36 Uses permitted in Section 6.1.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M1-18 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Notwithstanding Section 2.23.1 and 2.23.1.1, a warehouse or warehouse use and public storage warehouse shall exclude the

storage of tires, food wastes, oils and solvents, hazardous wastes as defined by the Province, or materials that cause noxious odours and organic wastes.

- .2 A restaurant use shall only be located within a multi-tenant building, the maximum gross floor area for an individual restaurant use shall be 350 square metres.
- .3 A neighbourhood convenience store shall only be located within a multi-tenant building and restricted to maximum gross floor area of 500 square metres.

That all remaining provisions of the M1 Zone in Section 10.1.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
100-2014, 65-2018

**.19 111 Sherwood Drive (F-M1-19)  
(Lands fronting onto Sherwood Drive, adjacent to Norwich Street)**

- .1 Notwithstanding any provision of this Bylaw to the contrary, any lot within any F-M1-19 Zone may be used for the following uses:
  - .1 Amusement arcade
  - .2 Art gallery
  - .3 Artist's studio, including recording studio
  - .4 Art School
  - .5 Bakery
  - .6 Boat and recreational vehicle sales and repairs
  - .7 Commercial school
  - .8 Farmer's market, defined as a retail market featuring foods sold directly by farmers to consumers and consisting of booths, tables or stands, outdoors or indoors, where farmers sell fruits, vegetables, meats, and a limited amount of prepared foods and beverages
  - .9 Flea market
  - .10 Health or fitness club
  - .11 Library
  - .12 Medical clinic
  - .13 Nursery garden centre
  - .14 Pharmacy
  - .15 Photocopy shop
  - .16 Place of entertainment/recreation, including indoor go-kart facility
  - .17 Place of worship
  - .18 Post-secondary school
  - .19 Private club
  - .20 Public hall
  - .21 Deleted.
  - .22 Retail store

- .23 Specialty retail store
  - .24 Tailor shop
  - .25 Theatre and/or cinema
  - .26 Veterinary clinic
- .2 Notwithstanding any provision of this Bylaw to the contrary, no person shall within any F-M1-19 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:
- .1 Interior side yard for existing buildings abutting a non-residential zone (minimum) 0.8 m
  - .2 Rear yard for existing buildings abutting a non-residential zone (minimum) 0.2 m
  - .3 Required parking spaces (minimum) 394
- .3 Notwithstanding any provision of this Bylaw to the contrary, outdoor operation of any permitted use within any F-M1-19 Zone shall be located a minimum of 40m from lands zoned for residential uses.

That all the provisions of the M1 Zone in Section 10.1 of this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
206-2021

**.20 294 Lynden Road (M1-20)**

- .1 Notwithstanding any provision of this By-law to the contrary, no lot within any M1-20 Zone may be used except for the following uses:
- .1 Manufacturing uses;
  - .2 Wholesaling uses;
  - .3 Warehousing uses;
  - .4 Research uses;
  - .5 Industrial malls with units or spaces for occupancy by any use permitted in this Section;
  - .6 General offices;
  - .7 Service industries;
  - .8 Accessory uses, buildings and structures;
  - .9 Accessory caretakers' residences;
  - .10 Accessory retail sales;
  - .11 Uses permitted in Section 6.1;
  - .12 Day nurseries;
  - .13 Medical Clinic;
  - .14 Medical Office; and
  - .15 One Pharmacy accessory to a single Medical Office.

- .2 Notwithstanding any provision of this By-law to the contrary, no person shall within any M1-20 Zone use any lot, or erect, alter, or use any building or structure, except in accordance with the following provisions:
  - .1 All Permitted Uses Except as Noted:
    - .1 Loading Type 'A'
    - .2 Planting Strip 2.3 m
  - .2 Accessory Uses, Buildings and Structures
    - .1 In accordance with Section 6.1
  - .3 Accessory Caretakers' Residences
    - .1 In accordance with Section 6.3.4
  - .4 Accessory Retail Sales
    - .1 In accordance with Section 6.3.6
  - .5 Day Nurseries
    - .1 In accordance with Section 6.8
  - .6 All Other Permitted Uses
    - .1 In accordance with Section 10.1.2
    - .2 Open storage shall be limited to the open storage of goods, materials, or things produced on the premises, in accordance with all other requirements of Section 6.12.2
- .3 That all the provisions of the M1 Zone in Section 10.1.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**10.2                    General Industrial Zone (M2)**

**10.2.1                Permitted Uses**

The following uses are permitted in a M2 Zone:

Amended by  
Bylaws No.  
115-92, 141-94,  
35-95, 158-98,  
157-2000, 124-2012,  
OMB Order R920340,  
100-2013

- .1     Industrial malls, which may permit one or more of the uses permitted by this Section.
- .2     Manufacturing uses.
- .3     Wholesale uses.
- .4     Warehouse uses.
- .5     Research uses.
- .6     Accessory caretakers' residences.
- .7     Accessory general offices.
- .8     Accessory retail sales.
- .9     Accessory used motor vehicle sales.
- .10    Accessory uses, buildings, and structures.
- .11    Agricultural uses, including field crops, tree crops, flower gardening, market gardening, aviaries, apiaries, and excluding the breeding, raising, and boarding of livestock.
- .12    Automobile rental establishments.
- .13    Autobody repair shops.
- .14    Catering services.
- .15    Bus garages.
- .16    Computer, electronic or data processing establishments.
- .17    Dry cleaning establishments.
- .18    Impounding yards.
- .19    Industrial rental establishments.
- .20    Industrial service offices.
- .21    Kennels.
- .22    Liquid waste transfer stations.
- .23    Postal stations.
- .24    Printing establishment.
- .25    Private parks.
- .26    Propane storage tanks.
- .27    Public agency works yards.
- .28    Public garages.
- .29    Public storage warehouses.
- .30    Restaurants accessory to a permitted use: full service, take-out and fast food (excluding drive-through service).
- .31    Service industries.
- .32    Service or repair shops.
- .33    Telecommunications services.
- .34    Trade schools.
- .35    Transportation terminals.
- .36    Uses permitted in Section 6.1.
- .37    Wayside pits or wayside quarries.

**10.2.2                Regulations**

Any use, building or structure in a M2 Zone shall be established in accordance with the following:



Amended by  
Bylaws No.  
25-91, 141-94,  
53-2006, 124-2012,  
OMB Order  
R920340

All Permitted Uses Except as Noted:

.1	Lot Area (minimum)	0.2 ha
.2	Lot Width (minimum)	30.0 m
.3	Lot Coverage	
	.1 Minimum	
	.1 Over 0.8 hectares	15.0%
	.2 0.8 hectares and under	10.0%
	.2 Maximum	60.0%
.4	Building Height (maximum)	15.0 m
.5	Front Yard (minimum)	15.0 m or Established Front Building Line, whichever is the lesser.
.6	Rear Yard (minimum)	
	.1 Abutting a Residential Zone	9.0 m
	.2 All other rear yards	3.0 m
.7	Side Yard (minimum)	
	.1 Interior	
	.1 Abutting a Residential Zone	9.0 m
	.2 All other interior side yards	3.0 m
	.2 Exterior	7.5 m
.8	<b>DELETED</b>	
.9	Landscaped Open Space (minimum)	10% of lot area
.10	Planting Strip in accordance with	Section 6.11
.11	Parking Spaces in accordance with	Section 6.18.
.12	Buffering	
	.1 In accordance with	Section 6.10
.13	Loading Spaces	

- .1 In accordance with Section 6.23
- .14 Open Storage
  - .1 In accordance with Section 6.12
- .2 Accessory Caretakers' Residences
  - .1 In accordance with Sections 6.3.4 and 10.2.2.
- .3 Accessory General Offices
  - .1 In accordance with Sections 6.3.5. and 10.2.2.
- .4 Accessory Retail Sales
  - .1 In accordance with Section 6.3.6. and 10.2.2.
- .5 Accessory Uses, Buildings, and Structures
  - .1 In accordance with Section 6.3.
- .6 Day Nurseries
  - .1 In accordance with Section 6.8
- .7 Impounding Yards and Salvage Yards
 

Impounding yards or salvage yards shall not be permitted within 150.0 m of a lot in a Residential Zone, or the road allowance of a freeway, expressway, arterial road, or collector road. Such uses shall be subject to the M2 Zone regulations, except for the following:

  - .1 Notwithstanding Section 6.12.3.1., open storage shall not be permitted in the minimum front yard or minimum exterior side yard.
  - .2 Notwithstanding Section 6.12.3.3.2., an open storage area shall extend over more than 80% of the lot area, and such areas shall be exclusive of required parking spaces, parking areas, and landscaped open space.
- .8 Propane Storage Tanks
  - .1 In accordance with Sections 6.25 and 10.2.2.
- .9 Uses Permitted in Section 6.1.
  - .1 In accordance with Section 6.1.
- .10 Wayside Pits and Wayside Quarries

Amended by  
Bylaw No.  
158-98

.1 In accordance with Section 6.24.

.11 Accessory Used Motor Vehicle Sales

.1 In accordance with Sections 6.3.7 and 10.2.2.

10.2.3

Exceptions

The following Zones apply to specific lands within an M2 Zone.

.1 Johnson Road Area (M2-1)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-1 Zone may be used for all of the uses permitted in the M2 Zone, plus the following use:

- .1 Single-detached dwellings accessory to a use permitted in the M2 Zone.
- .2 Existing single-detached dwellings not accessory to a use permitted in the M2 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-1 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 For uses permitted in the M2 Zone and accessory single-detached dwellings as permitted in the M2-1 Zone.
  - .1 Only those uses which do not use water as part of their process or operations shall be permitted.
  - .2 Regulations for Main Use
    - .1 Lot area (minimum) 0.25 ha
    - .2 Lot coverage (maximum) 30%
    - .3 Building height (maximum) 11.0 m
    - .4 Front yard (minimum) 9.0 m
    - .5 Side yard (minimum)
      - .1 Interior 9.0 m
      - .2 Exterior 9.0 m
    - .6 Rear yard (minimum) 9.0 m
  - .3 Servicing

- .1 Notwithstanding Section 6.27, all uses shall be capable of being, and may be, served by a private sanitary waste disposal system approved by the City in consultation with the Brant County District Health Unit.
- .2 For existing single-detached dwelling
  - .1 Lot area (minimum) 0.25 ha
  - .2 Lot frontage (minimum) 24.0 m
  - .3 Lot coverage (maximum) 10%
  - .4 Building height (maximum) 10.0 m
  - .5 Side yard (minimum)
    - .1 Interior 9.0 m
    - .2 Exterior 9.0 m
  - .6 Rear yard (minimum) 10.0 m
  - .7 Parking in accordance with Section 6.18
  - .8 Notwithstanding Section 6.27 existing single-detached dwellings may be served by a private sanitary waste disposal system approved by the City in consultation with the Brant County District Health Unit.

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

## **.2 433 and 435 West Street (M2-2)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-2 Zone may be used for all of the uses permitted in the M2 Zone, plus the following use:

- .1 An automobile sales establishment

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-2 Zone use any lot, or erect, alter or use any building or structure for an automobile sales establishment, except in accordance with the following provisions:

- .1 The open storage of new and used vehicles accessory to an automobile sales establishment shall be permitted in a yard

abutting a street.

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
118-2003

**.3 37 Spalding Drive (M2-3)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-3 Zone may be used for all of the uses permitted in the M2 Zone, plus the following use:

- .1 An automobile sales establishment
- .2 A parking lot associated with an industrial use occupying the lands municipally known as 34 to 50 Spalding Drive.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-3 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 The open storage of new and used vehicles accessory to an automotive sales establishment shall be permitted in a yard abutting a street.
- .2 Planting Strip (minimum)
  - .1 Abutting Spalding Drive 1.5m
  - .2 Abutting Ballantyne Drive NIL

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
132-94, 149-97,  
65-2018

**.4 280 Murray Street (M2-4)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-4 Zone may be used for all of the uses permitted in the M2 Zone, plus the following uses:

- .1 A retail warehouse for the retail sale of beer
- .2 Food Service Vehicles

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-4 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Section 10.2.3.4.1 and 10.2.3.4.2 except in accordance with the following provisions:

- .1 For the use listed in Section 10.2.3.4.1, in accordance with

## Section 9.8.2.

Amended by  
Bylaw No.  
65-2018

- .2 For the use listed in Section 10.2.3.4.2, in accordance with Section 6.34.

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis."

**.5 131 Elgin Street (M2-5)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-5 Zone may be used for all of the uses permitted in the M2 Zone, plus the following use:

- .1 A general office.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-5 Zone use any lot, or erect, alter or use any building or structure for a general office, except in accordance with the following provisions:

- .1 In accordance with section 9.8.2.

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.6 14 Reade Street (M2-6)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-6 Zone may be used for all of the uses permitted in the M2 Zone, plus the following use:

- .1 A health club.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-6 Zone use any lot, or erect, alter or use any building or structure for a health club, except in accordance with the following provisions:

- .1 In accordance with Section 9.8.2.

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**7. DELETED**

Amended by  
Bylaws No.  
25-91, 60-92,  
200-2004

Amended by  
Bylaw No.  
25-91

**.8 7 Niagara Street, 133-135 Pearl Street & 139 Pearl Street (M2-8)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-8 Zone may be used for all of the uses permitted in the M2 Zone, plus the following uses:

- .1 Single-detached dwellings;
- .2 Converted dwellings.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-8 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Section 10.2.3.8.1 and 10.2.3.8.2, except in accordance with the following provisions:

- .1 In accordance with Section 7.8.2.

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
25-91

**.9 380 Hardy Road (M2-9)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-9 Zone may be used for all of the uses permitted in the M2 Zone plus the following use:

- .1 General offices.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-9 Zone use any lot, or erect, alter or use any building or structure for a use permitted in Section 10.2.3.9.1, except in accordance with the following provisions:

- .1 In accordance with Section 9.8.2.

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
70-91, 172-91,  
41-2000, 187-2004,  
60-2017

**.10 Northwest Industrial Area (M2-10)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-10 Zone may be used for only the following:

- .1 Industrial malls, which may permit one or more of the uses permitted by this Section.
- .2 Manufacturing uses.
- .3 Wholesale uses.
- .4 Warehouse uses.

- .5 Research uses.
- .6 Accessory caretakers' residences.
- .7 Accessory general offices.
- .8 Accessory retail sales.
- .9 Accessory used motor vehicle sales.
- .10 Accessory uses, buildings, and structures.
- .11 Agricultural uses, including field crops, tree crops, flower gardening, market gardening, aviaries, apiaries, and excluding the breeding, raising, and boarding of livestock.
- .12 Automobile rental establishments.
- .13 Autobody repair shops.
- .14 Catering services.
- .15 Bus garages.
- .16 Computer, electronic or data processing establishments.
- .17 Day nurseries.
- .18 Dry cleaning establishments.
- .19 Impounding yards.
- .20 Industrial rental establishments.
- .21 Industrial service offices.
- .22 Kennels.
- .23 Postal stations.
- .24 Printing establishment.
- .25 Private clubs.
- .26 Private parks.
- .27 Propane storage tanks.
- .28 Public agency works yards.
- .29 Public halls.
- .30 Public garages.
- .31 Public storage warehouses.
- .32 Restaurants accessory to a permitted use: full service, take-out and fast food (excluding drive-through service).
- .33 Service industries.
- .34 Service or repair shops.
- .35 Telecommunications services.
- .36 Trade schools.
- .37 Transportation terminals.
- .38 Uses permitted in Section 6.1.

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
102-91

**.11 236 Braneida Lane (M2-11)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-11 Zone may be used for all of the uses permitted in the M2 Zone, plus the following:

- .1 A fitness centre/dance studio.



Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any M2-11 Zone use any lot, or erect, alter or use any building or structure for a fitness centre/dance studio, except in accordance with the following provisions:

- .1 Gross Floor Area (maximum) 230.0 m<sup>2</sup>

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
172-91

## **.12 Northwest - South of Hardy Road (M2-12)**

Notwithstanding any provisions of this Bylaw to the contrary, any lot within any M2-12 Zone may be used for all of the uses permitted in the M2 Zone, plus the following:

- .1 Pits.
- .2 Quarries.
- .3 Asphalt plants.
- .4 Agricultural uses.
- .5 Wayside pits or wayside quarries.
- .6 Crushing, screening and washing operations, stockpiling, and storage of extracted materials.
- .7 Concrete ready-mix plants.
- .8 Accessory caretakers' residences.
- .9 Accessory general offices.
- .10 Accessory uses, buildings and structures.
- .11 Uses permitted in Section 6.1.

Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any M2-12 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Sections 10.2.3.12.1 to 10.2.3.12.11, all inclusive, except in accordance with the following:

- .1 Notwithstanding Section 4.1.7 where the M2-12 Zone symbol is preceded by the letter "H", the lands may be used only for the uses permitted in Sections 10.2.3.12.1 to 10.2.3.12.11, all inclusive, prior to a Bylaw being adopted by Council to remove the "H", provided a permit has been issued pursuant to the Aggregate Resources Act.
- .2 In accordance with Section 10.4.2.

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
158-91, 2-93,  
19-2002

**.13 49 Dalkeith Drive (M2-13)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-13 Zone may be used for all of the uses permitted in the M2 Zone, plus the following:

- .1 An accountant's office
- .2 Health clubs
- .3 A general office, training facility and vehicle and equipment storage all of which are related to first aid instruction.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-13 Zone use any lot, or erect, alter or use any building or structure for an accountant's office, except in accordance with the following provisions:

- .1 Gross Floor Area (maximum) 200.0 m<sup>2</sup>

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
38-92

**.14 Northwest Corner of Henry St. and Middleton St. (M2-14)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-14 Zone may be used for all of the uses permitted in the M2 Zone, plus the following:

- .1 Ambulance stations

Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any M2-14 Zone use any lot, or erect, alter or use any building or structure for an ambulance station, except in accordance with the following provisions:

- .1 In accordance with Section 8.1.2

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
158-98, 124-2012,  
OMB Order  
920340

**.15 65 to 95 Elgin Street, 373 to 383 Elgin Street, 33 Park Avenue East/147 Murray Street, 434 Henry Street, 36 Adams Boulevard, 112 Adams Boulevard, and 96 Middleton Street (M2-15)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-15 Zone may be used for all of the uses permitted in the M2 Zone, plus the following:

.1 Recycling operation

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-15 Zone use any lot, or erect, alter or use any building or structure for a recycling operation, except in accordance with the following provisions:

- 1. In accordance with Section 10.2.2.

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
132-92

**.16 West Side of Garden Avenue (M2-16)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-16 Zone may be used for all of the uses permitted in the M2 Zone, plus the following:

- .1 A single detached dwelling
- .2 Uses, buildings and structures accessory to a single detached dwelling.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-16 Zone use any lot, or erect, alter or use any building or structure for a single detached dwelling, except in accordance with the following provisions:

- .1 Notwithstanding Section 4.1.7, where the M2-16 Zone symbol is preceded by the letter "H", the lands may be used only for a single detached dwelling and accessory buildings and structures, prior to a Bylaw being adopted by Council to remove the "Holding" provision.
- .2 In accordance with Section 7.2.2, save and except for Sections 6.3.1.1 and 6.3.1.2.1.
- .3 The maximum height of any accessory building or structure shall not exceed 6.4 metres.
- .4 The total maximum lot coverage for all accessory buildings and structures shall be 255.0 m<sup>2</sup>.

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
45-93, 79-96,  
149-2000

**.17 34 Dalkeith Drive (M2-17)**

Notwithstanding any provisions of this Bylaw to the contrary, any lot within any M2-17 Zone may be used for all of the uses permitted in the M2 Zone, plus the following:

- .1 Home furnishing stores
- .2 Arts schools for dance and aerobics
- .3 Health clubs

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
64-93, 110-93

**.18 Braneida Industrial Subdivision Section G (M2-18)**

Notwithstanding any provisions of this Bylaw to the contrary, any lot within any M2-18 Zone may be used for all of the uses permitted in the M2 Zone, plus the following:

- .1 Retail warehouses limited to home furnishings.

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
158-98, 124-2012

**.19 347 Greenwich Street (M2-19)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-19 Zone may be used for all the uses permitted in the M2 Zone, plus the following:

- 1. Museums, including the restoration and repair of artifacts
- 2. An existing recycling operation

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-19 Zone use any lot, or erect, alter or use any building or structure for an existing recycling operation, except in accordance with the following provisions:

- .1 Gross Floor Area (maximum) 4000.0 m<sup>2</sup>

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
105-94

## **.20 West Side of Roy Boulevard (M2-20)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-20 Zone may be used for all of the uses permitted in the M2 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-20 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

1. Ground Floor Area (minimum) 6.5% of lot area

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
128-94

## **.21 62 Plant Farm Road (M2-21)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-21 Zone may be used for all of the uses permitted in the M2 Zone, plus the following:

- .1 Health Clubs

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
12-96

## **.22 50 Roy Boulevard (M2-22)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-22 Zone may be used for all of the uses permitted in the M2 Zone, plus the following use:

- .1 Heath clubs

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
54-97, 162-2023

## **.23 348 Elgin Street (M2-23)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-23 Zone may be used for all of the uses permitted in the M2 Zone, plus the following use:

- .1 Accessory retail sales of home comfort products restricted to gas,

water, electrical and heating conservation fixtures; air and water quality products; and security products all for home use only.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-23 Zone use any lot, or erect, alter or use any building or structure for accessory retail sales of home comfort products, except in accordance with the following provisions:

- .1 Accessory retail sales of home comfort products are permitted as an accessory use to a public agency works yard.
- .2 The gross floor area occupied by the accessory retail sale of home comfort products shall not exceed 300 m<sup>2</sup>.
- .3 Lot Coverage (Minimum) 12%

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
67-2000

#### **.24 308 Lynden Road (M2-24)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-24 Zone may be used for all of the uses permitted in the M2 Zone, plus the following:

- .1 Storage, screening and processing of top soil

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-24 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following:

- .1 Notwithstanding Section 4.1.7 of this Bylaw, where the M2-24 Zone symbol is preceded by the letter "H", the lands may be used for existing uses, public services and the storage, screening and processing of top soil.
- .2 Notwithstanding Section 6.12.3, the storage, screening and processing of top soil shall be in a location approved pursuant to the Site Plan Control provisions of the Planning Act.
- .3 Notwithstanding Section 6.12.3.4, the height of stored top soil shall not exceed 6.0 metres.

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
118-2000, 187-2004

**.25 DELETED**

Amended by  
Bylaws No.  
171-2000, 185-2001,  
60-2017

**.26 Northwest - East of Oak Park Road (M2-26)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within 185-2001, any M2-26 Zone may be used for only the following:

- .1 Industrial malls, which may permit one or more of the uses permitted by this Section.
- .2 Manufacturing uses.
- .3 Wholesale uses.
- .4 Warehouse uses.
- .5 Research uses.
- .6 Accessory caretakers' residences.
- .7 Accessory general offices.
- .8 Accessory retail sales associated with manufacturing uses only.
- .9 Accessory used motor vehicle sales.
- .10 Accessory uses, buildings, and structures.
- .11 Agricultural uses, including field crops, tree crops, flower gardening, market gardening, aviaries, apiaries, and excluding the breeding, raising, and boarding of livestock.
- .12 Automobile rental establishments.
- .13 Autobody repair shops.
- .14 Catering services.
- .15 Bus garages.
- .16 Computer, electronic or data processing establishments.
- .17 Day nurseries.
- .18 Dry cleaning establishments.
- .19 Impounding yards.
- .20 Industrial rental establishments.
- .21 Industrial service offices.
- .22 Kennels.
- .23 Postal stations.
- .24 Printing establishment.
- .25 Private clubs.
- .26 Private parks.
- .27 Propane storage tanks.
- .28 Public agency works yards.
- .29 Public halls.
- .30 Public garages.
- .31 Public storage warehouses.
- .32 Restaurants accessory to a permitted use: full service, Take-out and fast food (excluding drive-through service).
- .33 Service industries.
- .34 Service or repair shops.
- .35 Telecommunications services.
- .36 Trade schools.
- .37 Transportation terminals.
- .38 Uses permitted in Section 6.1.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-26 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following:

- .1 Open storage shall not be permitted in any front yard or exterior side yard.
- .2 Any open storage located in an interior side yard or rear yard shall be fenced and screened to provide a buffer so that it is not visible from a street.

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
412-2001

### **.27 17 and 22 Sydenham Street (M2-27)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-27 Zone may be only used for the following:

- .1 Public parks
- .2 Uses legally existing in accordance with the permitted uses of the "M2" Zone at the date of the passing of this Bylaw.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-27 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 All activities associated with a permitted use shall be undertaken within a wholly enclosed building.
- .2 Open Storage Prohibited

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

### **.28 Unused**

### **.29 Unused**

Amended by  
Bylaw No.  
412-2001

### **.30 North Side of Sinclair Boulevard (M2-30)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-30 Zone may be used for all of the uses permitted in the M2 Zone, plus the following uses:



- .1 Automobile washing facilities restricted to the washing of commercial trucks.

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
150-2001

**.31 150 Roy Boulevard (M2-31)**

Notwithstanding any provisions of this Bylaw to the contrary, any lot within any M2-31 Zone may be used for all of the uses permitted in the M2 Zone, plus the following uses:

- .1 Propane filling station

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
185-2001,  
154-2004

**.32 DELETED**

Amended by  
Bylaw No.  
20-2002

**.33 80 Morton Avenue East (M2-33)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-33 Zone may be used for all of the uses permitted in the M2 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-33 Zone use any lot, or erect, alter or use any building or structure, for accessory retail sales, except in accordance with the following:

- .1 Notwithstanding Section 6.3.6.2 of this Bylaw, where an industrial mall or buildings containing more than one manufacturing or warehousing use are located on a lot in the M2-33 Zone, the gross floor area for any accessory retail sales associated with each individual manufacturing or warehousing use shall not exceed 10.0% of the gross floor area of the said individual uses or 464.5m<sup>2</sup>, whichever is the greater, provided that the total gross floor area for all accessory retail sales uses shall not exceed 10% of the total gross floor area of all buildings on the lot.

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis

mutandis.

Amended by  
Bylaws No.  
63-2002,  
160-2002

**.34 DELETED**

Amended by  
Bylaw No.  
175-2002

**.35 11 Roy Boulevard (M2-35)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-35 Zone may be used for all of the uses permitted in the M2 Zone, plus the following:

- .1 Boat & recreational vehicle sales establishments.

That all of the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.36 Unused**

Amended by  
Bylaws No.  
154-2003,  
173-2004

**.37 45 Dalkeith Drive (M2-37)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-37 Zone may be used for all of the uses permitted in the M2 Zone, plus the following:

- .1 Health clubs
- .2 General offices
- .3 A training facility and vehicle and equipment storage all of which are related to first aid instruction
- .4 Retail warehouses limited to home furnishings
- .5 An arts school
- .6 Uses existing at the date of the passing of this Bylaw

Notwithstanding any provision of this Bylaw to the contrary, no person shall with any M2-37 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Landscape Open Space (minimum) 5.5%

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
178-2003

**.38 388 Colborne Street West (M2-38)**

Notwithstanding any provision of this Bylaw to the contrary, any lot

within any M2-38 Zone may be used for all of the uses permitted in the M2 Zone plus the following:

- .1 Ambulance stations.
- .2 Fire stations.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-38 Zone use any lot, or erect, alter or use any building or structure for the fire and ambulance stations, except in accordance with the following:

- .1 In accordance with Section 8.1.2

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
171-2003

**.39 East Side of Oak Park Road (M2-39)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-39 Zone may be used for all of the uses permitted in the M2 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-39 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Notwithstanding Section 6.27 of this Bylaw, any use, building or structure may be established in the M2-39 Zone with private water supply and/or private sanitary sewage disposal facilities that have been approved by the City and relevant agencies.

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
200-2004

**.40 East Side of Garden Avenue, North of Elgin Street (M2-40)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-40 Zone may be used for all of the uses permitted in the M2 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-40 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Notwithstanding Section 6.10.1 of this Bylaw, where a lot in an Industrial Zone abuts a lot in a Residential Zone, a buffer

consisting of 15.0 m of landscaped open space shall be provided and maintained on the industrial lot to screen all parking spaces, parking areas, loading spaces and open storage areas thereon.

- .2 Notwithstanding Section 6.10.2 of this Bylaw, where a lot in an Industrial Zone abuts a lot in a Residential Zone, no building or structure and no open storage shall be permitted within 15.0 m of a lot in a Residential Zone.

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
53-2006

#### **.41 33 Sinclair Boulevard**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-41 Zone may be used for all of the uses permitted in the M2 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-41 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Lot coverage
- |            |     |
|------------|-----|
| .1 Minimum | 10% |
|------------|-----|

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
125-2007

#### **.42 Elgin Street (M2-42)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-42 Zone may be used for all of the uses permitted in the M2 Zone, plus the following:

- .1 General Offices

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-42 Zone use any lot, or erect, alter or use any building or structure for general offices, except in accordance with the following provisions:

- .1 In accordance with Section 10.2.2

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent

with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
154-2007

**.43 340 Henry Street (M2-43)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-43 Zone may be used for all of the uses permitted in the M2 Zone, plus the following:

.1 General Offices

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
153-2007

**.44 469 Hardy Road (M2-44)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-44 Zone may be used for all of the uses permitted in the M2-10 Zone, plus the following:

- .1 General Offices
- .2 Full Service Restaurant (excluding drive-thru)

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-44 Zone use any lot, or erect, alter or use any building or structure for general offices, except in accordance with the following provisions:

- .1 Gross Floor Area (maximum)
  - .1 General office 362.0 m<sup>2</sup>
  - .2 Full Service Restaurant (excluding drive-thru) 278.7 m<sup>2</sup>

That all the provisions of the M2-10 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
73-2008

**.45 10 Spalding Drive (F-M2-45)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-45 Zone may be used for all of the uses permitted in the M2 Zone, plus the following use:

- .1 Truck Driving School.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-45 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 In accordance with Section 10.2.2

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
132-2008, 124-2012

**.46 44 Holme Street (M2-46)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-46 Zone may be used for only the following uses:

- .1 Industrial malls, which may permit one or more of the uses permitted by this Section
- .2 Manufacturing uses
- .3 Wholesale uses
- .4 Warehouse uses
- .5 Research uses
- .6 Accessory caretakers' residences
- .7 Accessory general offices
- .8 Accessory used motor vehicle sales
- .9 Accessory uses, buildings and structures which shall include the following:
  - .1 Art gallery
  - .2 Art studio
  - .3 Full service restaurant, limited to a maximum of 16 seats and limited to the sale of beverages, snacks, ice cream or other similar frozen desserts
  - .4 Retail sales
  - .5 Outdoor patio area, with a maximum floor area of 32.0m<sup>2</sup>
- .10 Agricultural uses, including field crops, tree crops, flower gardening, aviaries, apiaries, and excluding the breeding, raising, and boarding of livestock
- .11 Automobile rental establishments
- .12 Autobody repair shops
- .13 Catering services
- .14 Bus garages
- .15 Computer, electronic or data processing establishments
- .16 Day nurseries
- .17 Dry cleaning establishments
- .18 Impounding yards
- .19 Industrial rental establishments
- .20 Industrial service offices
- .21 Kennels
- .22 Places of worship
- .23 Postal stations

- .24 Printing establishment
- .25 Private clubs
- .26 Private parks
- .27 Public halls
- .28 Public garages
- .29 Public storage warehouses
- .30 Salvage yards
- .31 Service industries
- .32 Service or repair shops
- .33 Telecommunications services
- .34 Trade schools
- .35 Transportation terminals
- .36 Uses permitted in Section 6.1

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-46 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Gross Floor Area for All Accessory Uses in Section 10.2.3.46.9.  
(Total maximum) 150.0 m<sup>2</sup>

That all remaining provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
75-2010,  
124-2012

#### **.47 143 Adams Boulevard (M2-47)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-47 Zone may be used for all of the uses permitted in the M2 Zone, plus the following uses:

- .1 Recycling Operations of Electronic Equipment

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-47 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 All activities associated with a Recycling Operations of Electronic Equipment Use shall be undertaken within a wholly enclosed building.
- .2 Parking for Electronic Equipment Recycling 1 space per 100 m<sup>2</sup>  
GFA

That all remaining provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
20-2011, 124-2012,  
102-2015, 60-2017

**.48 26 Empey Street (M2-48)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-48 Zone may be used for only the following uses:

- .1 Industrial malls, which may permit one or more of the uses permitted by this Section.
- .2 Manufacturing uses.
- .3 Wholesale uses.
- .4 Warehouse uses.
- .5 Research uses.
- .6 Accessory caretakers' residences.
- .7 Accessory general offices.
- .8 Accessory retail sales.
- .9 Accessory used motor vehicle sales.
- .10 Accessory uses, buildings, and structures.
- .11 Agricultural uses, including field crops, tree crops, flower gardening, market gardening, aviaries, and excluding the breeding, raising, and boarding of livestock.
- .12 Automobile rental establishments.
- .13 Autobody repair shops.
- .14 Catering services.
- .15 Bus garages.
- .16 Computer, electronic or data processing establishments.
- .17 Day nurseries.
- .18 Dry cleaning establishments.
- .19 Impounding yards.
- .20 Industrial rental establishments.
- .21 Industrial service offices.
- .22 Kennels.
- .23 Postal stations.
- .24 Printing establishment.
- .25 Private clubs.
- .26 Private parks.
- .27 Propane storage tanks.
- .28 Public agency works yards.
- .29 Public halls.
- .30 Public garages.
- .31 Public storage warehouses.
- .32 Recycling Operation.
- .33 Restaurants accessory to a permitted use: full service, take-out and fast food (excluding drive-through service).
- .34 Salvage yards.
- .35 Service industries.
- .36 Service or repair shops.
- .37 Telecommunications services.
- .38 Trade schools.
- .39 Transportation terminals.
- .40 Uses permitted in Section 6.1.
- .41 Wayside pits or wayside quarries.

Notwithstanding any provision of this Bylaw to the contrary, no person



shall within any M2-48 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Notwithstanding Section 2.18.2.1, recycling shall exclude the recycling of tires, food wastes, oils and solvents, hazardous wastes as defined by the Province, or materials that cause noxious odours and organic wastes.
- .2 Lot Coverage
  - .1 Minimum
    - .1 Over 0.8 hectares 5.9%
    - .2 0.8 hectares and under 10.0%
  - 2 Maximum 60.0%

In addition to the requirements of Section 6.12, open storage areas consisting of stockpiles shall be set back a minimum of 60 metres from the front lot line.

That one stockpile, consisting only of soil for landscaping purposes be permitted to a maximum height of 15 m.

That all remaining provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
155-2011

**.49 435 Elgin Street (M2-49)**

Notwithstanding any provisions of this Bylaw to the contrary, any lot within any M2-49 Zone may be used for all of the uses permitted in the M2 Zone, plus the following use:

- .1 General offices.

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
124-2012

**.50 543 Greenwich Street (M2-50)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-50 Zone may be used for all of the uses permitted in the M2 zone, plus the following use:

- .1 Salvage Yard

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
124-2012

**.51 144 Mohawk Street (M2-51)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-51 Zone may be used for all of the uses permitted in the M2 zone, plus the following use:

- .1 Salvage Yard

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis

Amended by  
Bylaw No.  
71-2013

**.52 470 Colborne Street West (M2-52)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-52 Zone may be used for only the following uses:

- .1 Industrial malls, which may permit one or more of the uses permitted by this Section.
- .2 Manufacturing uses.
- .3 Wholesale uses.
- .4 Warehouse uses.
- .5 Research uses.
- .6 Accessory caretakers' residences.
- .7 Accessory general offices.
- .8 Accessory retail sales.
- .9 Accessory used motor vehicle sales.
- .10 Accessory uses, buildings, and structures.
- .11 Automobile rental establishments.
- .12 Catering services.
- .13 Bus garages.
- .14 Computer, electronic or data processing establishments.
- .15 Impounding yards.
- .16 Industrial rental establishments.
- .17 Industrial service offices.
- .18 Places of worship.
- .19 Postal stations.
- .20 Printing establishment.
- .21 Private clubs.
- .22 Private parks.
- .23 Public halls.
- .24 Public garages.
- .25 Public storage warehouses.
- .26 Restaurants accessory to a permitted use: full service, take-out and fast food (excluding drive-through service).
- .27 Service industries.

- .28 Service or repair shops.
- .29 Telecommunications services.
- .30 Trade schools.
- .31 Uses permitted in Section 6.1.

That all remaining provisions of the M2-52 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.53 1, 9 Wright Street, (M2-53)**

Amended by  
Bylaws No.  
122-2014,  
OMB Decision  
PL141289, 66-2021,  
122-2022

- .1 Notwithstanding the provisions of this Bylaw to the contrary, any lot within any M2-53 Zone may be used for only the following uses:
  - .1 Industrial malls, which may permit one or more of the uses permitted by this Section
  - .2 Manufacturing uses
  - .3 Wholesale uses
  - .4 Warehouse uses
  - .5 Research uses
  - .6 Accessory caretakers' residences
  - .7 Accessory general offices
  - .8 Accessory retail sales
  - .9 Accessory uses, buildings and structures
  - .10 Automobile sales and rental establishments
  - .11 Catering services
  - .12 Computer, Electronic or Data Processing Establishments
  - .13 Industrial rental establishments
  - .14 Industrial service offices
  - .15 Postal stations
  - .16 Printing establishments
  - .17 Private parks
  - .18 Propane storage tanks accessory to a permitted use
  - .19 Restaurants accessory to a permitted use: full service, take-out and fast food (excluding drive through)
  - .20 Service industries
  - .21 Service or repair shops
  - .22 Telecommunications services
  - .23 Trade schools
  - .24 Transportation terminals
  - .25 Uses permitted in Section 6.1
- .2 Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any M2-53 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:
  - .1 Open storage
    - .1 Open storage shall not extend over more than 25% of the total lot area.

- .2 Open storage shall be screened with a minimum of a 3 m landscape strip from any public street or open space zone.

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
122-2014,  
OMB Decision  
PL141289, 122-2022,  
156-2022

**.54 6, 8, 10, 12, 14 Pipe Street and 2 & 12 Wright Street (M2-54)**

- .1 Notwithstanding the provisions of this Bylaw to the contrary, any lot within any M2-54 Zone may be used for only the following uses:
  - .1 Industrial malls, which may permit one or more of the uses permitted by this Section
  - .2 Manufacturing uses
  - .3 Wholesale uses
  - .4 Warehouse uses
  - .5 Research uses
  - .6 Accessory caretakers' residences
  - .7 Accessory general offices
  - .8 Accessory retail sales
  - .9 Accessory uses, buildings and structures
  - .10 Automobile sales and rental establishments
  - .11 Catering services
  - .12 computer, electronic or data processing establishments
  - .13 Industrial rental establishments
  - .14 Industrial service offices
  - .15 Postal stations
  - .16 Printing establishments
  - .17 Private parks
  - .18 Propane storage tanks accessory to a permitted use
  - .19 Public storage warehouses
  - .20 Restaurants accessory to a permitted use: full service, take-out and fast food (excluding drive through)
  - .21 Service industries
  - .22 Service or repair shops
  - .23 Telecommunications services
  - .24 Trade schools
  - .25 Transportation terminals
  - .26 Uses permitted in Section 6.1
- .2 Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any M2-54 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:
  - .1 Open storage
    - .1 Open storage shall not extend over more than 25% of the total lot area.

- .3 Notwithstanding Section 6.10.1 of this by-law to the contrary, for Part 1, as shown on Schedule 'B', Map M2-54, where the lot abuts an Open Space Zone, a 0 m buffer shall be permitted.

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
127-2014,  
OMB Decision  
PL141287, 65-2021,  
122-2022

**.55 50, 54 & 58 Wright Street, 2, 4, 6, 8 & 10 Bowery Road (M2-55)**

- .1 Notwithstanding the provisions of this Bylaw to the contrary, any lot within any M2-55 Zone may be used for only the following uses:
- .1 Industrial malls, which may permit one or more of the uses permitted by this Section
  - .2 Manufacturing uses
  - .3 Wholesale uses
  - .4 Warehouse uses accessory to a permitted use
  - .5 Research uses
  - .6 Accessory caretakers' residences
  - .7 Accessory general offices
  - .8 Accessory retail sales
  - .9 Accessory uses, buildings and structures
  - .10 Automobile sales and rental establishments
  - .11 Catering services
  - .12 Computer, electronic or data processing establishments
  - .13 Industrial rental establishments, excluding the rental and storage of heavy construction equipment.
  - .14 Industrial service offices
  - .15 Postal stations
  - .16 Printing establishments
  - .17 Private parks
  - .18 Propane storage tanks accessory to a permitted use
  - .19 Restaurants accessory to a permitted use: full service, take-out and fast food (excluding drive through)
  - .20 Service industries
  - .21 Service or repair shops
  - .22 Telecommunications services
  - .23 Trade schools
  - .24 Uses permitted in Section 6.1
- .2 Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any M2-55 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:
- .1 Warehouse uses accessory to a permitted use
    - .1 The floor area for warehouse uses accessory to a permitted use, shall be limited to a maximum floor area that is less than 50% of the total floor area of the permitted use.

- .2 Open storage
  - .1 Open storage shall be screened with a minimum of 3 m landscape strip from any public street or open space zone.
- .3 Accessory Structure
  - .1 Notwithstanding Section 6.14 of this by-law, accessory silo structures shall be permitted up to a maximum height of 30 m.
- .4 Parking for Manufacturing Uses
 

Notwithstanding Table 6.1 in Section 6.18.8 of this by-law, a minimum parking standard of 1.0 space/ 150 sq. m. of Gross Floor Area (GFA) is required for parking for manufacturing uses.

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

#### **.56 90 Morton Avenue East (M2-56)**

Amended by  
Bylaw No.  
126-2014

Notwithstanding any provisions of this Bylaw to the contrary, any lot within any M2-56 Zone may be used for all of the uses permitted in the M2 Zone, plus the following use:

- .1 General offices.

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

#### **.57 411 Elgin Street (M2-57)**

Amended by  
Bylaw No.  
137-2014

- .1 Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-57 Zone may only be used for the following uses:
  - .1 Industrial malls, which may permit one or more of the uses permitted by this Section
  - .2 Manufacturing uses
  - .3 Wholesale uses
  - .4 Warehouse uses
  - .5 Research uses
  - .6 Accessory caretakers' residences
  - .7 Accessory general offices
  - .8 Accessory retail sales
  - .9 Accessory uses, buildings, and structures
  - .10 Automobile rental establishments
  - .11 Catering services
  - .12 Computer, electronic or data processing establishments

- .13 Industrial rental establishments
  - .14 Industrial service offices
  - .15 Postal stations
  - .16 Printing establishment
  - .17 Private parks
  - .18 Public storage warehouses
  - .19 Restaurants accessory to a permitted use: full service, take-out and fast food (excluding drive-through service)
  - .20 Service industries
  - .21 Service or repair shops
  - .22 Telecommunications services
  - .23 Art schools
  - .24 Commercial schools
  - .25 Post-secondary schools
  - .26 Private schools
  - .27 Trade schools
  - .28 Health clubs, including gymnasiums
  - .29 General business and professional offices
  - .30 Uses permitted in Section 6.1
- .2 Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-57 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:
- .1 Open storage Prohibited
  - .2 Number of internal loading spaces 3 (minimum)
  - .3 Number of external loading spaces 2 (maximum)
  - .4 Any external loading spaces for industrial uses shall be located not less than 70m from the nearest lot line of a residential lot.

That all the provisions of the M2 Zone in Section 10.2.2 of this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.58 324 Henry Street (M2-58)**

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-58 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 That one stockpile, consisting only of soil for landscaping purposes be permitted to a maximum height of 15 metres.
- .2 That the stockpile be set back a minimum of 125 metres from the front lot line.
- .3 Lot Coverage

.2 Maximum 75%

That all remaining provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.59 185 Oak Park Road (M2-59)**

Amended by  
Bylaws No.  
60-2017, 103-2018

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-59 Zone may only be used for the following uses:

- .1 Industrial malls, which may permit one or more of the uses permitted by this Section.
- .2 Manufacturing uses.
- .3 Wholesale uses.
- .4 Warehouse uses.
- .5 Research uses.
- .6 Accessory caretakers' residences.
- .7 Accessory general offices.
- .8 Accessory retail sales.
- .9 Accessory uses, buildings, and structures.
- .10 Agricultural uses, including field crops, tree crops, flower gardening, Market gardening, aviaries, apiaries, and excluding the breeding, raising, and boarding of livestock.
- .11 Automobile rental establishments.
- .12 Catering services.
- .13 Computer, electronic or data processing establishments.
- .14 Industrial rental establishments.
- .15 Industrial service offices.
- .16 Postal stations.
- .17 Printing establishment.
- .18 Private parks.
- .19 Propane storage tanks.
- .20 Public storage warehouses.
- .21 Restaurants accessory to a permitted use: full service, take-out and fast food (excluding drive-through service).
- .22 Service industries.
- .23 Service or repair shops.
- .24 Telecommunications services.
- .25 Trade schools.
- .26 Uses permitted in Section 6.1.

That all the provisions of the M2 Zone in Section 10.2.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
116-2017, 49-2021

**.60 565 West Street - Northeast corner of West Street and Edmondson Street (M2-60)**



- .1 The lands zoned H-M2-60 shall only be used in accordance with the permitted uses in the M2-60 Zone upon the removal of the "Holding (H)" provision. Removal of the "H" may occur once the following provisions have been satisfied:
  - .1 That the Applicant has provided a signed Site Plan Agreement to the City, along with all necessary securities; and
  - .2 All services issues, financial and otherwise, have been addressed to the satisfaction of the Corporation of the City of Brantford.
- .2 Notwithstanding any provision of this By-law to the contrary, as shown on Schedule A, attached to and forming part of this By-law, any lot within the M2-60 Zone may only be used for the following uses:
  - .1 One Health Club; and
  - .2 One Medical/Dental Clinic with an accessory pharmacy.
- .3 Notwithstanding any provision of this Bylaw to the contrary, no person shall within the M2-60 Zone use any lot or erect or use any structure, except in accordance with the following provisions:
  - .1 Front Yard (minimum) 2.1 m  
(Along West Street)
  - .2 Loading Spaces (minimum) 1 Type A, and 2-3 m x 6 m Spaces
- .4 That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
3-2019

**.61 225 Henry Street (H-M2-61)**

- .1 The lands zoned H-M2-61 may only be used in accordance with the permitted uses in the M2-61 Zone upon the removal of the "Holding (H)" provision. Removal of the "H" may occur on a Block by Block basis once the following provision has been satisfied:
  - .1 An addendum to the Transportation Impact Study is submitted for each Block, to the satisfaction of the City of Brantford.
- .2 The lands shall conform to all regulations shown on Schedule 'B' Map M2-61.

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all

other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
123-2018, 166-2021

**.62 10 Kraemer’s Way (H-M2-62)**

- .1 The lands zoned H-M2-62 may only be used in accordance with the permitted uses in the H-M2-62 Zone upon the removal of the "Holding (H)" provision. Removal of the "H" may occur once the following provisions have been satisfied:
  - .1 The Applicant has provided a signed Site Plan Agreement to the City, along with all necessary securities; and,
  - .2 All servicing issues, financial and otherwise, have been addressed to the satisfaction of the City of Brantford.
  
- .2 Notwithstanding any provision of this By-law to the contrary, any lot within any M2-62 Zone may only be used for the following uses:
  - .1 Industrial malls, which may permit one or more of the uses permitted by this Section.
  - .2 Manufacturing uses.
  - .3 Wholesale uses.
  - .4 Warehouse uses.
  - .5 Research uses.
  - .6 Accessory caretakers' residences.
  - .7 Accessory general offices.
  - .8 Accessory retail sales.
  - .9 Accessory uses, buildings, and structures.
  - .10 Agricultural uses, including field crops, tree crops, flower gardening, Market gardening, aviaries, apiaries, and excluding the breeding, raising, and boarding of livestock.
  - .11 Animal shelter and control facility.
  - .12 Automobile rental establishments.
  - .13 Catering services.
  - .14 Computer, electronic or data processing establishments.
  - .15 Day nurseries.
  - .16 Industrial rental establishments.
  - .17 Industrial service offices.
  - .18 Kennels.
  - .19 Postal stations.
  - .20 Printing establishment.
  - .21 Private clubs.
  - .22 Private parks.
  - .23 Propane storage tanks.
  - .24 Public halls.
  - .25 Public storage warehouses.
  - .26 Restaurants accessory to a permitted use: full service, take-out and fast food (excluding drive-through service).
  - .27 Service industries.
  - .28 Service or repair shops.
  - .29 Telecommunications services.

- .30 Trade schools.
- .31 Uses permitted in Section 6.1.
- .3 Notwithstanding any provision of this By-law to the contrary, no person shall within any H-M2-62 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:
  - .1 Notwithstanding Section 2.16.24 of this By-law, a Public Hall shall also mean a lot and a building, or structure, or portion thereof, including a portable building or tent with a maximum seating capacity of 100 persons or less that is offered for use or used as a place of public assembly, but shall not include a theatre within the meaning of the Theatres Act, or a building, except a tent, used solely for religious purposes. Such hall may include facilities for the on-site preparation and consumption of foods and beverages.
  - .2 Notwithstanding Section 2.20.6 of this By-law, a Trade School shall also mean a school, educational facility or its equivalent, or part thereof an Animal Shelter and Control Facility, where the course of instruction relates to the functions of an Animal Shelter and Control Facility.
  - .3 Lot Coverage (minimum) Nil  
(only for Animal Shelter and Control Facility)
  - .4 Type of Loading Space Only a Type A Loading Space shall be required for an Animal Shelter and Control Facility.

That all the provisions of the M2 Zone in Section 10.2.2 to this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.63 59 Roy Boulevard (M2-63)**

Amended by  
Bylaws No.  
123-2018, 166-2021

- .1 Notwithstanding any provision of this by-law to the contrary, any lot within any M2-63 Zone may be used for all of the uses permitted in the M2 Zone, plus the following additional use:
  - .1 Salvage Yard
  - .2 Notwithstanding any provision of this By-law to the contrary, no person shall within any M2-63 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:
    - .1 The minimum Landscaped Open Space shall be 0%.

That all the provision of the M2 Zone in Section 10.2.2 to this by-law, and all other provision of this by-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**10.3**

**Business Park Industrial Zone (M3)**

10.3.1

Permitted Uses

Amended by  
Bylaws No.  
25-91, 172-91,  
35-95, 157-2000,  
100-2013

The following uses are permitted in a M3 Zone.

- .1 Industrial malls which may permit one or more of the uses permitted by this Section.
- .2 Industrial service offices.
- .3 Manufacturing uses excluding any noxious use.
- .4 Wholesale uses.
- .5 Warehouse uses.
- .6 Research uses.
- .7 Accessory caretakers' residences.
- .8 Accessory general offices.
- .9 Accessory retail sales.
- .10 Accessory uses, buildings and structures.
- .11 Catering services.
- .12 Computer, electronic, or data processing establishments.
- .13 Telecommunications services.
- .14 General offices.
- .15 Uses permitted in Section 6.1.

10.3.2.

Regulations

Amended by  
Bylaws No.  
172-91, 48-2001,  
53-2006

Any use, building or structure in a M3 Zone shall be established in accordance with the following:

- .1 All Permitted Uses Except as Noted:
  - .1 Lot Area (minimum) 0.4 ha
  - .2 Lot Width (minimum) 45.0 m
  - .3 Lot Coverage
    - .1 Minimum
      - .1 Over 0.8 hectares 15.0%
      - .2 0.8 hectares and under 10.0%
    - .2 Maximum 40%
  - .4 Building Height (maximum) 15.0 m
  - .5 Front Yard (minimum) 15.0 m

.6	Rear Yard (minimum)	
.1	Abutting a Residential Zone	9.0 m
.2	Abutting Hwy. No. 403 or Oak Park Road	15.0 m
.3	All other rear yards	3.0 m
.7	Side Yard (minimum)	
.1	Interior	9.0 m
.2	Exterior	15.0 m
.8	Gross Floor Area (minimum)	
.1	Over 0.8 hectares	15.5%
.2	0.8 hectares and under	10.0%
.9	Gross Floor Area (maximum)	
.1	General Offices	50% of lot area
.2	All other permitted uses	Nil
.10	Landscaped Open Space (minimum)	15% of lot area
.11	Planting Strip	
.1	In accordance with	Section 6.11
.12	Open Storage	
.1	In accordance with	Section 6.12
.13	Loading Spaces	
.1	In accordance with	Section 6.23
.14	Parking Spaces	
.1	In accordance with	Section 6.18
.2	Notwithstanding Section 6.18, all parking spaces and driveways shall be provided with a stable surface treated to prevent the raising of dust or loose particles, and shall consist of asphalt, concrete, or hard surface material, or a combination thereof.	
.15	Buffering	

Amended by  
Bylaws No.  
48-2001, 53-2006

- .1 In accordance with Section 6.10
- .2 Accessory Caretakers' Residences
  - .1 In accordance with Section 6.3.4. and 10.3.2.
- .3 Accessory General Offices
  - .1 In accordance with Section 6.3.5. and 10.3.2.
- .4 Accessory Retail Sales
  - .1 In accordance with Section 6.3.6. and 10.3.2.
- .5 Accessory Uses, Buildings, and Structures
  - .1 In accordance with Section 6.3
- .6 Day Nurseries
  - .1 In accordance with Section 6.8
- .7 Uses Permitted in Section 6.1
  - .1 In accordance with Section 6.1

### 10.3.3 Exceptions

The following Zones apply to specific lands within an M3 Zone.

#### **.1 Northwest - South Side of Hwy. No. 403 (M3-1)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M3-1 Zone may be used for all the uses permitted in the M3 Zone, plus the following:

- .1 Pits.
- .2 Quarries.
- .3 Agricultural uses.
- .4 Wayside pits or wayside quarries.
- .5 Crushing, screening and washing operations, stockpiling, and storage of extracted materials.
- .6 Concrete ready-mix plants.
- .7 Accessory caretakers' residences.
- .8 Accessory general offices.
- .9 Accessory uses, buildings and structures.
- .10 Uses permitted in Section 6.1.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M3-1 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Sections 10.3.3.1.1 to 10.3.3.1.10, all inclusive, except in accordance with the following:

- .1 Notwithstanding Section 4.1.7, where the M3-1 Zone symbol is preceded by the letter "H", the lands may be used only for the uses permitted in Sections 10.3.3.1.1 to 10.3.3.1.10, all inclusive, prior to a Bylaw being adopted by Council to remove the "H" provided a permit has been issued pursuant to the Aggregate Resources Act.
- .2 In accordance with Section 10.4.2.

That all the provisions of the M3 Zone in Section 10.3.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

## **.2 Oak Park Road/Highway No. 403 (M3-2)**

Amended by  
Bylaws No.  
172-91, 41-2000,  
118-2000, 185-2001

Notwithstanding any provisions of this Bylaw to the contrary, any lot within any M3-2 Zone may be used for all the uses permitted in the M3 Zone plus the following:

- .1 Financial institutions.
- .2 Personal service stores.
- .3 Hotels.
- .4 Motels.
- .5 Health clubs.
- .6 Photocopy shops.
- .7 Restaurants: full service, fast food, take-out (including drive-through service).
- .8 Postal stations.
- .9 General offices.
- .10 Industrial services offices.
- .11 Catering services.
- .12 Computer, electronic or data processing establishments.
- .13 Day nurseries.
- .14 Private clubs.
- .15 Public halls.
- .16 Telecommunications services.
- .17 Accessory retail sales associated with manufacturing uses only.
- .18 Uses permitted in Section 6.1.
- .19 Accessory caretaker's residences.
- .20 Accessory general offices.
- .21 Accessory uses, buildings and structures.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M3-2 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Section 10.3.3.2.1 to 10.3.3.2.21, all inclusive, except in accordance with the following:

- .1 All Permitted uses:



Amended by  
Bylaw No.  
48-2001

.1	Lot Area (minimum)	0.8ha
.2	Lot Width (minimum)	60.0m
.3	Lot Coverage	
	.1 <b>DELETED</b>	
	.2 Maximum	40.0%
.4	Building Height (maximum)	15.0m
.5	Front Yard (minimum)	15.0m
.6	Rear Yard (minimum)	
	.1 Abutting Hwy. No. 403 or Oak Park Road	15.0m
	.2 All other rear yards	3.0m
.7	Side Yard (minimum)	
	.1 Interior	9.0m
	.2 Exterior	15.0m
.8	Gross Floor Area (maximum)	
	.1 General Offices	75% of lot area
	.2 All other permitted uses	NIL
.9	Landscaped Open Space (min.)	15.0% of lot area
.10	Planting Strip	
	.1 In accordance with	Section 6.11
.11	Open Storage	Prohibited
.12	Loading Spaces	
	.1 In accordance with	Section 6.23
.13	Parking Space	
	.1 In accordance with	Section 6.18
	.2 Notwithstanding Section 6.18, all parking spaces and driveways shall be provided with a stable surface, treated to prevent the raising of dust or loose particles, and shall consist of asphalt, concrete, or hard surface	

material, or a combination thereof.

.14 Buffering

.1 In accordance with Section 6.10

That all the provisions of the M3 Zone in Section 10.3.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
135-92, 157-2000

**.3 DELETED**

Amended by  
Bylaws No.  
51-99, 118-2000,  
151-2003, 155-2003,  
173-2008

**.4 Garden Avenue and Sinclair Boulevard (M3-4)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M3-4 Zone may be used for only the following uses:

- .1 Shopping centres comprised of a combination of any use permitted in the M3-4 Zone.
- .2 Financial institutions.
- .3 Personal service stores.
- .4 Hotels.
- .5 Motels.
- .6 Health clubs
- .7 Photocopy shops.
- .8 Restaurants: full service, fast food, take-out (including drive-through service)
- .9 Postal stations.
- .10 General offices.
- .11 Industrial service offices.
- .12 Neighbourhood convenience stores
- .13 Automobile gas bars.
- .14 Automobile service stations.
- .15 Medical clinics.
- .16 Automobile washing facilities.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M3-4 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Lot Coverage (minimum) NIL
- .2 Ground Floor Area (minimum) NIL
- .3 Interior Side Yard (minimum) 3.0m
- .4 Open Storage Prohibited
- .5 Loading Spaces (minimum)
  - .1 Medical clinic One Type "A"

Loading Space

.2 All other uses

In accordance with Section 6.23.

That all the provisions of the M3 Zone in Section 10.3.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
171-2000, 185-2001,  
173-2008, 11-2020,  
71-2020, 10-2024

**.5 150 Savannah Oaks Drive (M3-5)**

.1 Notwithstanding any provisions of this Bylaw to the contrary, any lot within any M3-5 Zone may be used for all the uses permitted in the M3 Zone plus the following:

- .1 Financial institutions.
- .2 Personal service stores.
- .3 Hotels.
- .4 Motels.
- .5 Health clubs.
- .6 Photocopy shops.
- .7 Restaurants: full service, fast food, take-out (including drive-through service).
- .8 Postal stations.
- .9 General offices.
- .10 Industrial services offices.
- .11 Catering services.
- .12 Computer, electronic or data processing establishments.
- .13 Day nurseries.
- .14 Ambulance station.
- .15 Private clubs.
- .16 Public halls.
- .17 Telecommunications services.
- .18 Accessory retail sales associated with manufacturing uses only.
- .19 Uses permitted in Section 6.1.
- .20 Accessory caretaker's residences.
- .21 Accessory general offices.
- .22 Accessory uses, buildings and structures.

.2 Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M3-5 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following:

- .1 All Permitted Uses except as noted.
  - .1 Lot Area (minimum) 0.8 ha
  - .2 Lot Width (minimum) 60.0 m

.3	Lot Coverage	
	.1	Minimum NIL
	.2	Maximum 40.0%
.4	Building Height (maximum)	15.0 m
.5	Front Yard (minimum)	15.0 m
.6	Rear Yard (minimum)	
	.1	Abutting Hwy. No. 403 or Oak Park Road 15.0 m
	.2	All other rear yards 3.0 m
.7	Side Yard (minimum)	
	.1	Interior (all except southerly) 9.0 m
	.2	Interior (southerly) 0 m
	.3	Exterior 15.0 m
.8	Gross Floor Area (minimum)	6,967.5 m <sup>2</sup>
.9	Ground Floor Area (minimum)	NIL
.10	Landscaped Open Space (min.)	15.0% of lot area
.11	Planting Strip	
	.1	In accordance with Section 6.11
.12	Open Storage	
	.1	Notwithstanding Section 6.12.2 and 6.19, Open Storage shall only be permitted in accordance with Part 1 as illustrated on Schedule B Map M3-5;
	.2	Shall not be more than 2.15 hectares in area;
	.3	Shall not be located within 15.0 m of a Street;
	.4	The height of stored materials shall not exceed 3.0 m;
	.5	Shall be screened by an opaque fence and/or wall or landscaped berm with a

minimum height of 2.0 metres or a buffer approved pursuant to the Site Plan Control provisions of the Planning Act; and

.6 Materials stored shall be limited to those associated with a Public Service;

.13 Loading Spaces

.1 In accordance with Section 6.23

.14 Parking Space

.1 In accordance with Section 6.18

.2 Notwithstanding Section 6.18, all parking spaces and driveways shall be provided with a stable surface, treated to prevent the raising of dust or loose particles, and shall consist of asphalt, concrete, or hard surface material, or a combination thereof.

.15 Buffering

.1 In accordance with Section 6.10

.2 Ambulance station

.1 Lot Area (minimum) 0.52 ha

.2 Lot Coverage (maximum) 49.8%

.3 Front Yard (minimum) 12.0 m

.4 Rear Yard (minimum) 0 m

.5 Side Yard (minimum)

.1 Interior 8.4 m

.6 Parking

.1 In accordance with Section 6.18

.2 Notwithstanding Section 6.18.3.1, parking spaces shall be permitted to be located on the adjacent parcel subject to the parking agreement as registered on-title.

.7 Loading Spaces

.1 In accordance with Section 6.23

.2 Notwithstanding Section 6.23.3.1, loading spaces shall be permitted to be located on the adjacent parcel subject to the parking agreement as registered on-title.

.3 That all the provisions of the M3 Zone in Section 10.3.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
185-2001, 60-2017

#### **.6 Northwest – West of Oak Park Road (M3-6)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M3-6 Zone may be used for only the following uses:

- .1 Industrial malls which may permit one or more of the uses permitted by this Section.
- .2 Industrial service offices.
- .3 Manufacturing uses excluding any noxious use.
- .4 Wholesale uses.
- .5 Warehouse uses.
- .6 Research uses.
- .7 Accessory caretakers' residences.
- .8 Accessory general offices.
- .9 Accessory retail sales associated with manufacturing uses only.
- .10 Accessory uses, buildings and structure.
- .11 Catering services.
- .12 Computer, electronic, or data processing establishments.
- .13 Day nurseries.
- .14 Private clubs.
- .15 Public halls.
- .16 Telecommunications services.
- .17 General offices.
- .18 Uses permitted in Section 6.1.

That all the provisions of the M3 Zone in Section 10.3.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

#### **.7 Northwest Corner of Oak Park Road and Fen Ridge Court (M3-7)**

Amended by  
Bylaws No.  
15-2005, 53-2006

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M3-7 Zone may be used for all of the uses permitted in the M3 Zone plus the following:

- .1 Financial institutions.
- .2 Personal service stores.
- .3 Hotels.
- .4 Motels.
- .5 Health clubs.
- .6 Photocopy shops.

- .7 Restaurants: full service, fast food, take-out (including drive-through service).
- .8 Postal stations.
- .9 General offices.
- .10 Industrial services offices.
- .11 Catering services.
- .12 Computer, electronic or data processing establishments.
- .13 Day nurseries.
- .14 Private clubs.
- .15 Public halls.
- .16 Telecommunications services.
- .17 Automobile gas bars.
- .18 Neighbourhood convenience stores.
- .19 Accessory retail sales associated with manufacturing uses only.
- .20 Uses permitted in Section 6.1.
- .21 Accessory caretaker's residences.
- .22 Accessory general offices.
- .23 Accessory uses, buildings and structures.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M3-7 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following:

- .1 All permitted uses:
  - .1 Lot Area (minimum) 0.8 ha
  - .2 Lot Width (minimum) 60.0m
  - .3 Lot Coverage
    - .1 Minimum 10.0%
    - .2 Maximum 40.0%
  - .4 Building Height (maximum) 15.0m
  - .5 Front Yard (minimum) 15.0m
  - .6 Rear Yard (minimum)
    - .1 Abutting Hwy. No. 403 or Oak Park Road 15.0m
    - .2 All other rear yards 3.0m
  - .7 Side Yard (minimum)
    - .1 Interior 9.0m
    - .2 Exterior 15.0m
  - .8 Gross Floor Area (maximum)

- .1 General Offices 75% of lot area
- .2 All other permitted uses NIL
- .9 Landscaped Open Space (min.) 15% of lot area
- .10 Planting Strip
  - .1 In accordance with Section 6.11
- .11 Open Storage Prohibited
- .12 Loading Spaces
  - .1 In accordance with Section 6.23
- .13 Parking Space
  - .1 In accordance with Section 6.18
  - .2 Notwithstanding Section 6.18, all parking spaces and driveways shall be provided with a stable surface, treated to prevent the raising of dust or loose particles, and shall consist of asphalt, concrete, or hard surface material, or a combination thereof.
- .14 Buffering
  - .1 In accordance with Section 6.10

That all the provisions of the M3 Zone in Section 10.3.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

## **.8 Northwest – West of Tallgrass Court (M3-8)**

Notwithstanding any provisions of this Bylaw to the contrary, any lot within any M3-8 Zone may be used for all the uses permitted in the M3 Zone plus the following:

- .1 Financial Institutions.
- .2 Personal service stores.
- .3 Hotels.
- .4 Motels.
- .5 Health clubs.
- .6 Photocopy shops.
- .7 Restaurants: full service, fast food, take-out (including drive-through services).
- .8 Postal stations.
- .9 General offices.



- .10 Industrial services offices.
- .11 Catering services.
- .12 Computer, electronic or data processing establishments.
- .13 Day nurseries.
- .14 Private clubs.
- .15 Public halls.
- .16 Telecommunications services.
- .17 Accessory retail sales associated with manufacturing uses only.
- .18 Uses permitted in Section 6.1.
- .19 Accessory caretakers residences.
- .20 Accessory general offices.
- .21 Accessory uses, buildings and structures.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M3-8 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Section 10.3.3.2.1 to 10.3.3.2.2.1, all inclusive, except in accordance with the following:

- .1 All permitted uses:
  - .1 Lot Area (minimum) 0.8ha
  - .2 Lot width (minimum) 60.0m
  - .3 Lot coverage
    - .1 Minimum 10.0%
    - .2 Maximum 40.0%
  - .4 Building Height (maximum) 15.0m
  - .5 Front Yard (minimum) 15.0m
  - .6 Rear Yard (minimum)
    - .1 Abutting Hwy. No. 403 or Oak Park Road 15.0m
    - .2 All other rear yards 3.0m
  - .7 Side yard (minimum)
    - .1 Interior 9.0m
    - .2 Exterior 15.0m
  - .8 Gross Floor Area (maximum)
    - .1 General Offices 75% of lot area
    - .2 All other permitted uses NIL
  - .9 Landscaped Open Space (min.) area 15% of lot area
  - .10 Planting Strip
    - .1 In accordance with Section 6.11

- .11 Open Storage Prohibited
- .12 Loading Spaces
  - .1 In accordance with Section 6.23
- .13 Parking Space
  - .1 In accordance with Section 6.18
  - .2 Notwithstanding Section 6.18, all parking spaces and driveways shall be provided with a stable surface, treated to prevent the raising of dust or loose particles, and shall consist of asphalt, concrete, or hard surface material, or combination thereof.
- .14 Buffering
  - .1 In accordance with Section 6.10

That all the provisions of the M3 Zone in Section 10.3.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

## **.9 25 Sinclair Boulevard (M3-9)**

Amended by  
Bylaws No.  
27-2008, 68-2011

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M3-9 Zone may be used for all of the uses permitted in the M3-4 Zone:

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M3-9 Zone use any lot, or erect, alter or use any building or structure for a use in the M3-9 Zone, except in accordance with the following provisions:

- .1 Lot Width (minimum) 30.0 m
- .2 Building Height (maximum) 24.0 m

That all the provisions of the M3-4 Zone in Section 10.3.4 to the Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

## **.10 400 Garden Avenue (M3-10)**

Amended by  
Bylaws No.  
89-2008, 173-2008

Notwithstanding any provision of this Bylaw to the contrary, any lot within the "Business Park Industrial Exception Zone (M3 -10)" may be used for all permitted uses within Section 10.2.3.16 "General Industrial Zone Exception (M2 - 16)" and may be used for all the permitted uses within Section 10.3.3.4 "Business Park Industrial Zone Exception (M3-4)".

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M3-10 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in the “General Industrial Zone Exception (M2-16)” except in accordance with the regulations applying to Section 10.2.3.16.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M3-10 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in the “Business Park Industrial Zone Exception (M3-4)” except in accordance with the regulations applying to Section 10.3.3.4.

That all other provisions of the M3 Zone in Section 10.3.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
11-2020

**.11 29 Tallgrass Court (M3-11)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within the M3-11 may be used for all permitted uses within Section 10.3.3.8 – “Business Park Industrial Exception 8 Zone (M3-8)”.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M3-11 use any lot, or erect, alter or use any building or structure for a use in the M3-11 Zone, except in accordance with the following provisions:

.1	Lot Width (minimum)	20.0 m
----	---------------------	--------

That all provisions of the M3 Zone in Section 10.3.2 to this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.12 107 Sinclair Boulevard (H-M3-12)**

Amended by  
Bylaw No.  
35-2024

.1 The lands zoned H-M3-12 may only be used in accordance with the permitted uses in the H-M3-12 Zone upon the removal of the Holding (H) provision. Removal of the “H” may occur once the following provisions have been satisfied:

- .1 That the applicant has submitted a Stage 1 Archaeological Assessment and any subsequent assessments and verified that they have been entered into the Ontario Public Register of Archaeological Reports, to the satisfaction of the Chief Planner; and
- .2 That the applicant has submitted a Slope Stability Assessment to the satisfaction of the Grand River Conservation Authority; and,
- .3 That the applicant has submitted an updated Environmental

Impact Assessment and any Peer Review deemed necessary to the satisfaction of the Chief Planner; and

- .4 That the applicant has submitted a Land Use Compatibility Study and any Peer Review deemed necessary to the satisfaction of the Chief Planner.
- .2 Notwithstanding any provision of this By-law to the contrary, any lot within the M3-12 Zone may be used for all of the uses permitted in the M3 Zone plus the following uses:
  - .1 General offices
  - .2 Uses permitted in Section 6.1
  - .3 Accessory uses, buildings and structures
- .3 Notwithstanding any provision of this By-law to the contrary, no person shall within any M3-12 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Section 10.3.3.12.2.1, except in accordance with the following provisions:
  - .1 Lot Coverage (Minimum) 6.5%
  - .2 Building Height (Maximum) 20 m
  - .3 Loading Spaces (Minimum): Notwithstanding Section 6.23 of this By-law, a minimum of one loading space shall be required for a General Office building with a Gross Floor Area of up to 6,000 m<sup>2</sup>

That all the provisions of the M3 Zone in Section 10.3.2 to this By-law, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**10.4. Industrial Extraction Zone (M4)**

10.4.1.  
Amended by  
Bylaws No.  
25-91,  
157-2000

Permitted Uses

The following uses are permitted in an M4 Zone:

- .1 Pits.
- .2 Quarries.
- .3 Asphalt plants.
- .4 Agricultural uses.
- .5 Wayside pits or wayside quarries.
- .6 Crushing, screening and washing operations, stockpiling, and storage of extracted materials.
- .7 Concrete ready-mix plants.
- .8 Accessory caretakers' residences.
- .9 Accessory general offices.
- .10 Accessory uses, buildings, and structures.
- .11 Uses permitted in Section 6.1.

10.4.2.  
Amended by  
Bylaw No.  
25-91

Regulations

Any use, building or structure in an M4 Zone shall be established in accordance with the following:

.1 Pits, Quarries, Asphalt Plants and Concrete Ready-Mix Plants

- |    |   |                |
|----|---|----------------|
| .1 | Lot Area (minimum)                            | 1.0 ha         |
| .2 | Lot Width (minimum)                           | 15.0 m         |
| .3 | Lot Coverage (maximum)                        | 60%            |
| .4 | Building Height (maximum)                     | 30.0 m         |
| .5 | Yards (minimum)                               |                |
| .1 | Abutting a lot in a Residential Zone          | 90.0 m         |
| .2 | Abutting a lot with existing residential uses | 90.0 m         |
| .3 | Abutting any other lot line or Zone boundary  | 30.0 m         |
| .6 | Landscaped Open Space (minimum)               | 5% of lot area |
| .7 | Planting Strip (minimum width)                |                |
| .1 | In accordance with                            | Section 6.11.  |

- .8 Open Storage
  - .1 Open storage and the storage of aggregate, topsoil, subsoil or overburden shall not be permitted within the following areas:
    - .1 90.0 m of a lot in a Residential Zone;
    - .2 90.0 m of a lot occupied by an existing residential use;
    - .3 30.0 m of any other lot line or Zone line;
    - .4 Notwithstanding the above, earth berms required to buffer the permitted use shall be permitted within the areas required by Section 10.4.2.1.8.1, 10.4.2.1.8.2 and 10.4.2.1.8.3. Such berms shall not be permitted within three metres of a lot line or Zone boundary.
- .9 Excavation
  - .1 Excavation shall not be permitted within the following areas:
    - .1 Within 30.0 m of a street;
    - .2 Within 30.0 m of a lot in a Residential Zone;
    - .3 Within 30.0 m of a lot occupied by an existing residential use;
    - .4 Within 15.0 m of a body of water that is not the result of excavation below the water table;
    - .5 Within 15.0 m of any other lot line or Zone boundary.
- .10 Licence
  - .1 All pits and quarries shall be opened, established, and operated only under the authority of a licence issued pursuant to the Aggregate Resources Act.
- .11 Buffering in accordance with Section 6.10
- .12 Loading spaces in accordance with Section 6.23
- .2 Wayside Pits & Wayside Quarries
  - .1 In accordance with Section 6.24.

.3 Accessory Caretakers' Residences

.1 In accordance with Section 6.3.4.

.2 The minimum yard requirements for an accessory caretaker's residence shall be 7.5 m, and such uses may be in a single-detached dwelling.

.4 Accessory General Offices

.1 In accordance with Section 6.3.5.

.5 Accessory Uses, Buildings, and Structures

.1 In accordance with Section 6.3.

.6 Uses Permitted in Section 6.1.

.1 In accordance with Section 6.1.

**SECTION 11.0**      **OPEN SPACE ZONES**

**11.1.**                      **Open Space Type 1 Zone (OS1)**

11.1.1.  
Amended by  
Bylaws No.  
157-2000

Permitted Uses

The following uses are permitted in an OS1 Zone:

- .1 Public parks.
- .2 Private parks.
- .3 Agricultural uses.
- .4 Golf courses and driving ranges.
- .5 Art galleries.
- .6 Museums.
- .7 Day nurseries.
- .8 Accessory uses, buildings and structures.
- .9 Uses permitted in Section 6.1.

11.1.2.                      Regulations

Any use, building, or structure in an OS1 Zone shall be established in accordance with the following:

.1 Public Parks, Private Parks, Agricultural Uses, Golf Courses, Driving Ranges, Art Galleries, Museums

- .1 Lot Area (minimum)                      1,250.0 m<sup>2</sup>
- .2 Lot Width (minimum)                      20.0 m
- .3 Lot Coverage (maximum)                      15%
- .4 Building Height (maximum)                      11.0 m
- .5 Front Yard (minimum)                      15.0 m
- .6 Rear Yard (minimum)
  - .1 Abutting a Residential Zone                      15.0 m
  - .2 Abutting any other Zone                      12.0 m
- .7 Side Yard (minimum)
  - .1 Interior
    - .1 Abutting a Residential Zone                      15.0 m
    - .2 Abutting any other Zone                      12.0 m  
or lot line



- .2 Exterior 15.0 m
- .8 Landscaped Open Space (minimum) 40%
- .9 Parking in accordance with Section 6.18
- .10 Open Storage in accordance with Section 6.12.
- .2 Day Nurseries
  - .1 In accordance with Section 6.8
- .3 Accessory Uses, Buildings, and Structures
  - .1 In accordance with Section 6.3.
- .4 Uses Permitted in Section 6.1.
  - .1 In accordance with Section 6.1.

11.1.3. Exceptions

The following Zones apply to specific lands within an OS1 Zone.

**.1 Catharine Avenue (OS1-1)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any OS1-1 Zone may be used for all of the uses permitted in the OS1 Zone, plus the following use:

- .1 A parking area associated with a church.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any OS1-1 Zone use any lot, or erect, alter or use any building or structure for a parking area associated with a church, except in accordance with the following provisions:

- .1 The driveway width shall be a minimum of 6.0 m and the traffic aisle width shall be a minimum of 6.0 m.

That all the provisions of the OS1 Zone in Section 11.1.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.2 Water Treatment Plant and Bus Garage, Grand River Avenue (OS1-2)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any OS1-2 Zone may be used for all of the uses permitted in the OS1 Zone, plus the following uses:

- .1 A water treatment plant and associated buildings and structures.
- .2 A bus garage and associated buildings and structures.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any OS1-2 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 In accordance with Section 10.2.2.

That all the provisions of the OS1 Zone in Section 11.1.3.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
25-91

**.3 Parks, Recreation and Waterfront Advisory Board, Catharine Avenue (OS1-3)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any OS1-3 Zone may be used for all of the uses permitted in the OS1 Zone, plus the following use:

- .1 Maintenance and storage yard accessory to the operation of the Parks, Recreation and Waterfront Advisory Board.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any OS1-3 Zone use any lot, or erect, alter or use any building or structure for a maintenance and storage yard, except in accordance with the following provisions:

- .1 To the extent that existed at the time of the passing of this Bylaw.

That all the provisions of the OS1 Zone in Section 11.1.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.4 Glenhyrst Gardens (OS1-4)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any OS1-4 Zone may be used for all of the uses permitted in the OS1 Zone, plus the following use:

- .1 An accessory dwelling unit.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any OS1-4 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 The existing single-detached dwelling known as 12 Ava Road shall be defined as an accessory dwelling unit, and said dwelling may remain and be occupied as a single-detached dwelling, but the replacement, enlargement or extension of said dwelling shall be prohibited.

That all the provisions of the OS1 Zone in Section 11.1.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
128-95

**.5 Sanitary Landfill Site and Water Pollution Control Plant, Mohawk Street (OS1-5)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any OS1-5 Zone may be used for all of the uses permitted in the OS1 Zone, plus the following uses:

- .1 Sanitary landfill site and associated buildings.
- .2 Water Pollution Control Plant and associated buildings and structures.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any OS1-5 Zone use any lot, or erect, alter or use any building or structure for a sanitary landfill site or water pollution control plant, except in accordance with the following provisions:

- .1 Front yard (minimum) 8.0m
- .2 Ground floor area (minimum) 5.0% of the lot area
- .3 All other provisions In accordance with Section 10.2.2

That all the provisions of the OS1 Zone in Section 11.1.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.6 539 Mohawk Street (OS1-6)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any OS1-6 Zone may be used for all of the uses permitted in the OS1 Zone, plus the following use:

- .1 An animal shelter and accessory uses, buildings and structures.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any OS1-6 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 In accordance with Section 10.2.2.

That all the provisions of the OS1 Zone in Section 11.1.3.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
25-91

**.7 545 Mohawk Street (OS1-7)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any OS1-7 Zone may be used for all of the uses permitted in the OS1 Zone, plus the following use:

- .1 A private truck storage and repair facility.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any OS1-7 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 In accordance with Section 10.2.2.

That all the provisions of the OS1 Zone in Section 11.1.3.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.8 12 Catharine Avenue (OS1-8)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any OS1-8 Zone may be used for all of the uses permitted in the OS1 Zone, plus the following use:

- .1 A private club.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any OS1-8 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 In accordance with Section 9.8.2.

That all the provisions of the OS1 Zone in Section 11.3.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
60-92

**.9 Garden Avenue/Johnson Road Area (OS1-9)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any OS1-9 Zone may be used for all of the uses permitted in the OS1 Zone, plus the following:

.1 Uses existing at the date of the passing of this Bylaw.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any OS1-9 Zone use any lot, or erect, alter or use any building or structure for a use permitted in Section 11.1.3.9.1, except in accordance with the following provisions:

.1 To the development standards that existed at the date of the passing of this Bylaw.

That all the provisions of the OS1 Zone in Section 11.1.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
195-92

**.10 North Side of Shellard Lane (OS1-10)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any OS1-10 Zone may be used for all of the uses permitted in the OS1 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any OS1-10 Zone use any lot or erect, alter or use any building or structure for the uses permitted in the OS1 Zone except in accordance with the following provisions:

.1 Lot Width (minimum) 11.0m

That all the provisions of the OS1 Zone in Section 11.1.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
47-93

**.11 511/529 Mohawk Street (OS1-11)**

Notwithstanding any provisions of this Bylaw to the contrary, any lot within any OS1-11 Zone may be used for all of the uses permitted in the OS1 Zone, plus the following:

.1 Composting facility and associated buildings and structures.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any OS1-11 Zone use any lot, or erect, alter or use any building or structure for a composting facility, except in accordance with the following provisions:

- .1 In accordance with Section 10.2.2 save and except the minimum ground floor area which shall be nil.

That all the provisions of the OS1 Zone in Section 11.1.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
90-96, 150-97  
168-2000

**.12 Northridge Golf Course, Jaycee's Sports Park, Mohawk Park, Lions Park (OS1-12)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within an OS1-12 Zone may be used for all of the uses permitted in the OS1 Zone, plus the following use:

- .1 Restaurants: full service, fast food, take-out (including drive-thru service).

That all the provisions of the OS1 Zone in Section 11.1.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

OMB Order  
R970274

**.13 Pleasant View Golf Course (OS1-13)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any OS1-13 Zone may be used only for the following uses:

- .1 Agricultural uses
- .2 A golf course, but shall not include a miniature golf establishment

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any OS1-13 Zone use any lot, or erect, alter or use any building or structure for an agricultural use or golf course, except in accordance with the following provisions:

- .1 Notwithstanding Section 2.12.9.2 a lot in an OS1-13 Zone may not abut a street.
- .2 No buildings or structures shall be located closer than 15.0 metres to any lot line;
- .3 Notwithstanding Section 6.27, a use, building or structure may be established in an OS1-13 Zone with private water supply and/or private sewage disposal facilities that have been approved by the Medical Officer of Health.

- .4 Lot Width (minimum) NIL

That all the provisions of the OS1 Zone in Section 11.1.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
150-97

**.14 Wayne Gretzky Sports Centre (OS1-14)**

Notwithstanding any provisions of this Bylaw to the contrary, any lot within any OS1-14 Zone may be used for all of the uses permitted in the OS1 Zone, plus the following uses:

- .1 Restaurants: full service, fast food, take-out (including drive-thru service).
- .2 Amusement arcades.

That all the provisions of the OS1 Zone in Section 11.1.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

OMB Order  
2028

**.15 Glenwood Forest (OS1-15)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any OS1-15 Zone may be used only for the following uses:

- .1 Uses existing at the date of the passing of this Bylaw
- .2 Public pedestrian trails

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any OS1-15 Zone erect any building or structure.

That all the provisions of the OS1 Zone in Section 11.1.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
133-2001

**.16 North of Bell Lane (OS1-16)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any OS1-16 Zone may only be used for the following use:

- .1 Uses existing at the date of the passing of this Bylaw.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any OS1-16 Zone erect any building or structure.

That all the provisions of the OS1 Zone in Section 11.1.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
73-2002

**.17 East Side of Beckett Drive (OS1-17)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any OS1-17 Zone may be used for all of the uses permitted in the OS1 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any OS1-17 Zone use any lot or erect, alter or use any building or structure for the uses permitted in the OS1 Zone except in accordance with the following:

- |    |                     |       |
|----|---------------------|-------|
| .1 | Lot Width (minimum) | 17.0m |
|----|---------------------|-------|

That all the provisions of the OS1 Zone in Section 11.1.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
78-2006

**.18 East Side of Johnson Road (OS1-18)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any OS1-18 Zone may be used for all of the uses permitted in the OS1 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any OS1-18 Zone use any lot or erect, alter or use any building or structure for the uses permitted in the OS1 Zone except in accordance with the following:

- |    |                        |                     |
|----|------------------------|---------------------|
| .1 | Lot Area (minimum)     | 425.0m <sup>2</sup> |
| .2 | Lot Width (minimum)    | 15.0m               |
| .3 | Lot Coverage (minimum) | 40%                 |
| .4 | Front Yard (minimum)   | 6.0m                |
| .5 | Side Yard (minimum)    |                     |
|    | .1 Interior            | 1.2m                |
|    | .2 Exterior            | 3.0m                |
| .6 | Rear Yard (minimum)    | 1.5m                |

That all the provisions of the OS1 Zone in Section 11.1.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.



Amended by  
Bylaw No.  
122-2007

**.19 West Side of Conklin (South of Shellard) (OS1-19)**

Notwithstanding any provision of this Bylaw to the contrary, no lot within any OS1-19 Zone shall only be used for the following use:

- .1 Woodlot/wetland

That all the provisions of the OS1 Zone in Section 11.1.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

## 11.2 Open Space Cemetery Zone (OS2)

### 11.2.1

Amended by  
Bylaw No.  
157-2000

#### Permitted Uses

The following uses are permitted in an OS2 Zone:

- .1 Cemeteries, mausolea, crematoria, columbaria.
- .2 Accessory caretakers' residences.
- .3 Accessory uses, buildings, and structures.
- .4 Uses permitted in Section 6.1.

### 11.2.2.

#### Regulations

Any use, building, or structure in an OS2 Zone shall be established in accordance with the following:

- .1 Cemeteries, Mausolea, Crematoria, Columbaria, and Accessory Caretakers' Residences
  - .1 Lot Coverage (maximum) 15%
  - .2 Height of all buildings, structures, and monuments (maximum) 11.0 m
  - .3 All Yards (minimum)
    - .1 Crematorium 30.0 m
    - .2 Mausoleum or columbarium no greater than 2.0 m in height and no greater than 15.0 m; in volume
      - .1 Adjacent to Residential Zone 7.5 m
      - .2 Any other yard height of mausoleum or crematorium
    - .3 All other mausolea or columbaria
      - .1 Adjacent to Residential Zone 30.0 m
      - .2 Any other yard height of mausoleum or crematorium
    - .4 In a yard adjacent to a Residential Zone, memorial stone or monument less than 3.1 m in height 0.9m
    - .5 All other buildings, structures and monuments adjacent to Residential Zone

**40-2**

a yard equal to the height  
of the building, structure  
or monument

- .4 Parking in accordance with Section 6.18
- .5 Open Storage Prohibited
- .2 Accessory uses, buildings, and structures
  - .1 In accordance with Section 6.3.
- .3 Uses permitted in Section 6.1.
  - .1 In accordance with Section 6.1.

**11.3 Open Space Restricted Zone (OS3)**

**11.3.1 Permitted Uses**

Amended by  
Bylaws No.  
25-91, 157-2000

The following uses are permitted in an OS3 Zone:

- .1 Public parks.
- .2 Private parks.
- .3 Agricultural uses.
- .4 Accessory uses, buildings, and structures.
- .5 Uses permitted in Section 6.1.

**11.3.2 Regulations**

Amended by  
Bylaws No.  
178-94

Any use, building, or structure in an OS3 Zone shall be established in accordance with the following:

- .1 All Permitted Uses:
  - .1 Lot Coverage (maximum) 15%
  - .2 Building Height (maximum) 11.0 m
  - .3 Front Yard (minimum) 15.0 m
  - .4 Rear Yard (minimum)
    - .1 Abutting a Residential Zone 15.0 m
    - .2 Abutting any other Zone or lot line 12.0 m
  - .5 Side Yard (minimum)
    - .1 Interior
      - .1 Abutting a Residential Zone 15.0 m
      - .2 Abutting any other Zone or lot line 12.0 m
    - .2 Exterior 15.0 m
  - .6 Landscaped Open Space 40%
  - .7 Parking in accordance with Section 6.18
  - .8 Open Storage Prohibited
- .2 No building or structure shall be permitted in the OS3 Zone except those associated with erosion or flood control, water course protection, bank stabilization, or stormwater management and those associated with a

public or private park approved by the Corporation or the Conservation Authority.

- .3 No placing or dumping of fill shall be permitted in any OS3 Zone except in accordance with a permit issued by the Conservation Authority.

### 11.3.3 Exceptions

The following Zones apply to specific lands within an OS3 Zone.

#### **.1 Sanitary Landfill Site, Mohawk Street (OS3-1)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any OS3-1 Zone may be used for all of the uses permitted in the OS3 Zone, plus the following use:

- .1 Sanitary landfill site and associated buildings

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any OS3-1 Zone use any lot, or erect, alter or use any building or structure associated with a sanitary landfill site, except in accordance with the following provisions:

- .1 In accordance with Section 10.2.2

That all the provisions of the OS3 Zone in Section 11.3.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

#### **.2 Catharine Avenue (OS3-2)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any OS3-2 Zone may be used for all of the uses permitted in the OS3 Zone, plus the following use:

- .1 A parking area associated with a church.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any OS3-2 Zone use any lot, or erect, alter or use any building or structure for a parking area associated with a church, except in accordance with the following provisions:

- .1 The driveway width shall be a minimum of 6 m and the traffic aisle width shall be a minimum of 6 m.

That all the provisions of the OS3 Zone in Section 11.3.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.3 Garden Avenue/Johnson Road Area (OS3-3)**

Amended by  
Bylaws No.  
60-92

Notwithstanding any provisions of this Bylaw to the contrary, any lot within any OS3-3 Zone may be used for all of the uses permitted in the OS3 Zone, plus the following:

- .1 Uses existing at the date of the passing of this Bylaw.

Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any OS3-3 Zone use any lot, or erect, alter or use any building or structure for a use permitted in Section 11.3.3.3.1, except in accordance with the following provisions:

- .1 To the development standards that existed at the date of the passing of this Bylaw.

That all the provisions of the OS3 Zone in Section 11.3.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.4 East Side of Garden Avenue & West Side of Johnson Road (OS3-4)**

Amended by  
Bylaws No.  
172-2008

Notwithstanding any provision of this Bylaw to the contrary, any lot within any OS3-4 Zone may be used for only the following uses:

- .1 Public parks.
- .2 Private parks.
- .3 Accessory uses, buildings, and structures.
- .4 Uses permitted in Section 6.1.

That all remaining provisions of the OS3 Zone in Section 11.3.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.5 West of Conklin & South of Blackburn Drive, West of Powell Road & South of Shellard Lane, North of Blackburn Drive (OS3-5)**

Amended by  
Bylaws No.  
69-2009, 7-2010

Notwithstanding any provision of this Bylaw to the contrary, any lot within any OS3-5 Zone may be used for only the following:

- .1 Public parks
- .2 Private parks
- .3 Accessory uses, buildings, and structures
- .4 Uses permitted in Section 6.1

That all remaining provisions of the OS3 Zone in Section 11.3.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.6 South of Shellard Lane, West of Powell Road, North of Longboat Run (OS3-6)**

Amended by  
Bylaws No.  
94-2016

Notwithstanding any provision of this Bylaw to the contrary, any lot within any OS3-6 Zone may only be used for the following uses:

**.1 Passive Open Space.**

Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any OS3-6 Zone use any lot except in accordance with the following provisions:

- .1 No building or structure shall be permitted in the OS3-6 Zone.
- .2 No placing or dumping of fill, no excavation, and no invasive planting shall be permitted in the OS3-6 Zone.

That all the provisions of the OS3 Zone in Section 11.3.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.7 620 Colborne Street West (OS3-7)**

Amended by  
Bylaws No.  
22-2023

.1 Notwithstanding any provision of this By-law to the contrary, as shown on Schedule 'A', attached to and forming part of this By-law, any lot within any OS3-7 Zone may be used for only the following use:

- .1 Private Park
- .2 Notwithstanding Section 2.16.2 of this by-law, a private park shall mean an area of land, other than a Public Park, consisting of open space or amenity space, and used primarily for active or passive recreational purposes.
- .3 Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any OS3-7 Zone use any Private Park except in accordance with the following provisions:
  - .1 No buildings, structures or other uses that may require the use of a footing or base shall be permitted, including but not limited to: fountains, lighting, gazebos, benches, bollards or playground equipment;
  - .2 No excavation beyond the first layer of topsoil shall be

permitted. Grasses and shrubs are permitted to be planted within the first layer of topsoil without additional archaeological assessment. Plantings may also occur in raised planter boxes;

- .3 No heavy machinery shall be used in the maintenance and upkeep of a private park;
- .4 No alteration of the existing grades or removal of any perimeter structures shall be permitted;
- .5 All walkways are to remain woodchips;

That all the provisions of the OS3 Zone in Section 11.3.2 to this By-law, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.



**SECTION 12.0****DEVELOPMENT CONSTRAINT ZONE****12.1.****Development Constraint Zone (DC)**

## 12.1.1

Amended by  
Bylaw No.  
157-2000

## Permitted Uses

The following uses are permitted in a DC Zone:

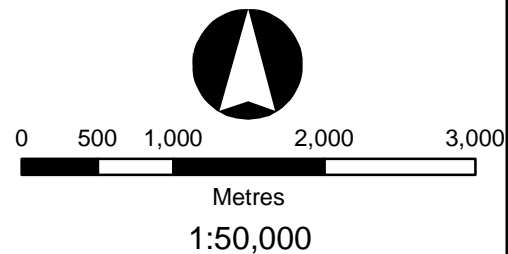
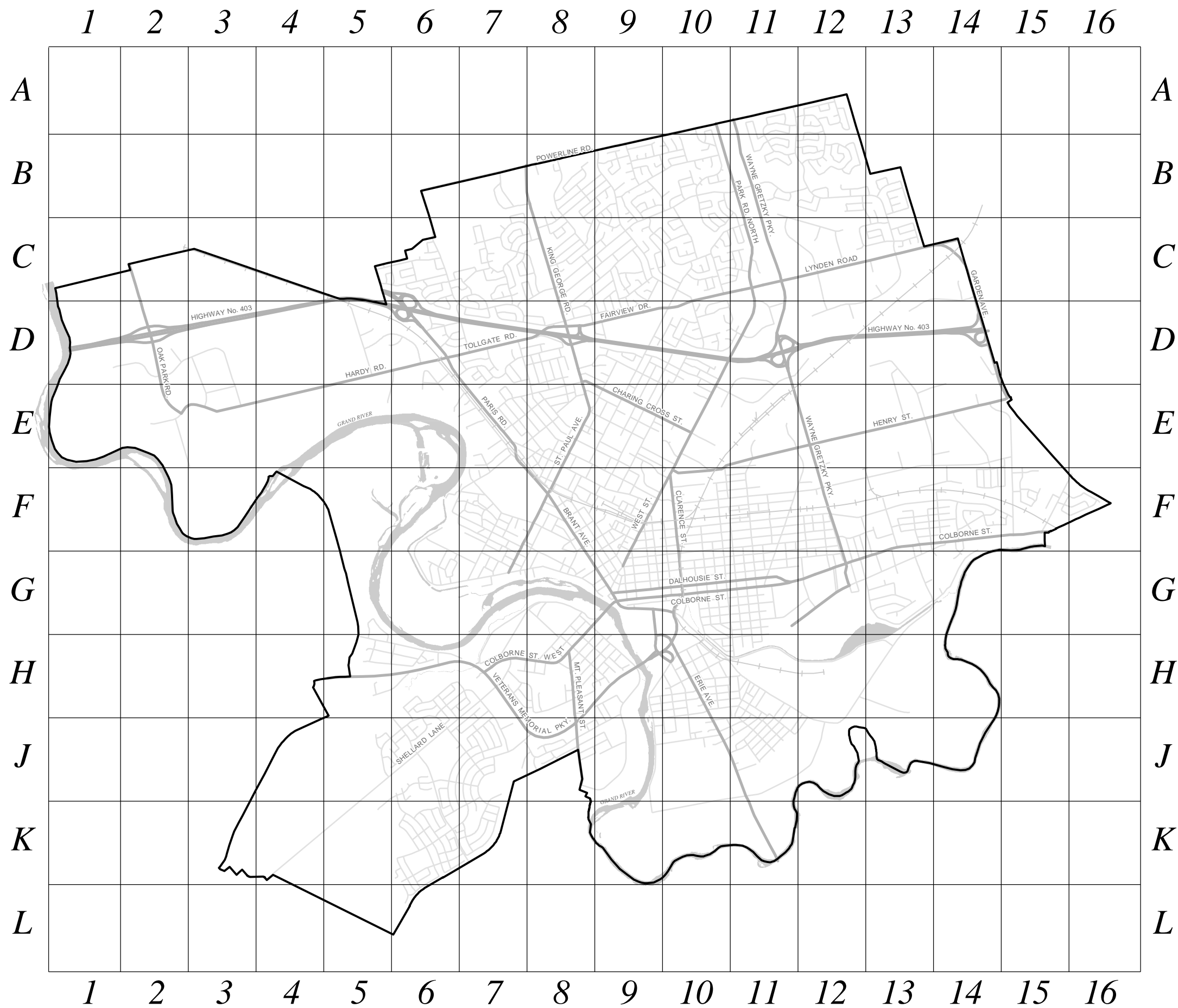
- .1 Municipal or public works undertaken by the City or the Conservation Authority.
- .2 Construction or repair of the Canadian Pacific Railway (T.H. & B. Railway) in order to restore or impose rail service through the Zone, provided that a certificate from a qualified and competent engineer has been submitted which certifies that the soil conditions are sufficiently stable to support the reconstruction and that the reconstruction will not exacerbate the instability of the surrounding slope.

## 12.1.2

## Regulations

Any use, building, or structure in a DC Zone shall be established in accordance with the following:

- .1 All permitted uses
  - .1 No person shall restore or permit the restoration of any existing building or structure which has been damaged or destroyed except where such damage or destruction is of less extent than 50% of the value of such building or structure at the time of said damage or destruction.
  - .2 Notwithstanding Section 12.1.2.1.1, no restoration or reconstruction shall be permitted except where a certificate from a qualified and competent engineer has been submitted which certifies that the soil conditions are sufficiently stable to support the restoration or reconstruction.
  - .3 No placing or dumping of fill shall be permitted in any DC Zone except in conformity with this Section.

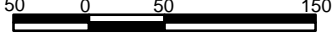


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83-2019  
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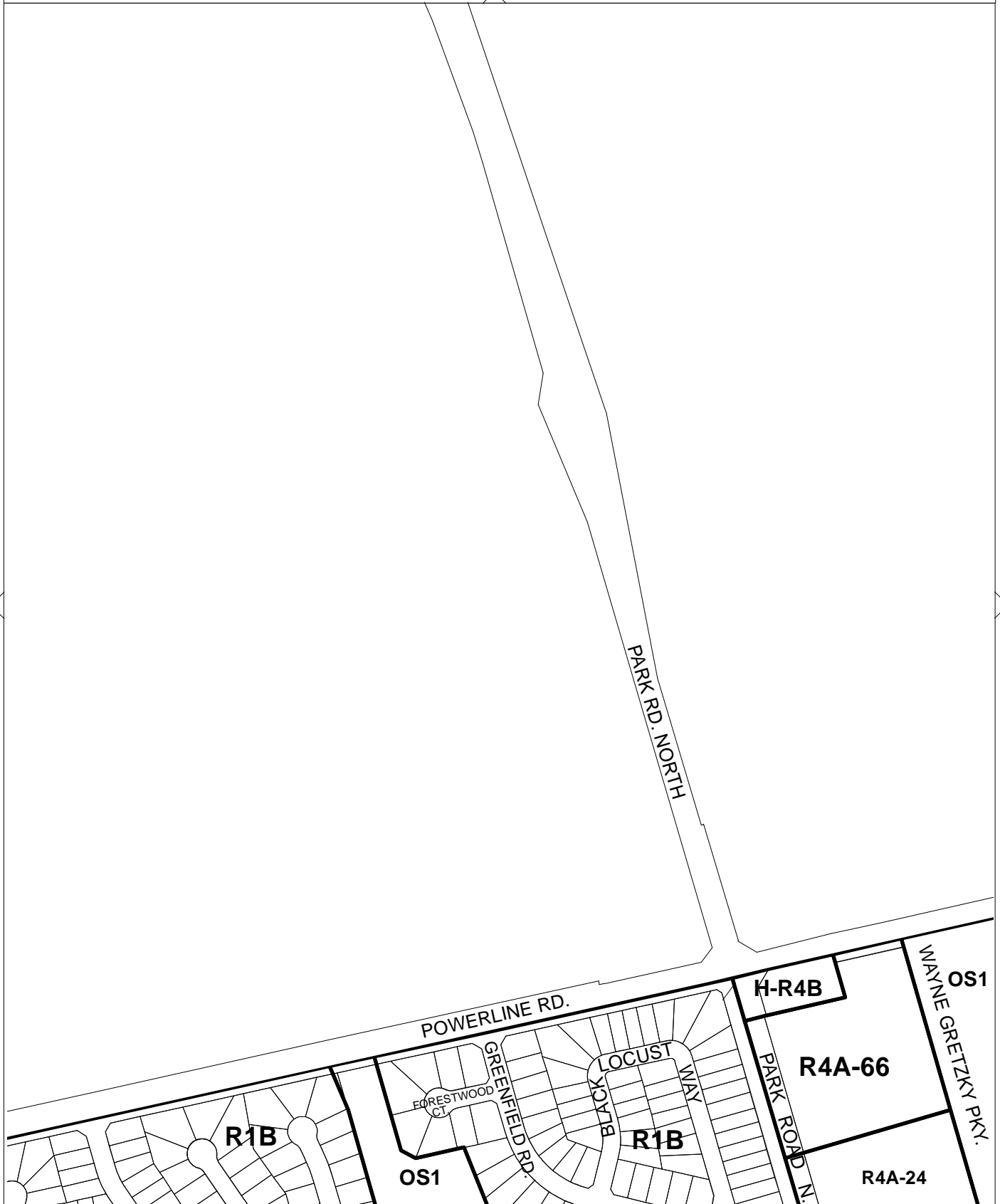
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A-11

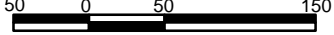


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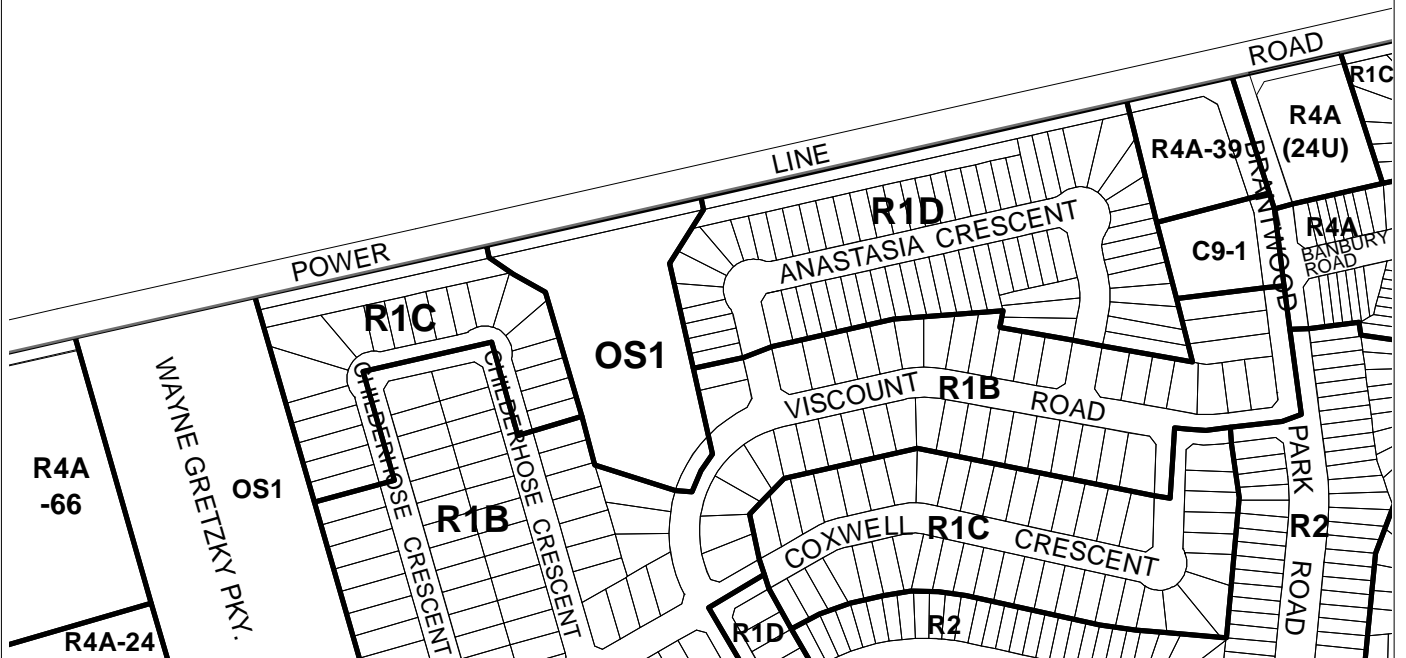
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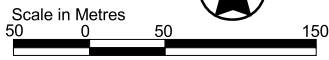
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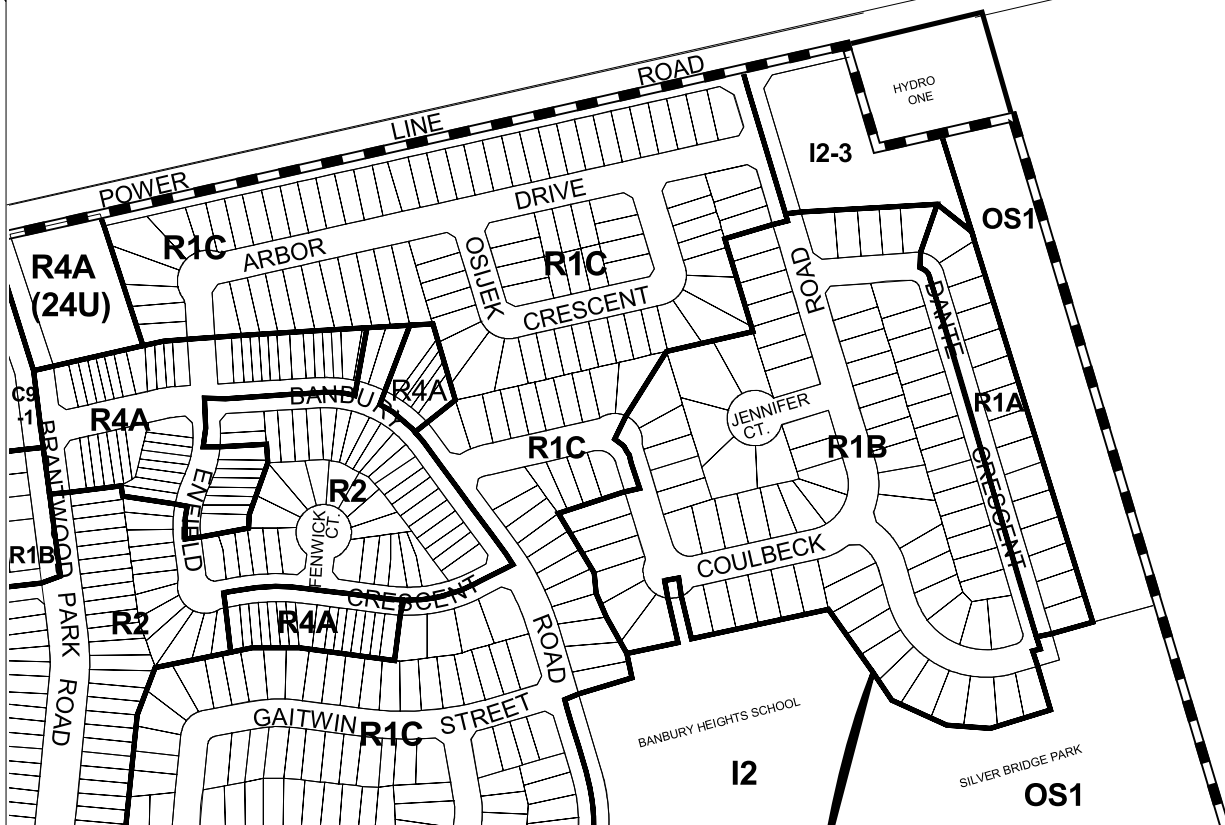
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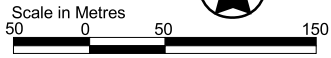
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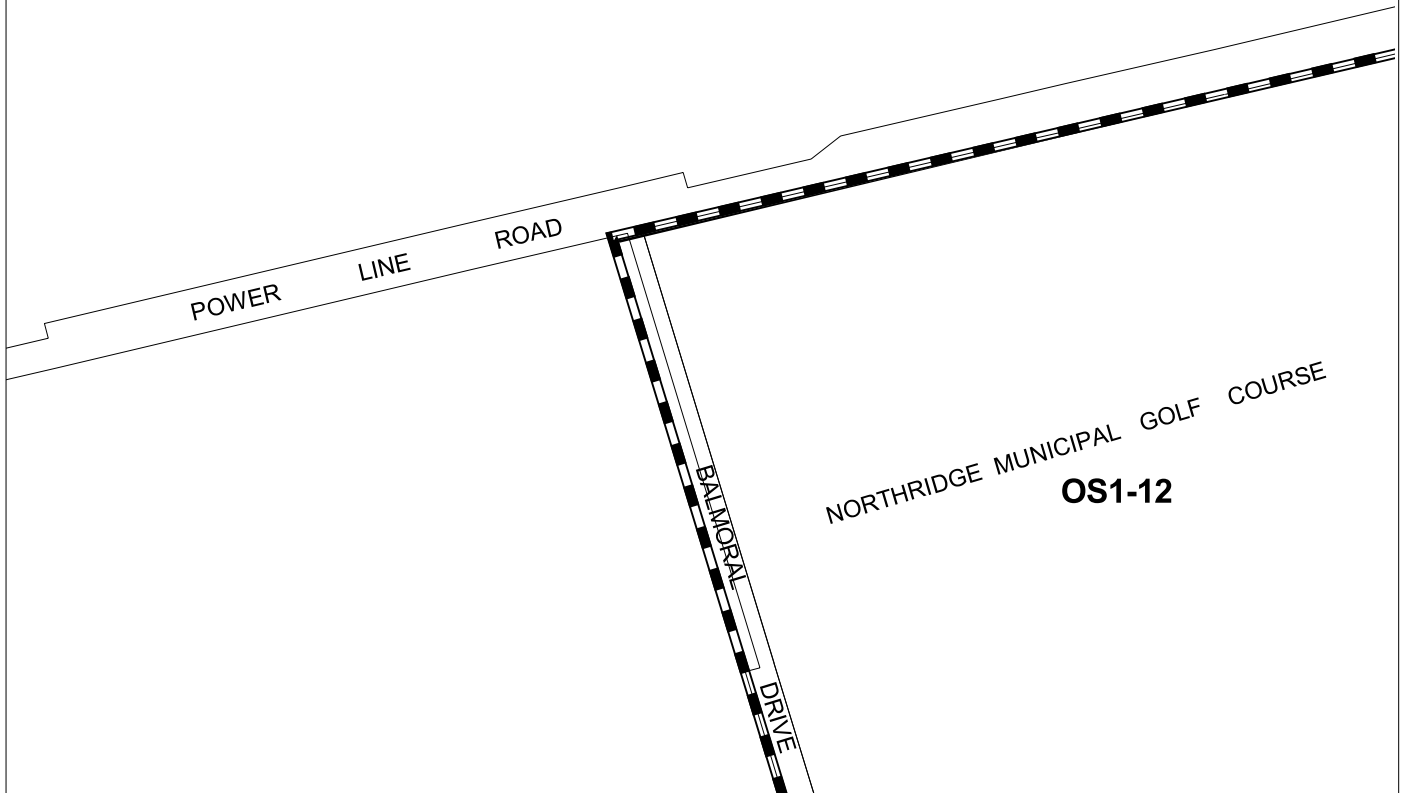
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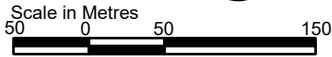
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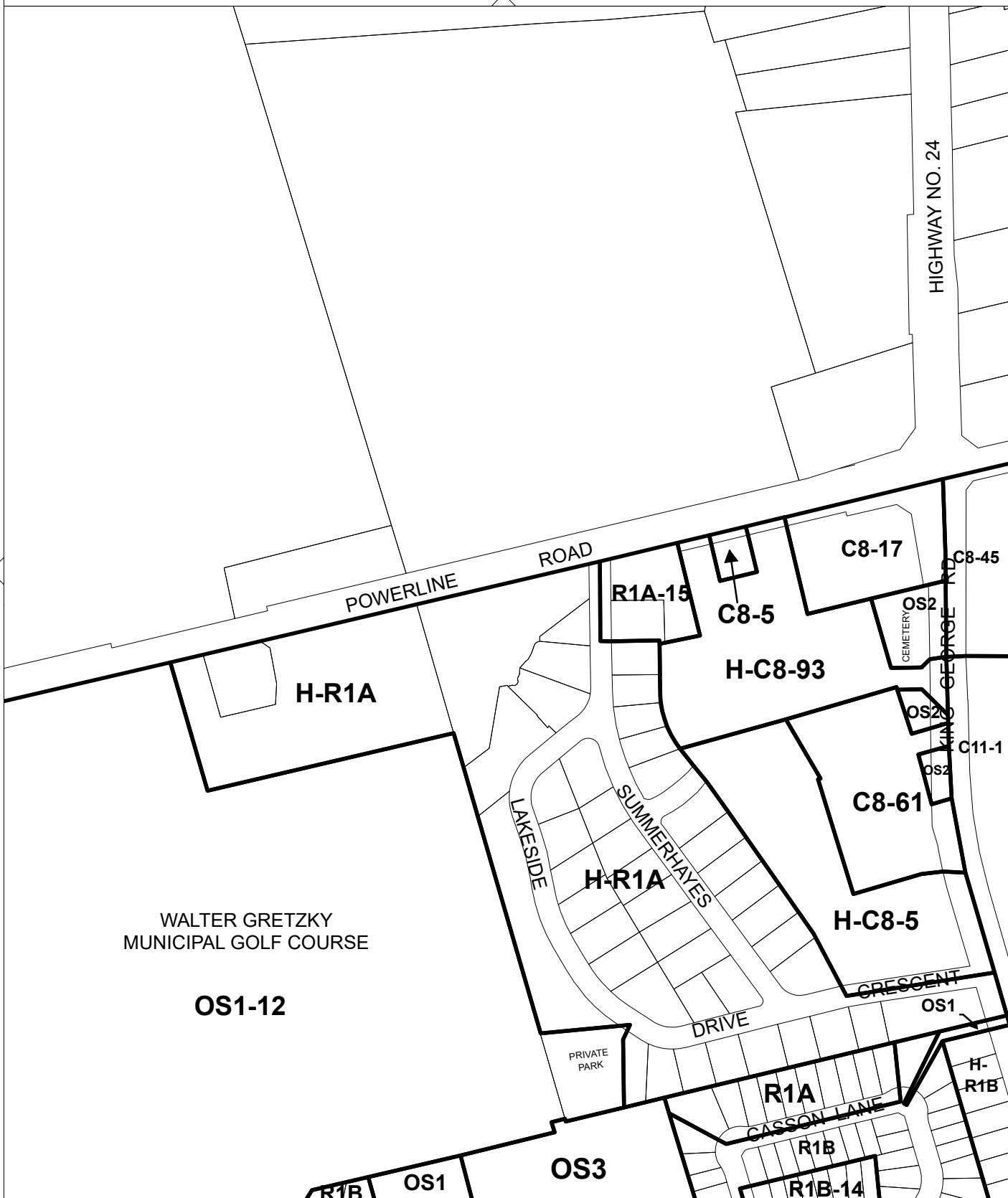
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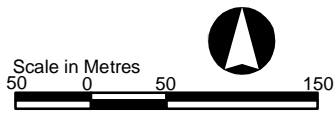
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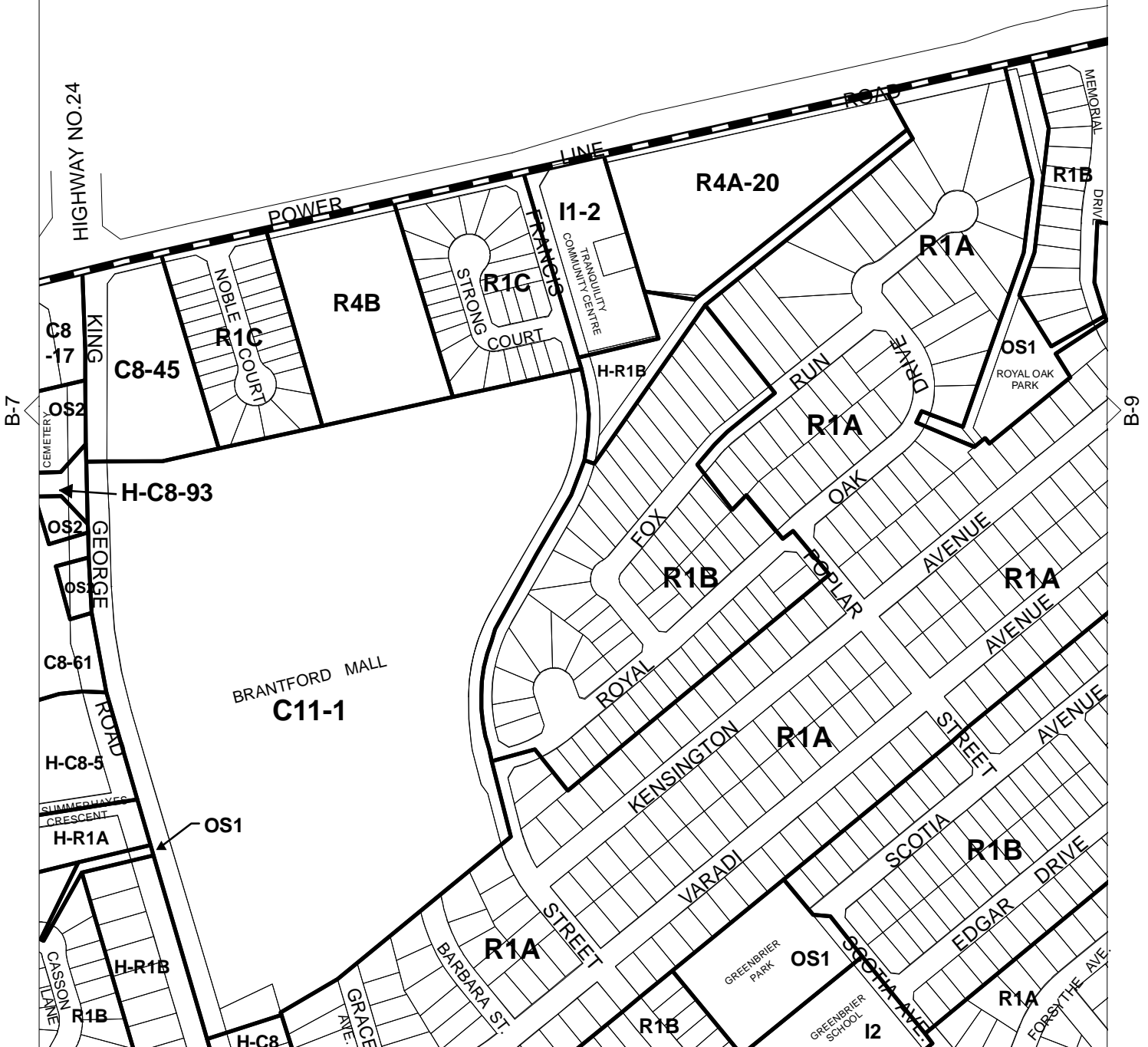


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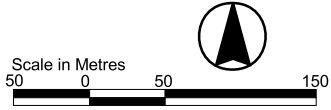


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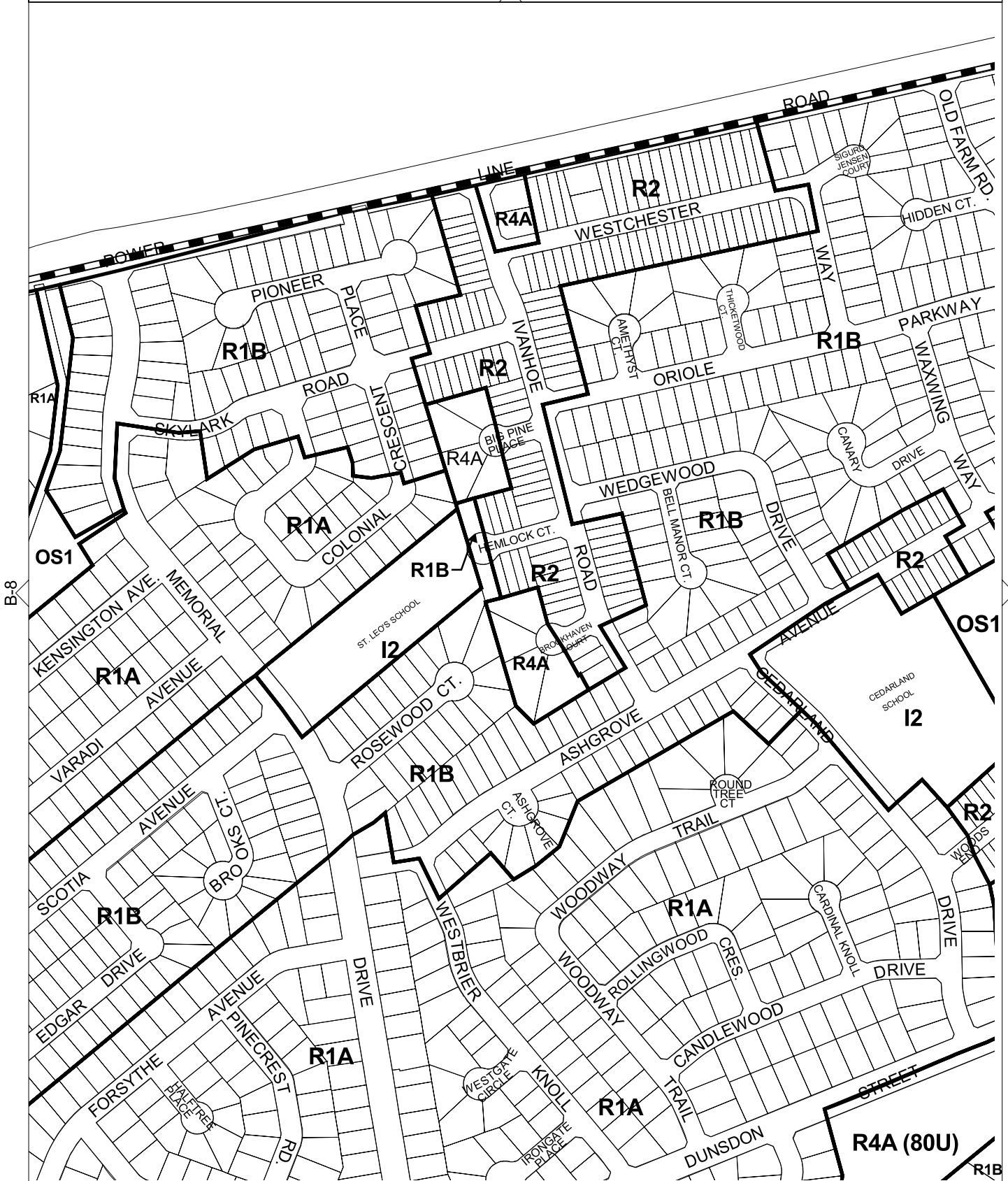




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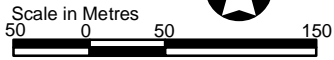


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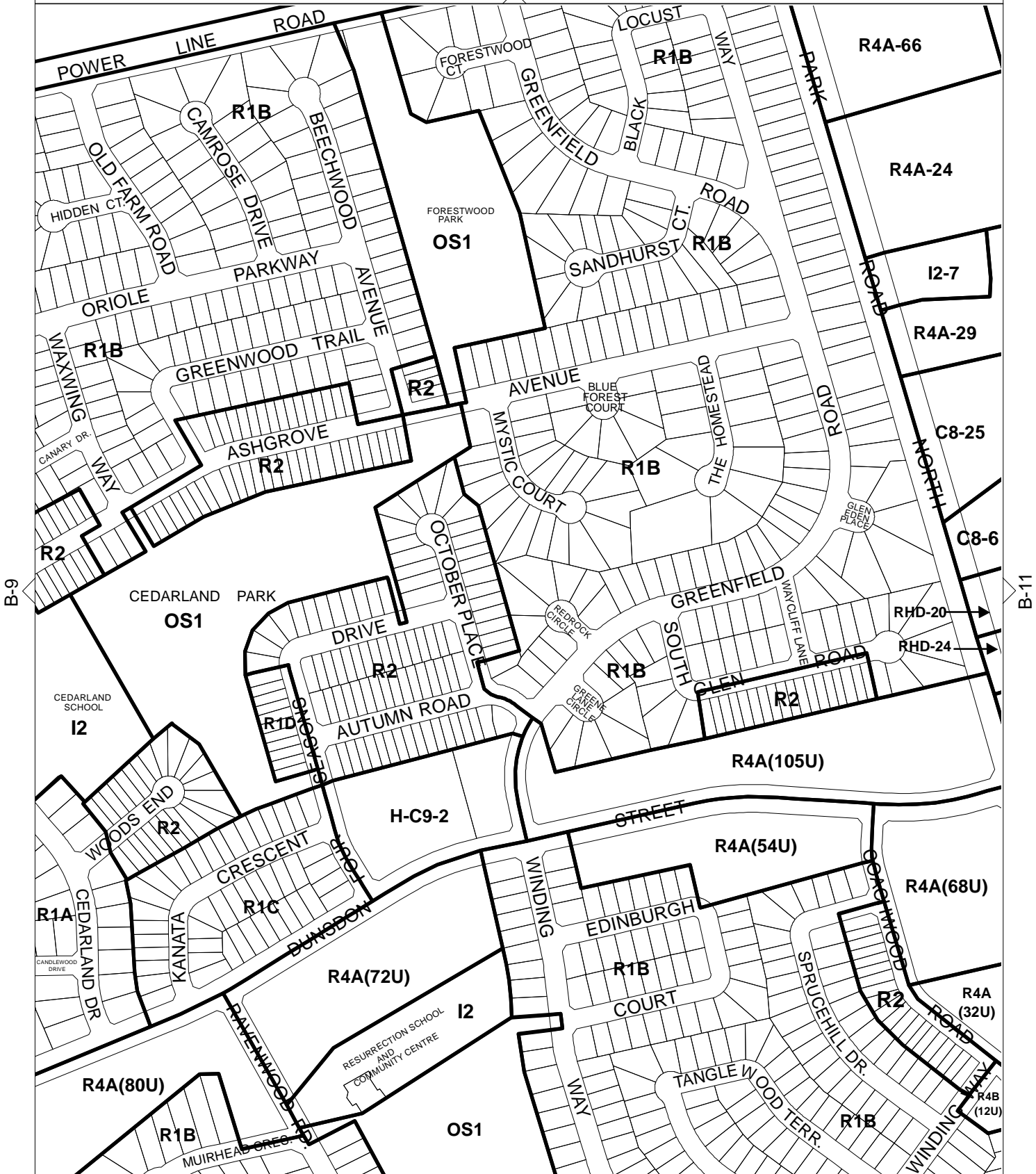


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A-10

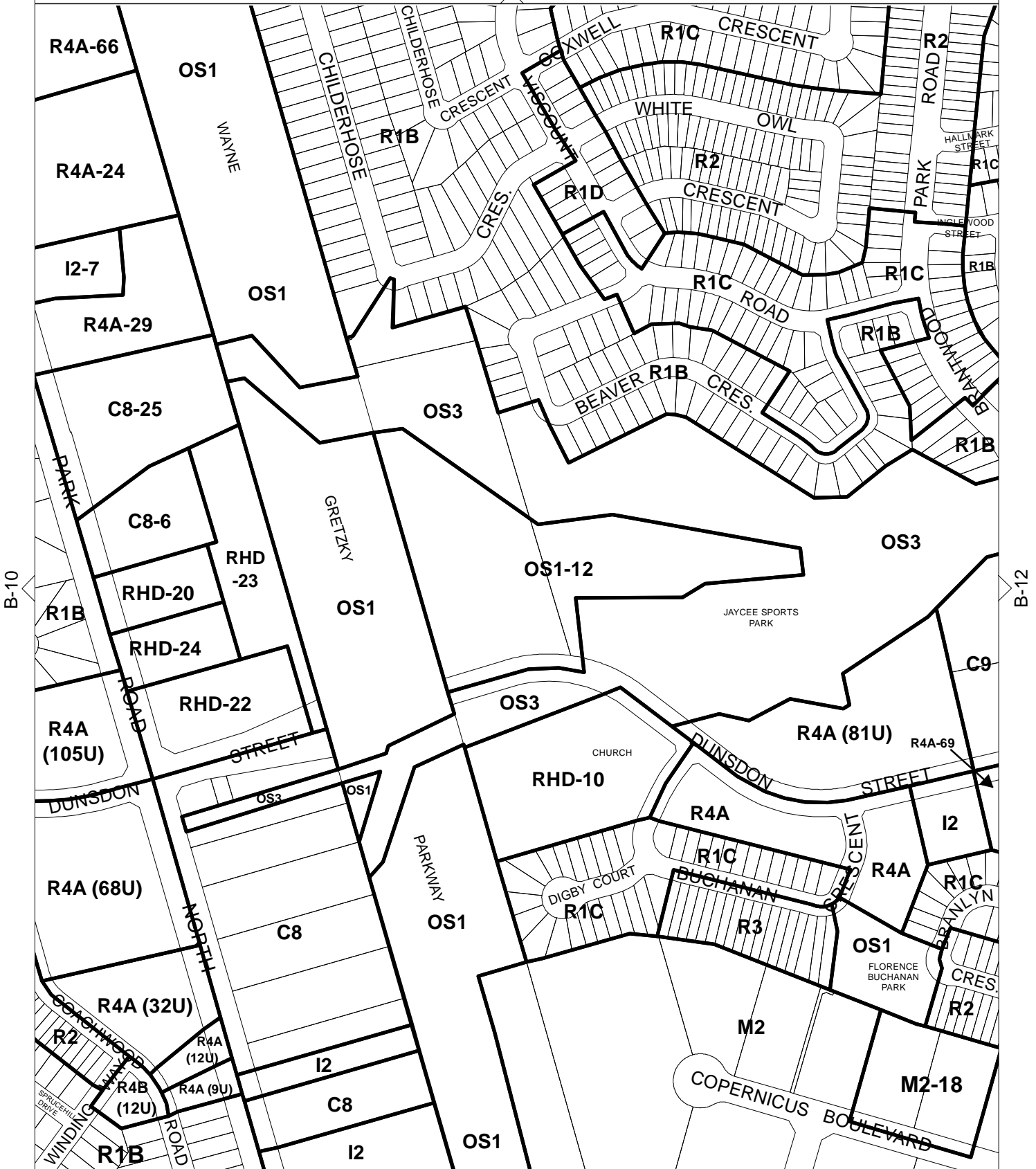
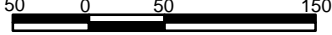


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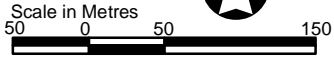
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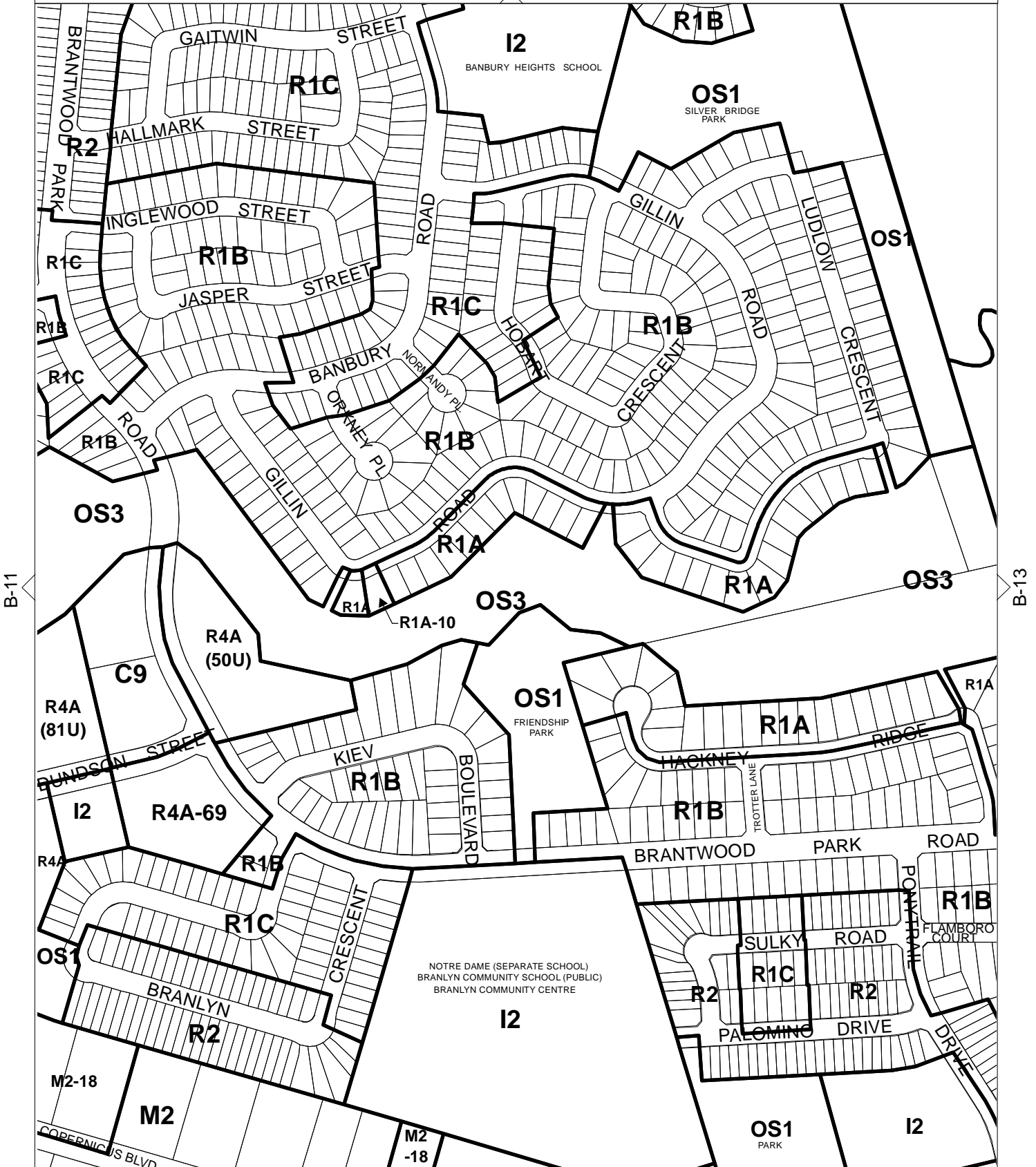


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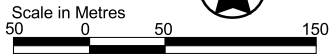


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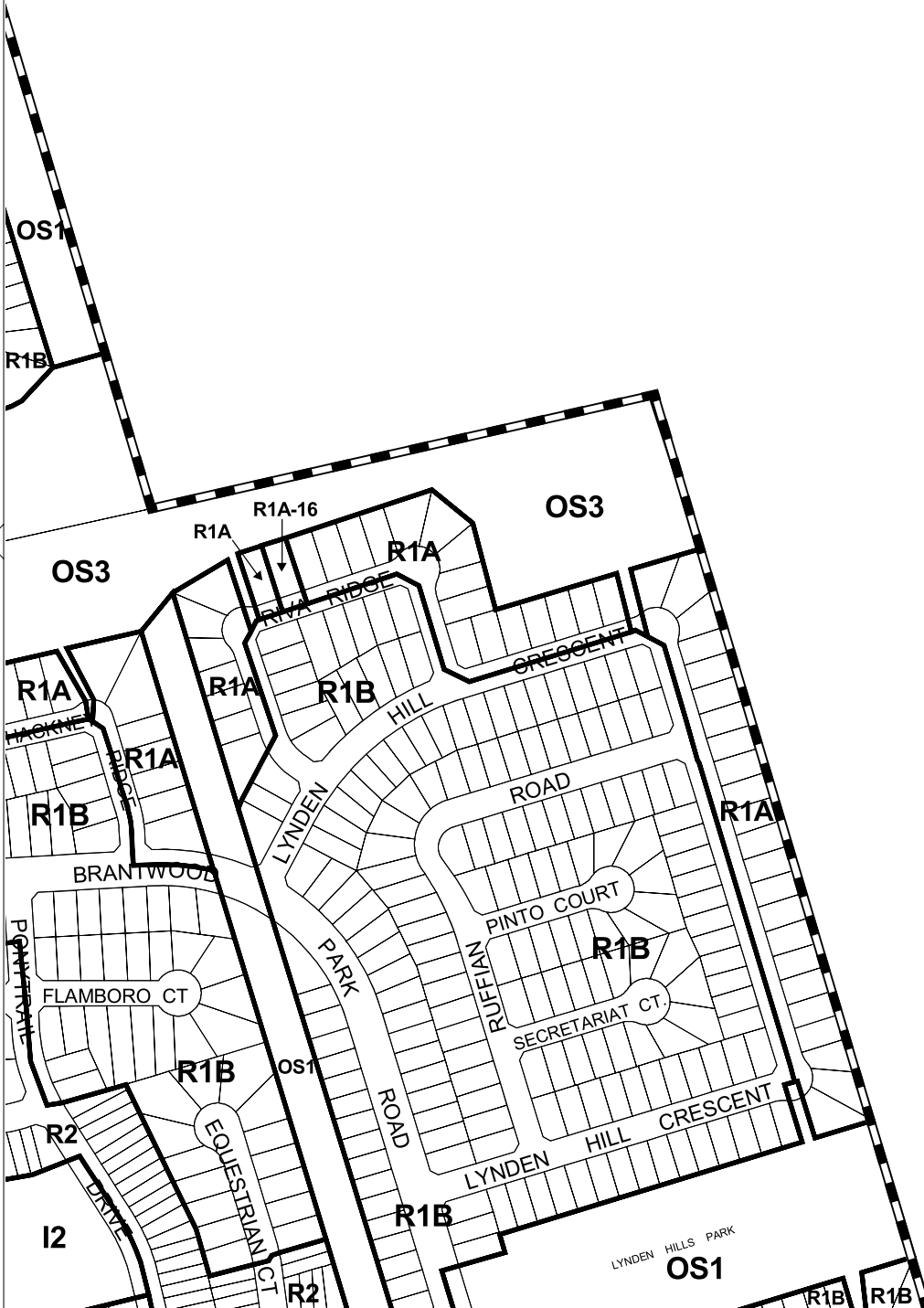
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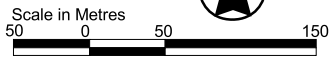
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C-13

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

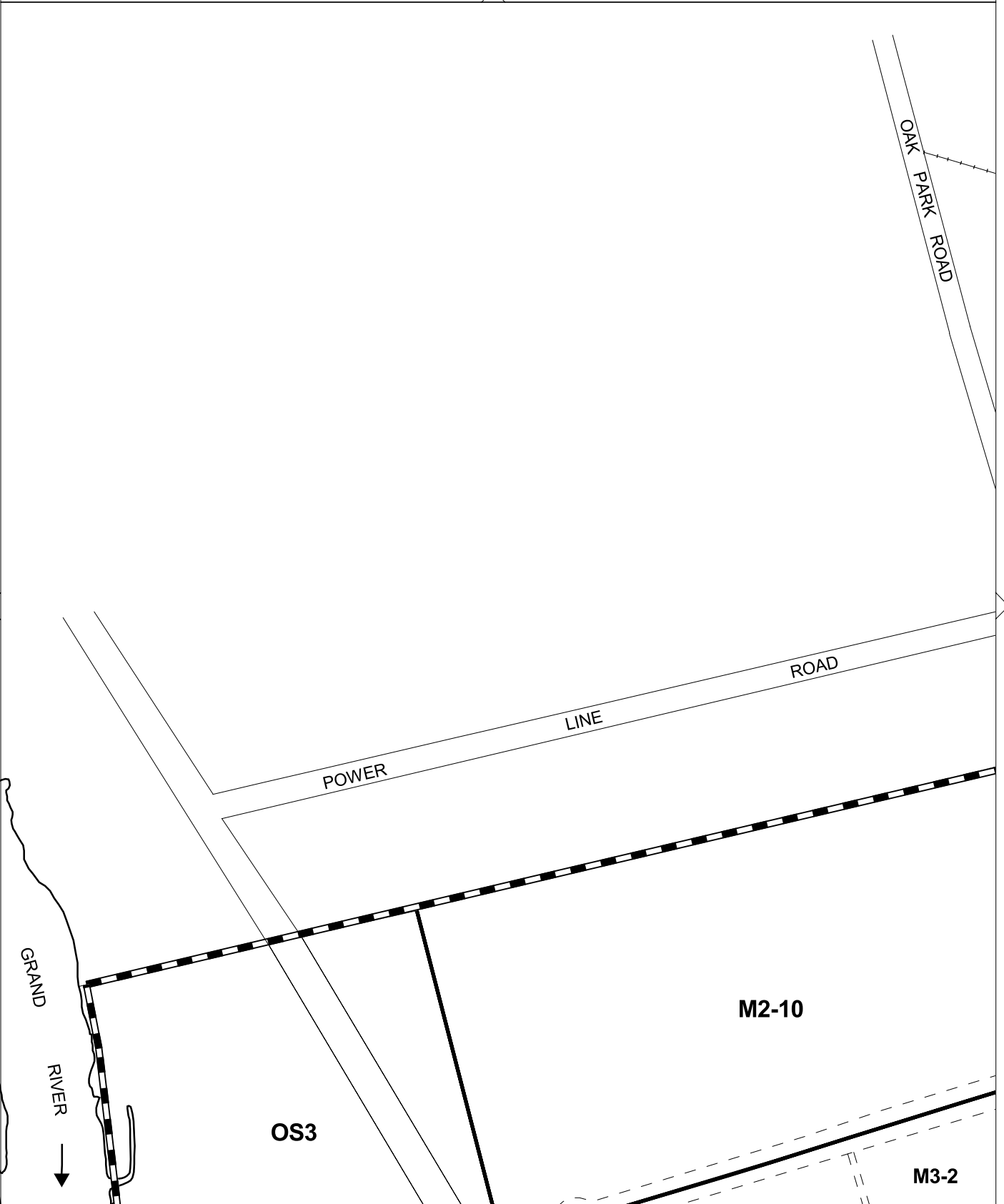
- 172-91 145-2008
- 118-2000
- 167-2000
- 188-2004
- 68-2007



nil

nil

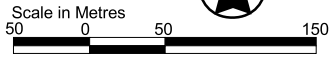
C-2



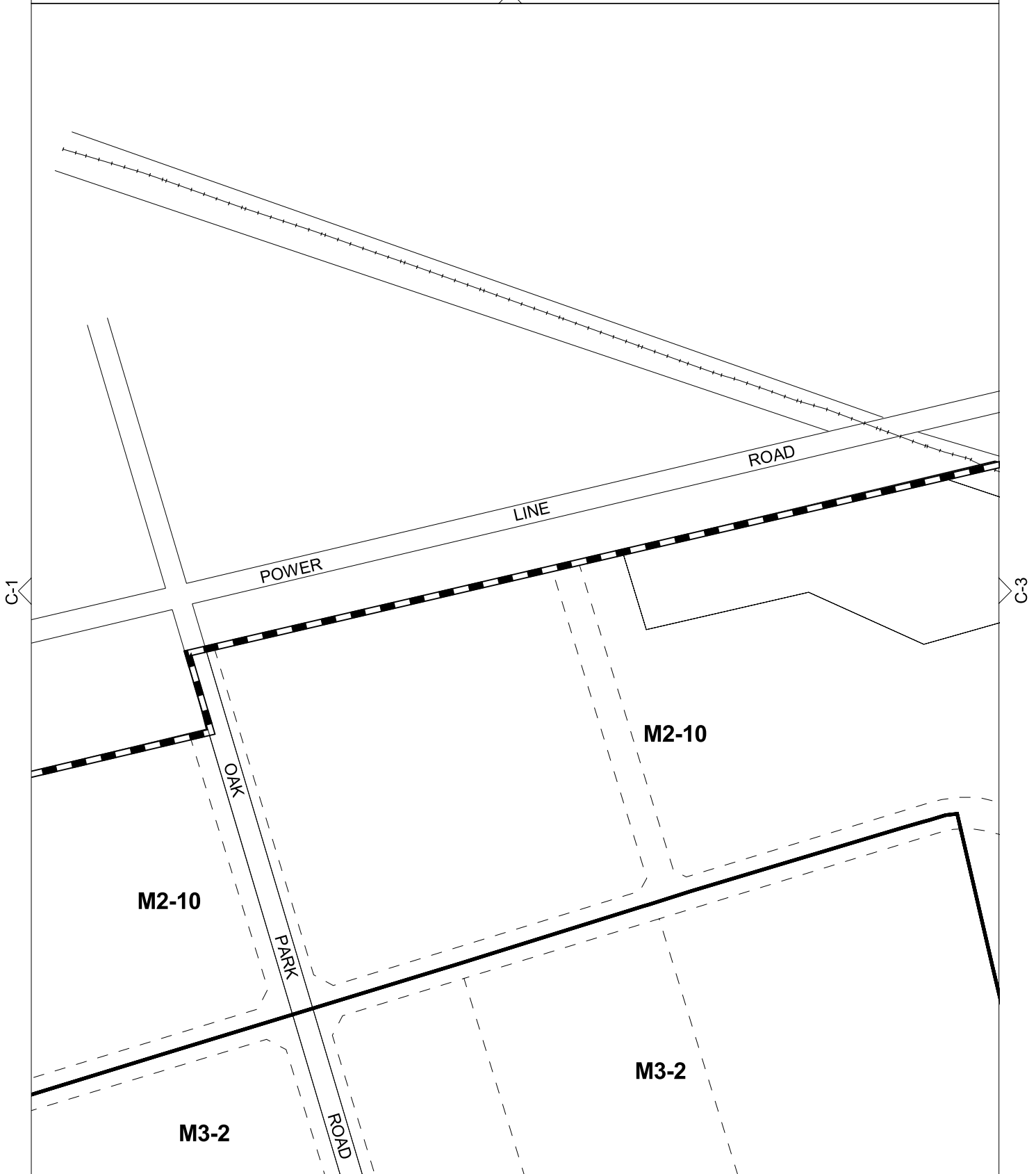
D-1

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

- 172-91 145-2008
- 118-2000
- 171-2003
- 187-2004
- 188-2004



nil



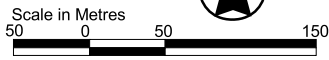
C-1

C-3

D-2

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

- 118-2000
- 171-2003
- 187-2004
- 68-2007
- 145-2008



nil

C-2

C-4

D-3

M2-10

M3-2

M2-10

PARIS

ROAD

ROAD

LINE

HIGHWAY

No.

2

POWER

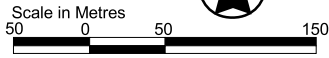
CANADIAN

NATIONAL

RAILWAY



THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:  
118-2000  
187-2004  
68-2007

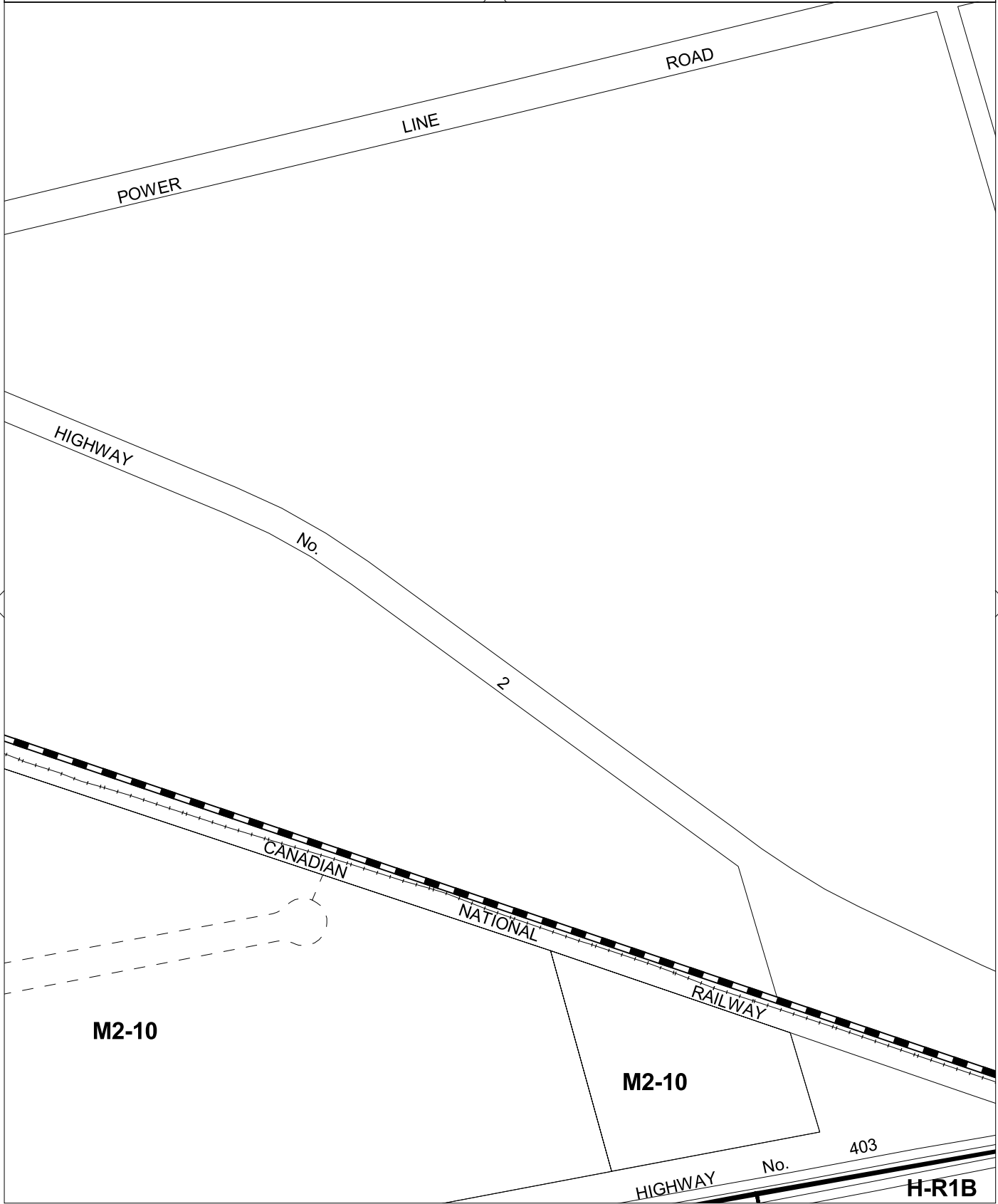


nil

C-3

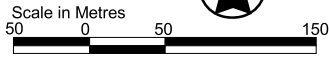
C-5

D-4



THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

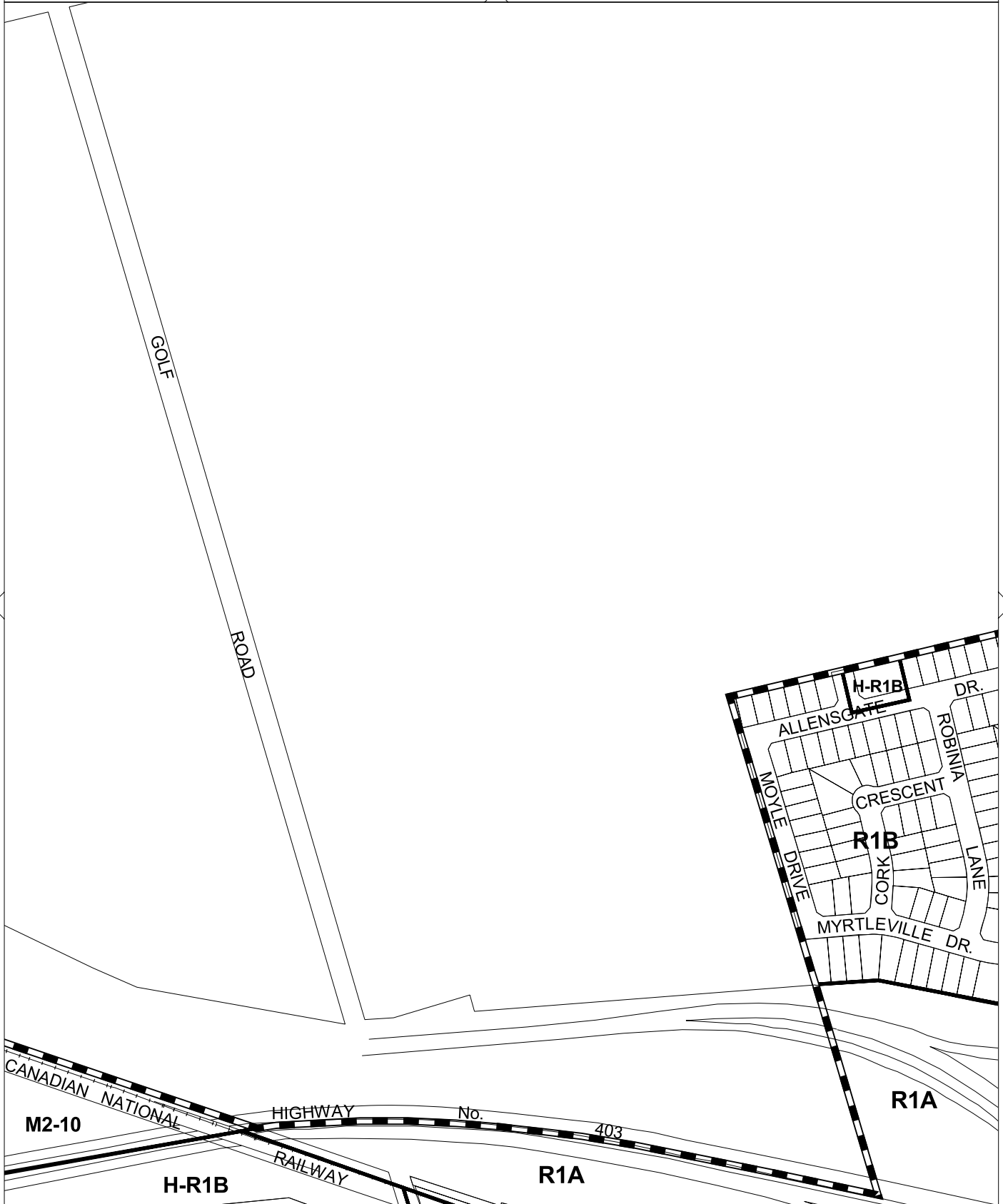
- 77-95
- 52-97
- 99-98
- 118-2000
- 187-2004
- 68-2007



nil

C-4

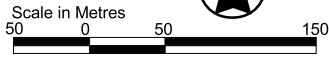
C-6



D-5

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

- 141-94
- 77-95
- 90-96
- 6-98
- 142-98



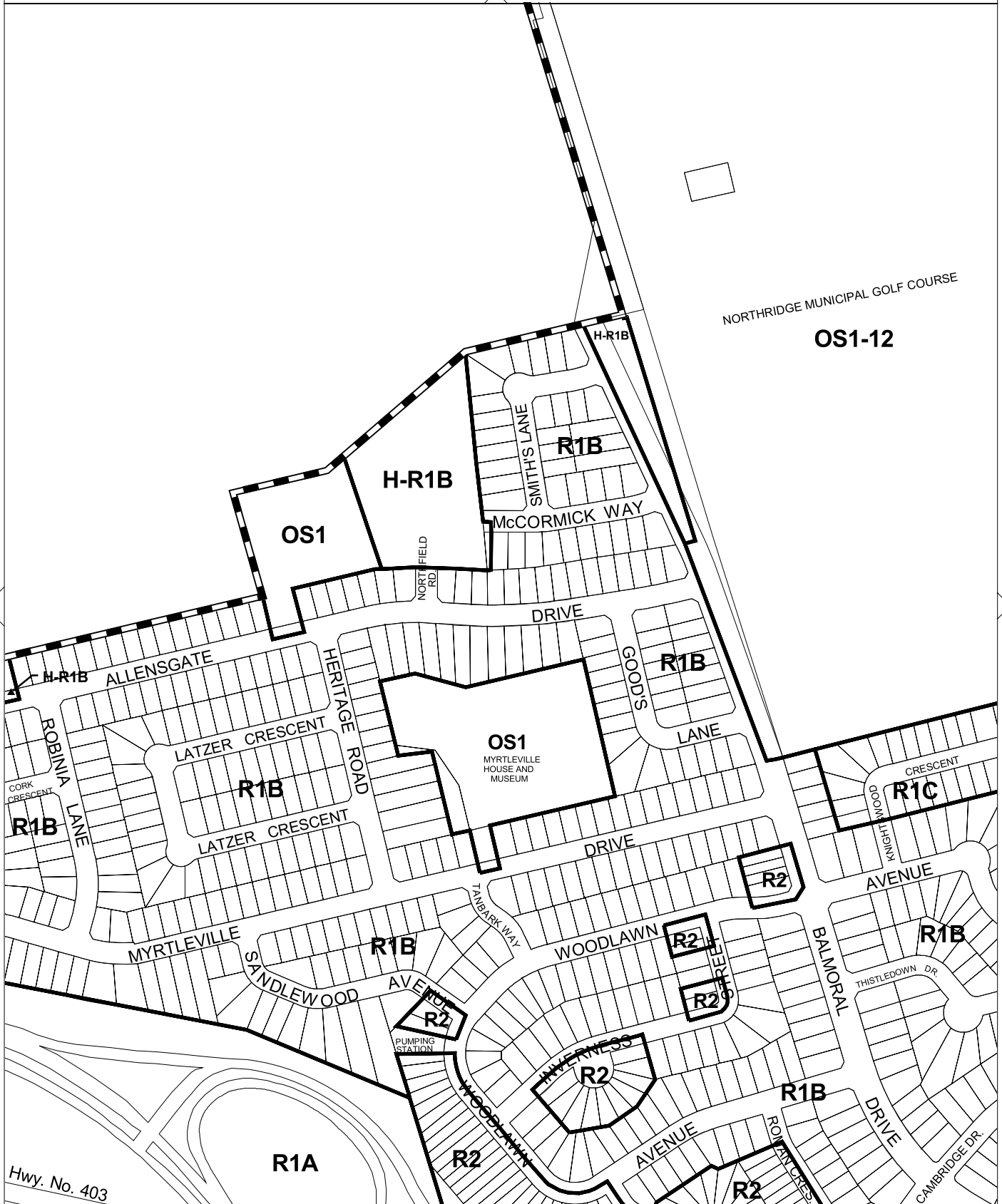
B-6

NORTH RIDGE MUNICIPAL GOLF COURSE

OS1-12

C-5

C-7



Hwy. No. 403

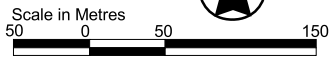
D-6

# City of Brantford

# SCHEDULE 'A' Map C-7

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

- 168-91 90-96
- 169-91 103-97
- 61-92 37-2002
- 115-92
- 191-94



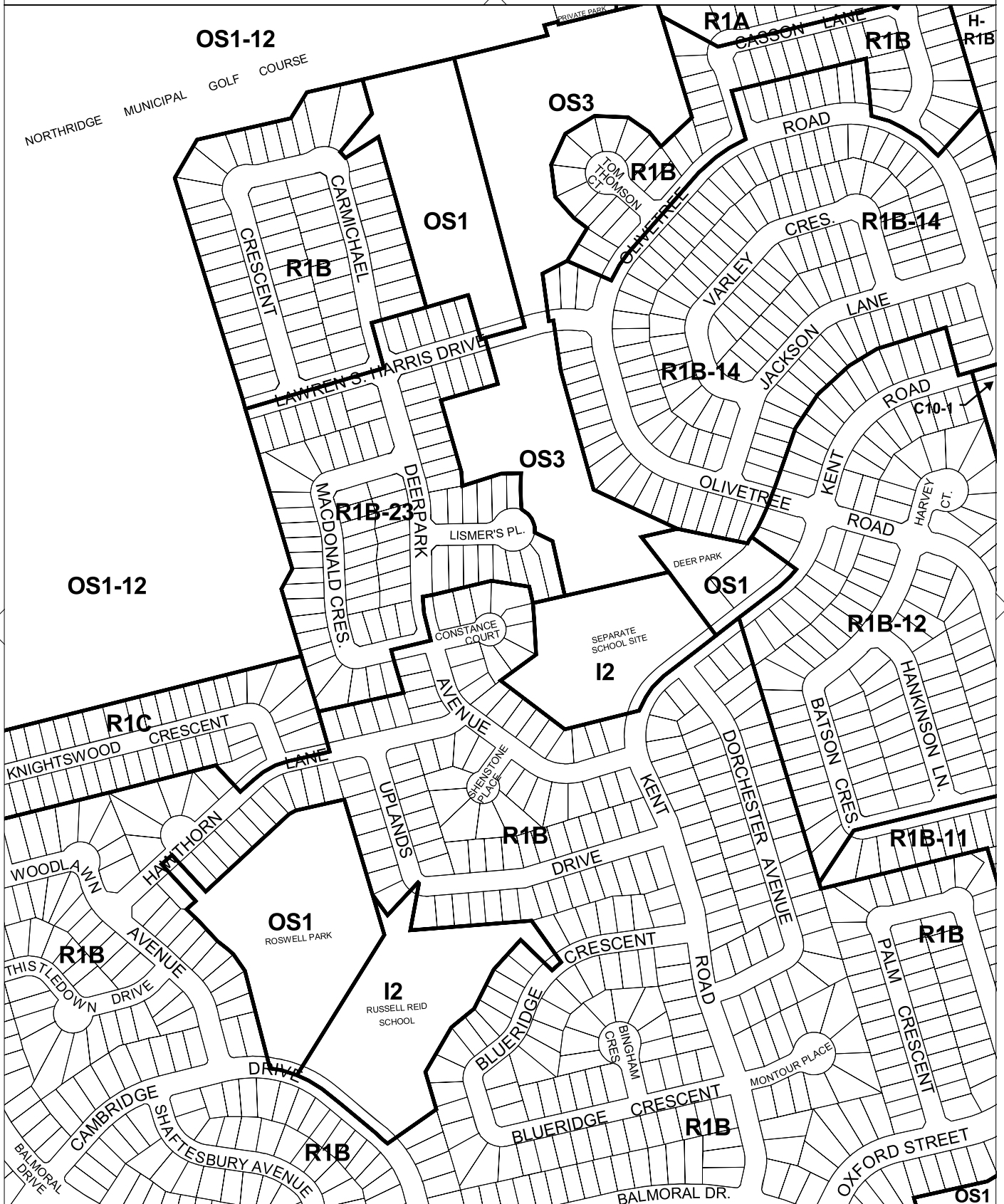
B-7

A-6

C-6

C-8

D-7

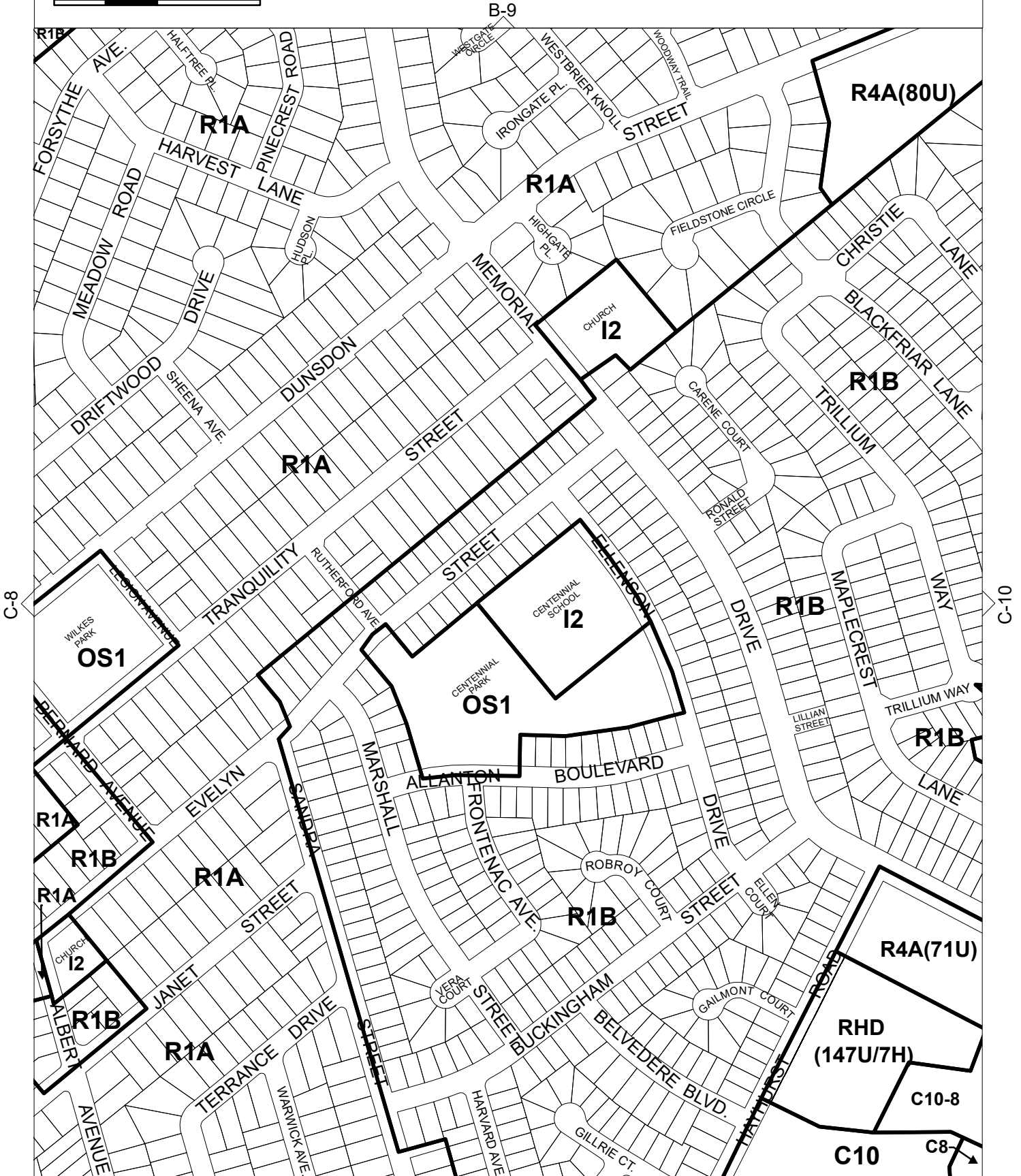
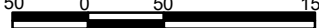




THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

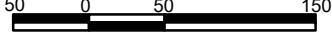
- 137-95
- 72-98
- 135-99
- 76-2024

Scale in Metres



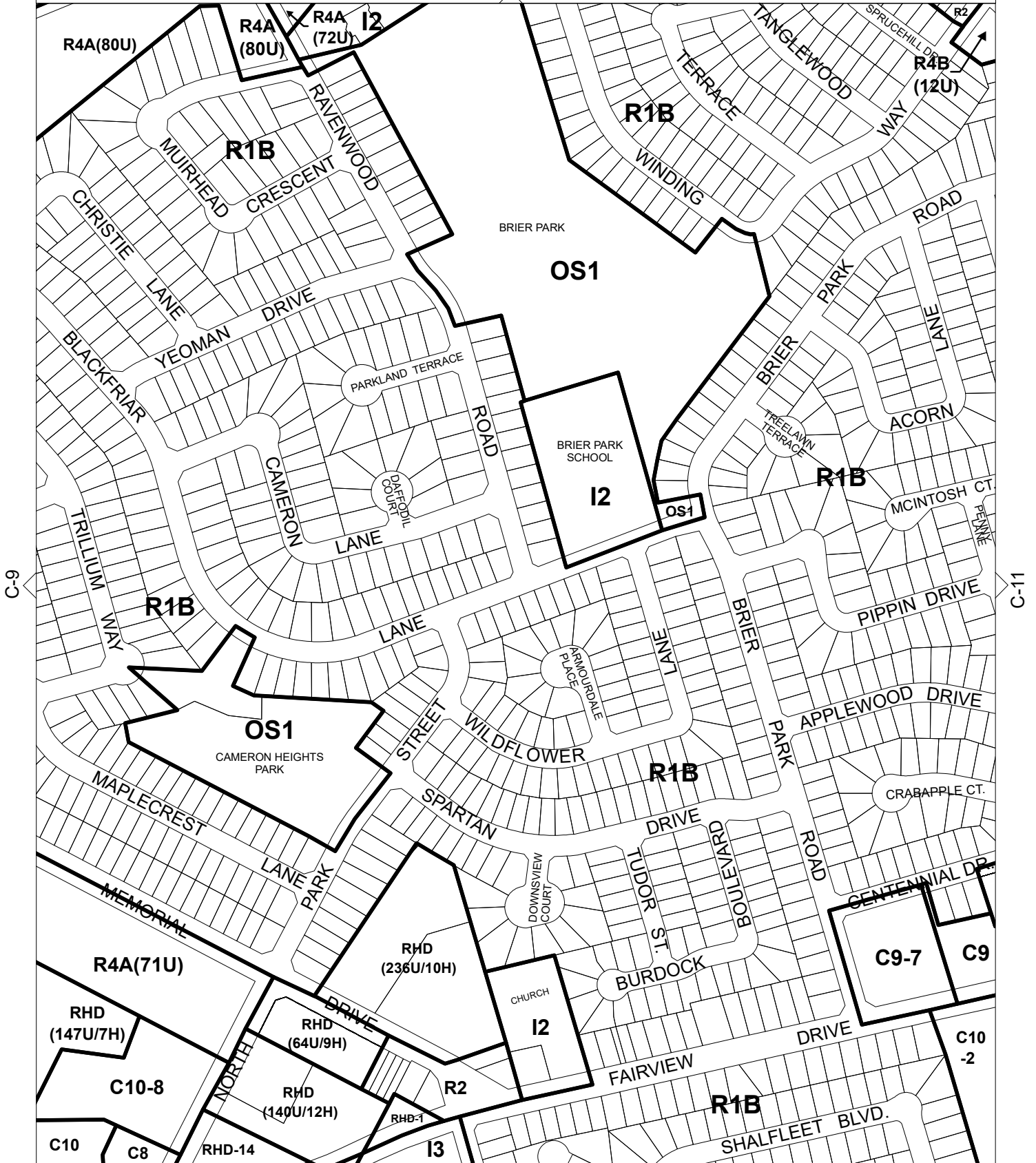
THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

Scale in Metres



16-91	18-94	142-97
25-91	46-95	149-97
115-92	137-95	89-98
135-93	175-96	76-2024
144-93	15-97	

B-10



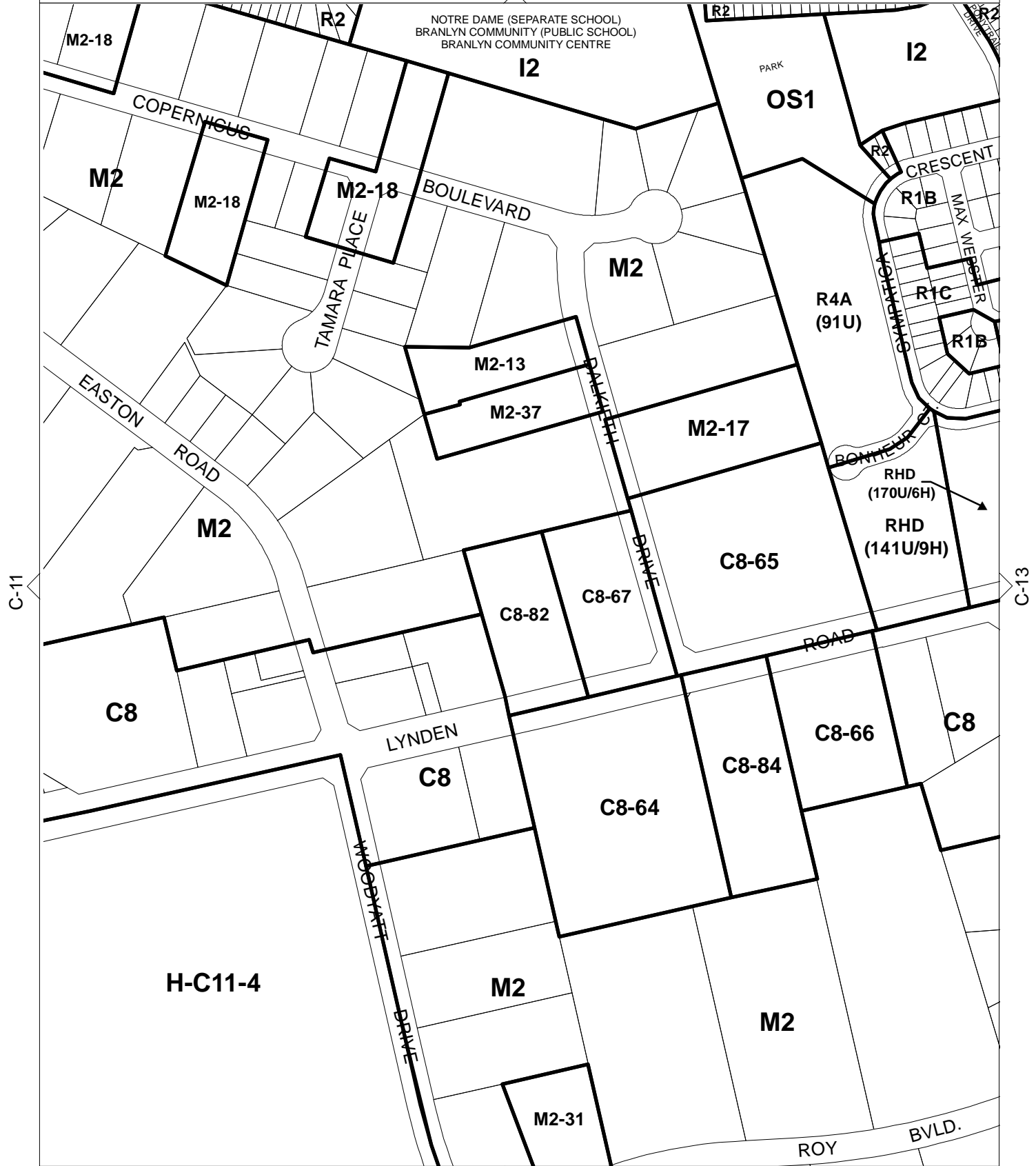
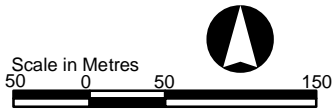
D-10





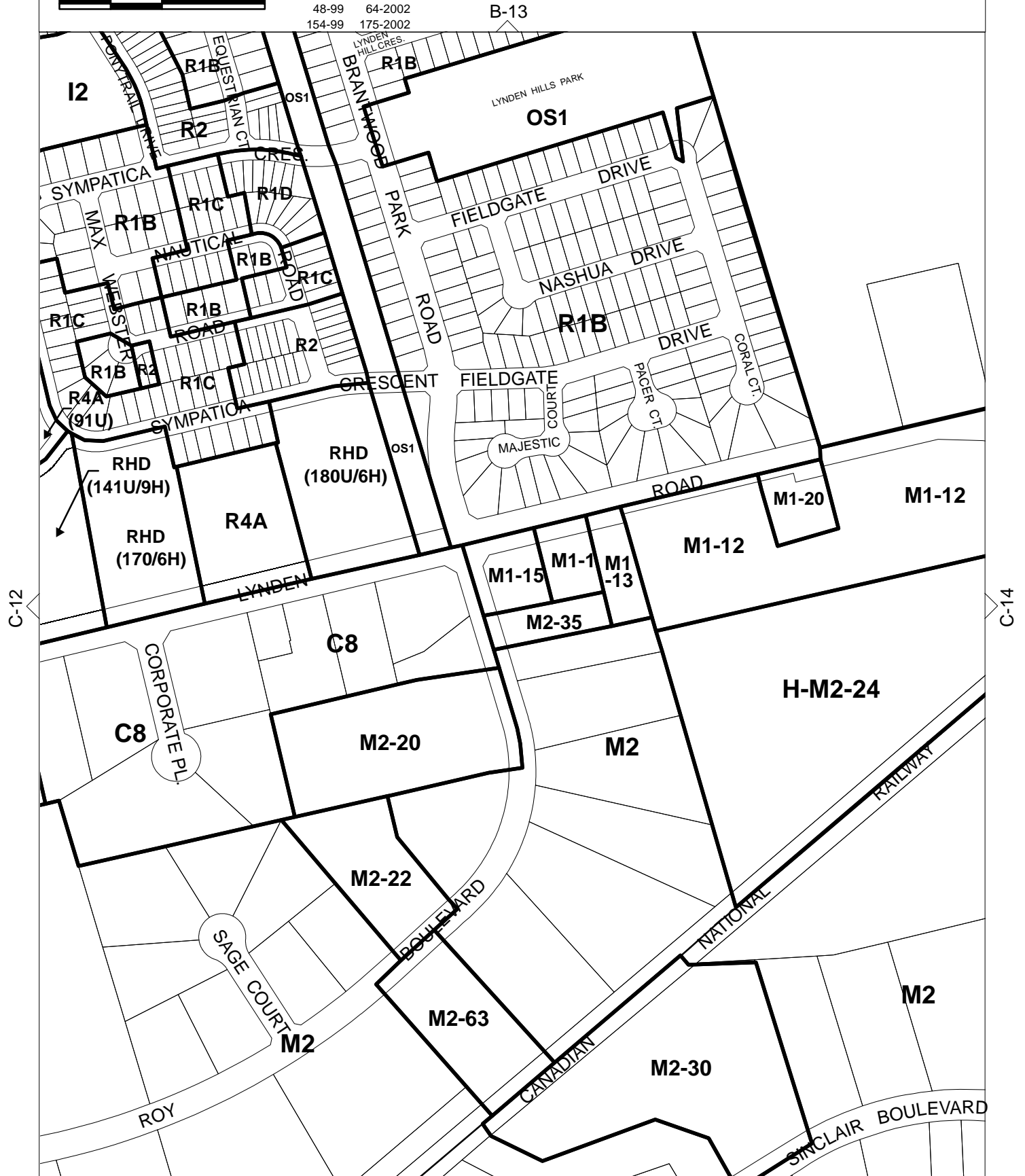
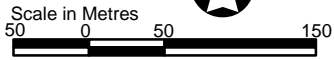
THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

158-91	111-93	155-99	117-2003	9-2010
115-92	140-94	164-2000	154-2003	93-2016
45-93	69-96	79-2001	160-2007	144-2019
64-93	107-96	150-2001	25-2008	
110-93	154-99			



THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

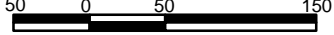
115-92	67-2000	26-2008
105-94	164-2000	206-2021
12-96	112-2001	29-2024
92-97	185-2001	
48-99	64-2002	
154-99	175-2002	



THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

- 132-92    27-2008
- 48-99    56-2008
- 51-99    89-2008
- 67-2000    53-2009
- 53-2006    3-2015

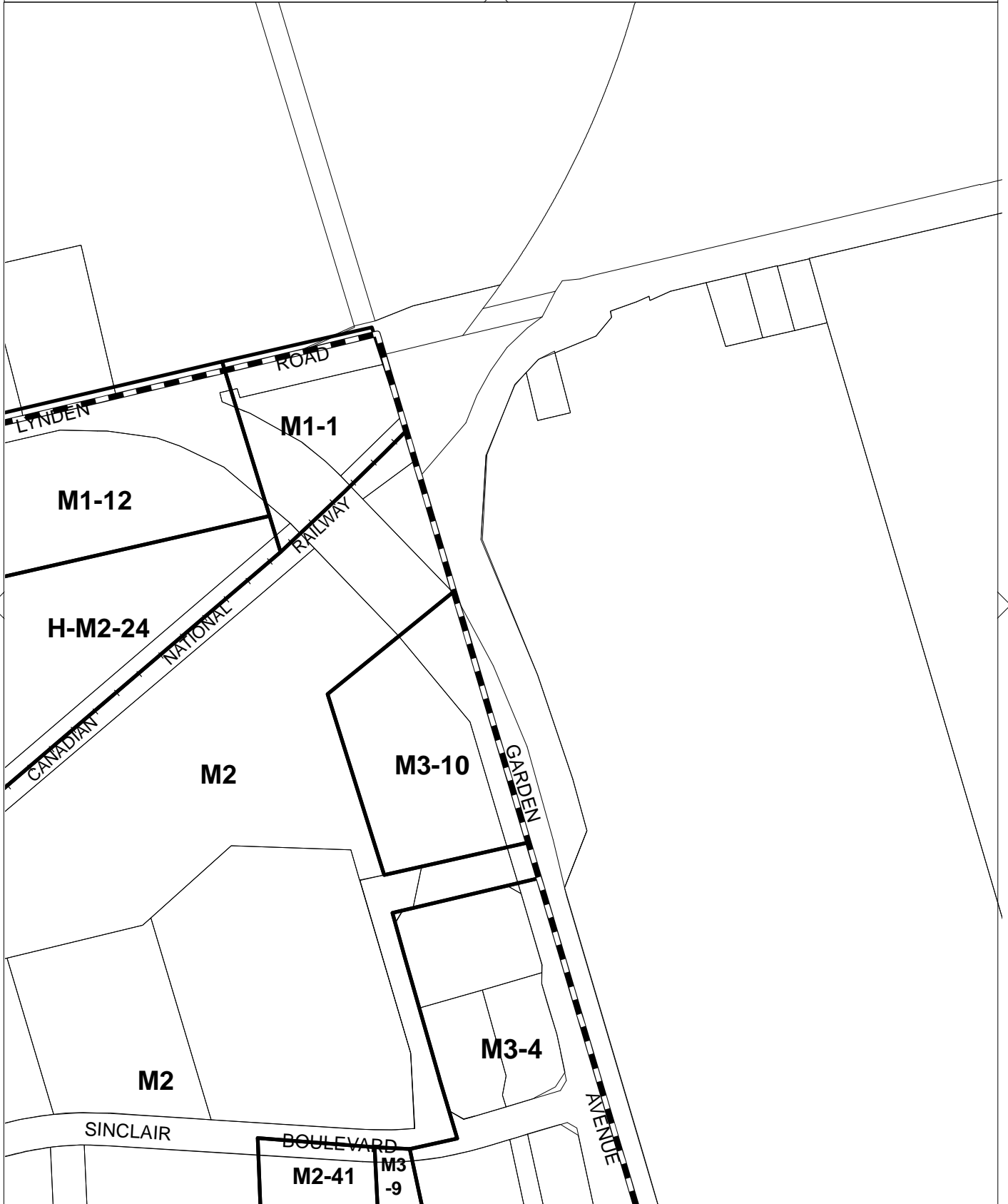
Scale in Metres



nil

C-13

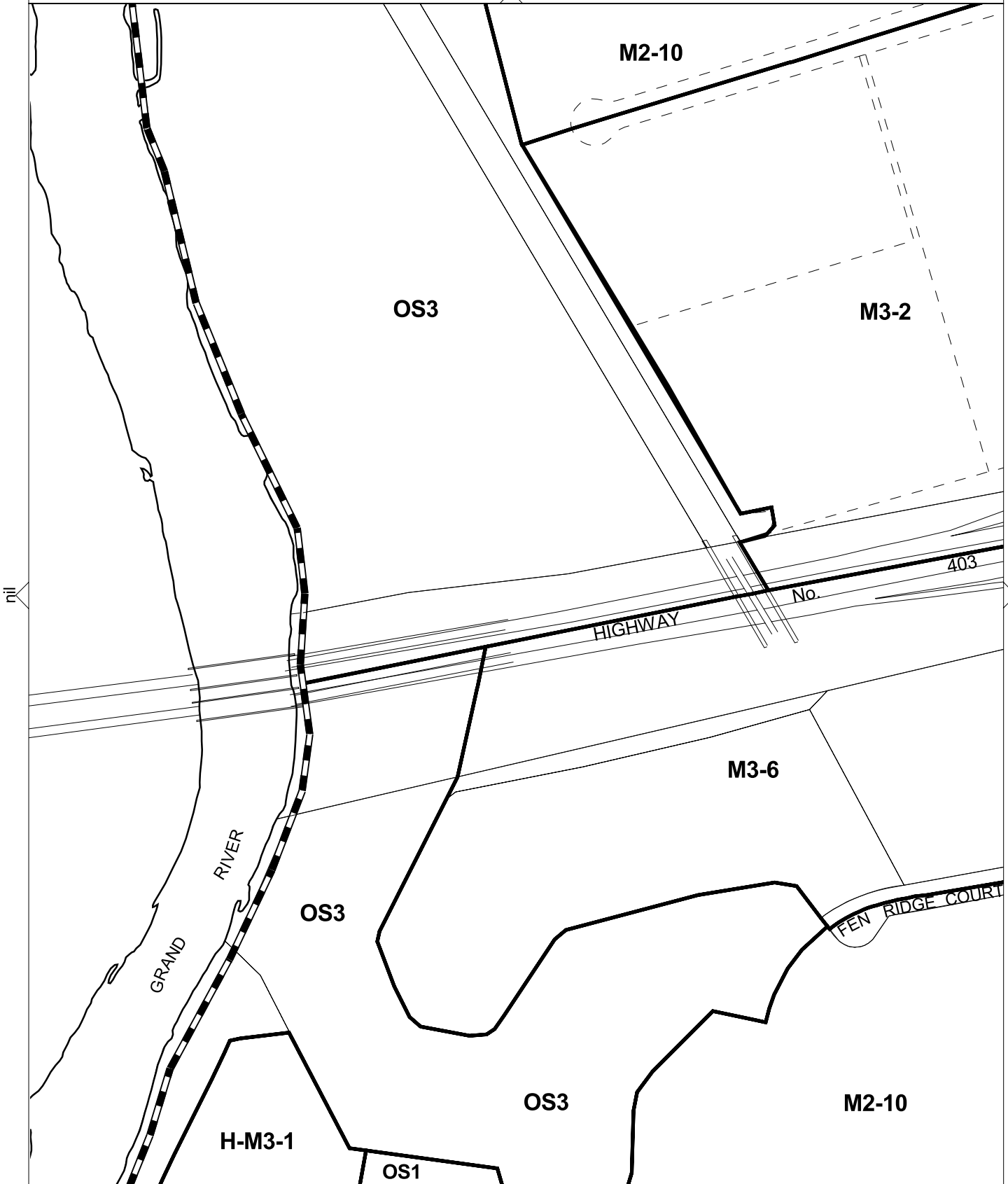
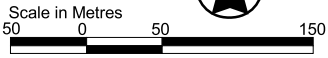
nil



D-14

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

- 172-91
- 41-2000
- 118-2000
- 167-2000
- 185-2001
- 154-2004
- 188-2004
- 214-2004
- 68-2007
- 145-2008



njl

D-2

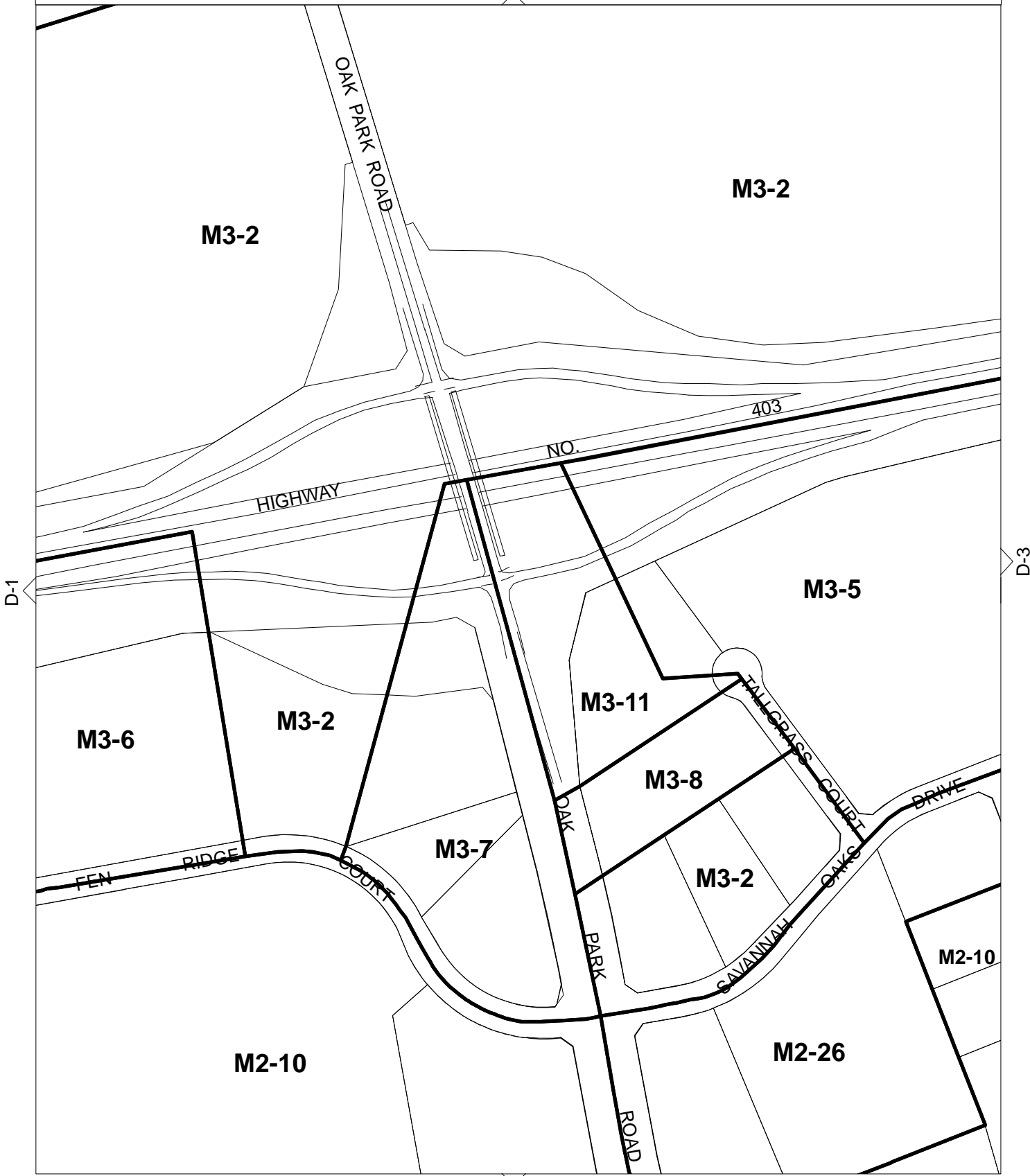
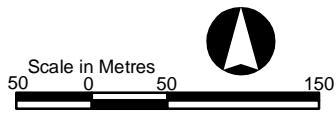
C-1

E-1

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

172-91	185-2001	214-2004	11-2020
41-2000	180-2003	15-2005	71-2020
118-2000	154-2004	53-2006	
171-2000	187-2004	145-2008	
71-2001	188-2004		

C-2



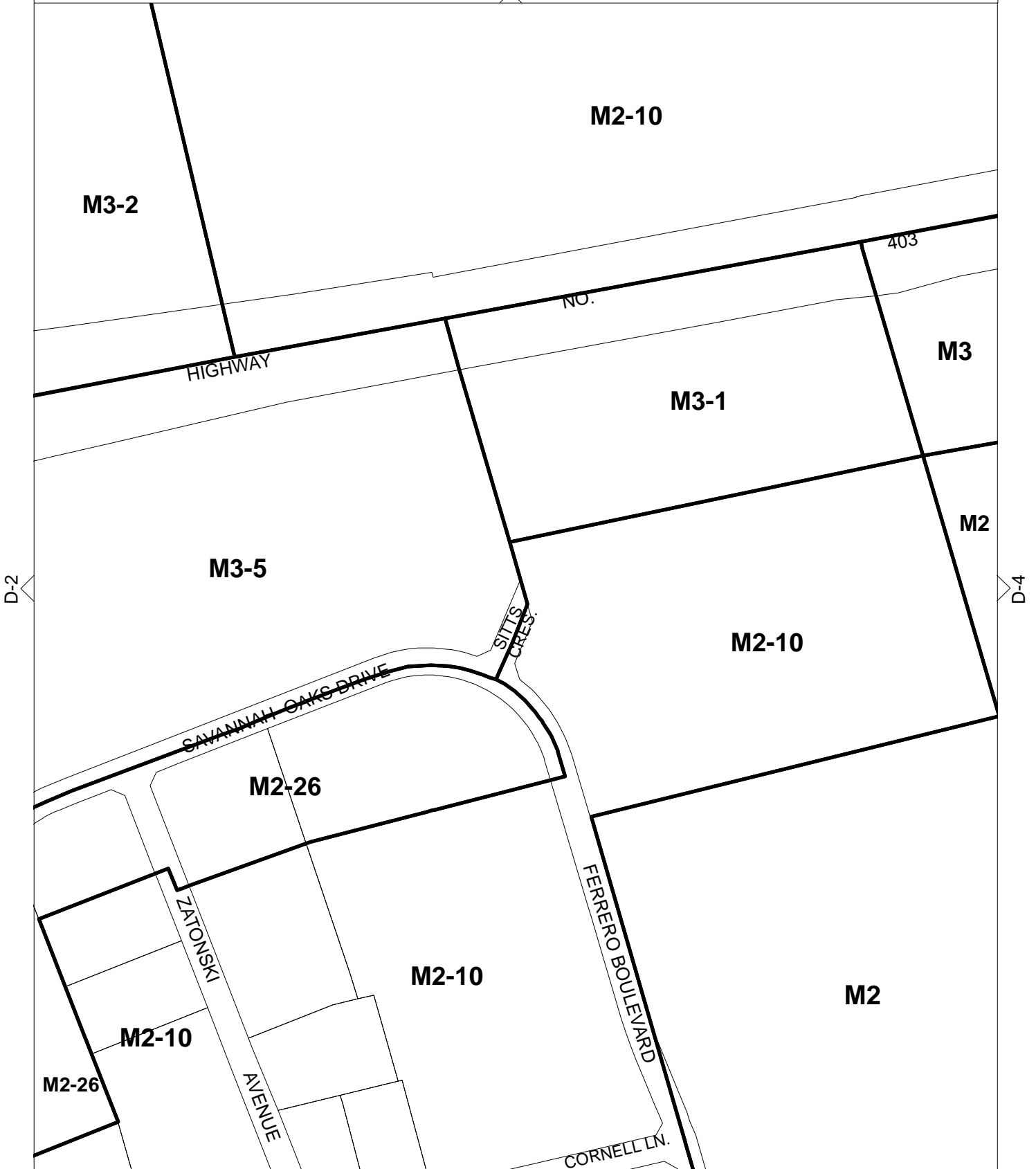
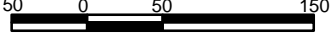
E-2

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

70-91	71-2001	114-2010
172-91	97-2004	11-2020
41-2000	154-2004	71-2020
118-2000	187-2004	
171-2000	68-2007	

C-3

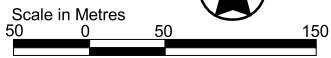
Scale in Metres



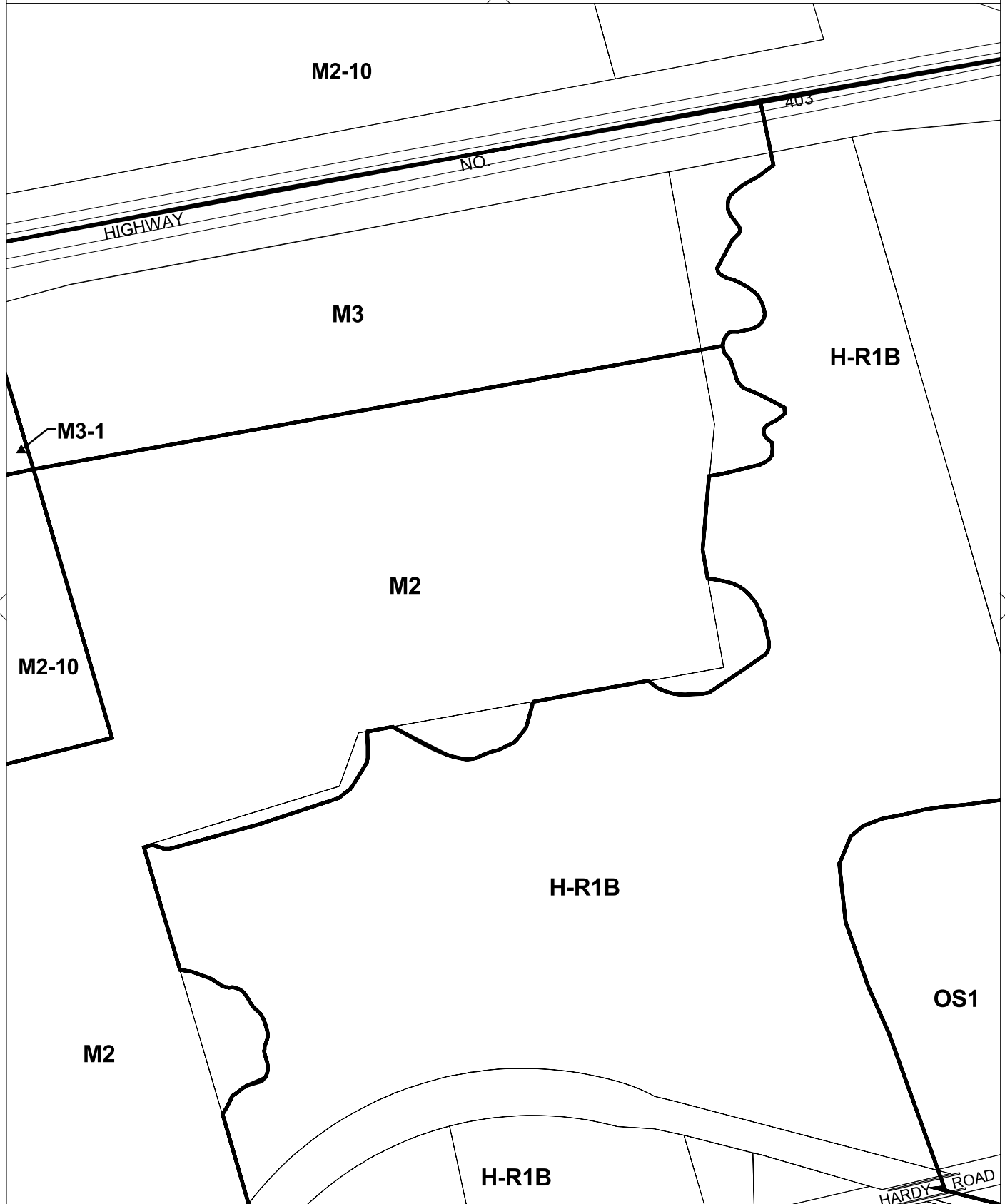
E-3

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

- 70-91
- 172-91
- 118-2000
- 97-2004
- 154-2004
- 187-2004
- 68-2007



C-4



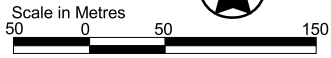
D-3

D-5

E-4

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

- 172-91
- 118-2000
- 187-2004
- 68-2007



C-5

M2-10

HIGHWAY

NO.

403

H-R1B

CANADIAN NATIONAL RAILWAY

R1A

H-R1A

RAILWAY

CHERRY HILL LANE

R1A-1

DRIVE

ST. ANDREWS

PRESTWICK PLACE

D-4

H-R1B

D-6

BRANTFORD GOLF AND COUNTRY CLUB

OS1

OS1

ROAD

HARDY

H-R1B

BRANTFORD GOLF AND COUNTRY CLUB

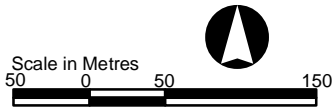
OS1

E-5



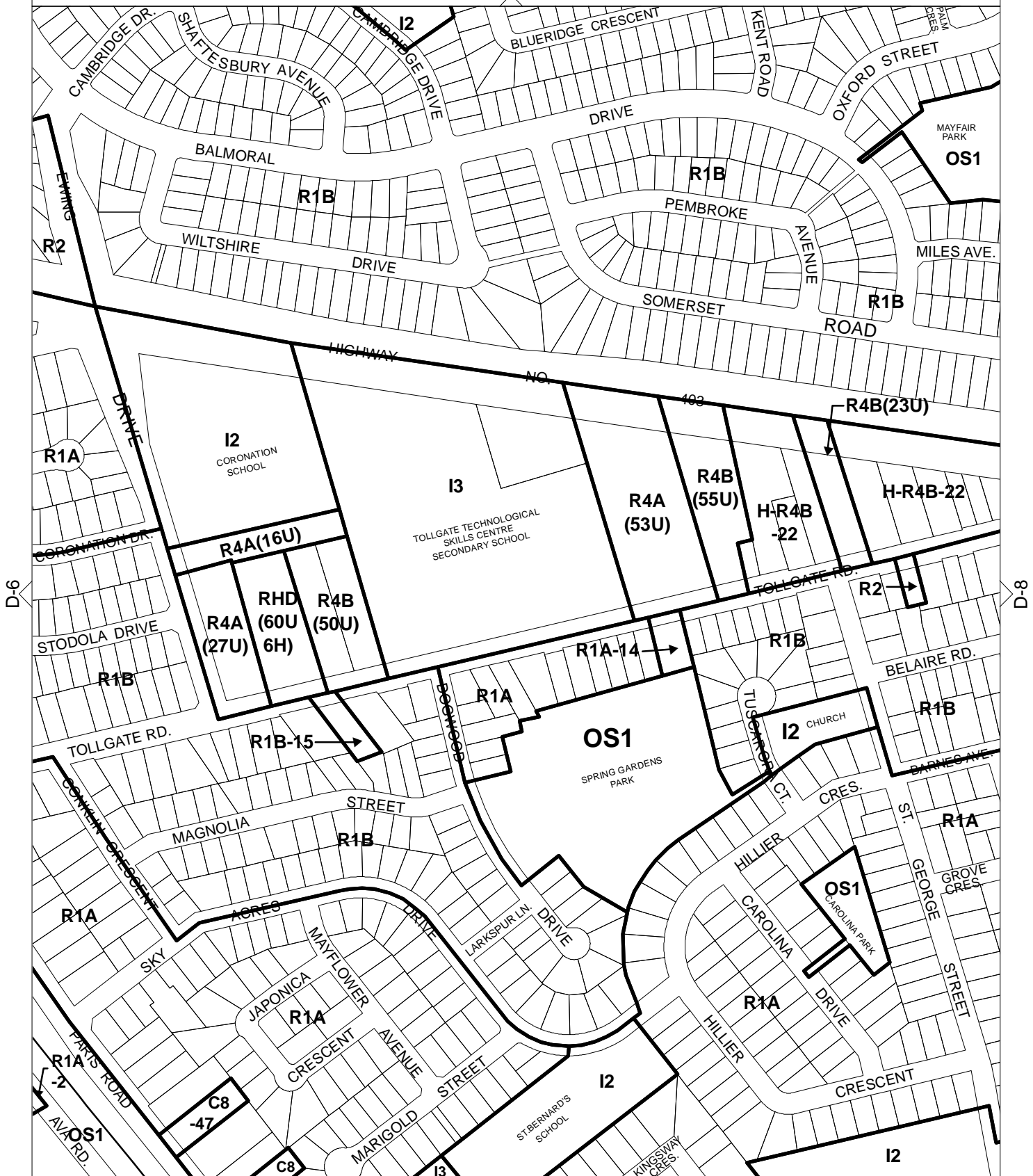


THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:



25-91	44-97
131-91	8-98
O.M.B. ORDER	145-98
R910193	78-2012
35-95	

C-7



E-7

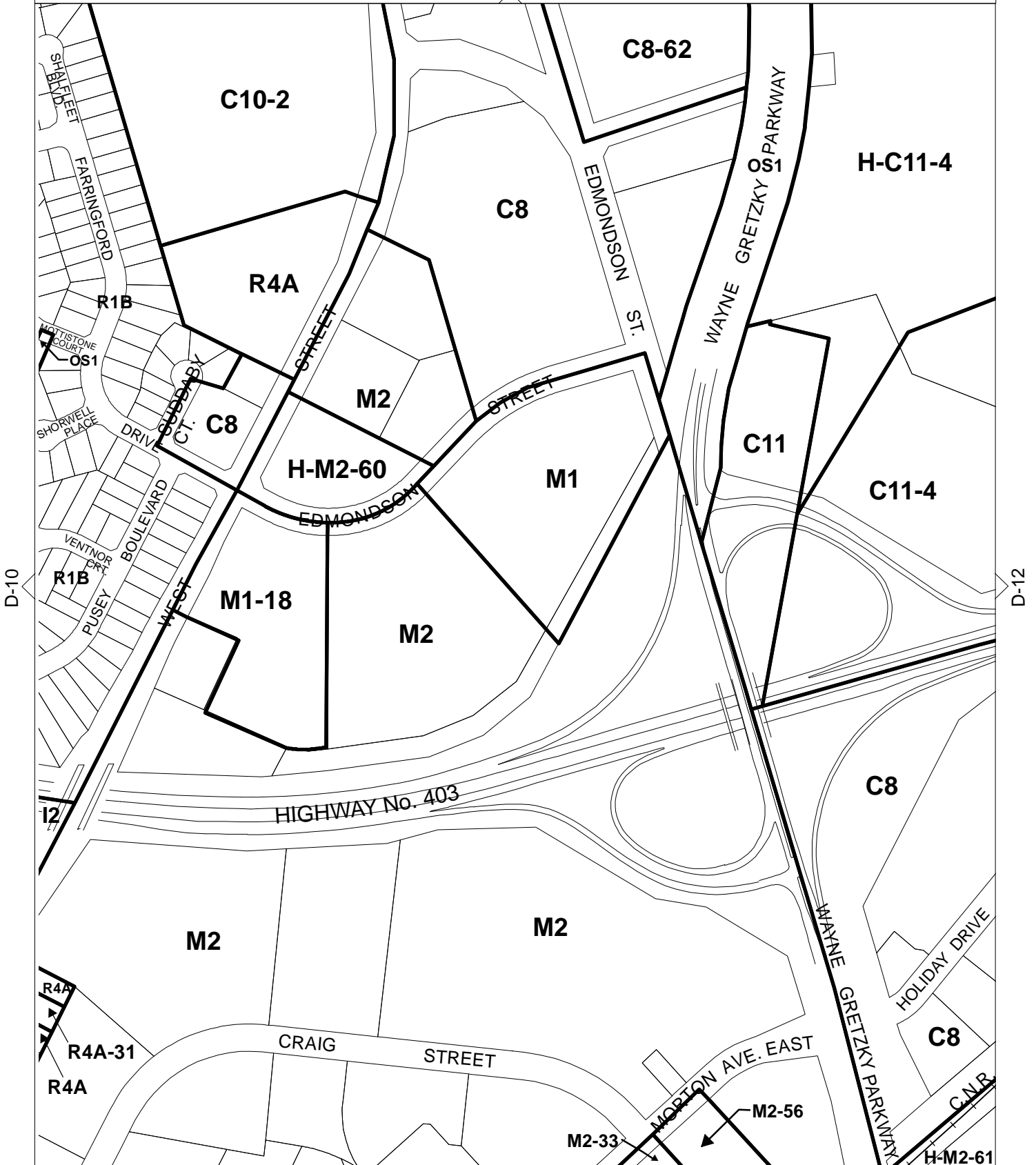
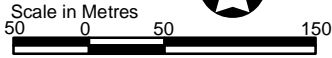






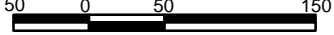
THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

16-91	177-94	149-97	158-2000	126-2014	192-2022
25-91	35-95	107-99	20-2002	93-2016	
51-92	55-96	108-99	135-2003	116-2017	
113-93	15-97	201-99	119-2011	3-2019	
135-93	13-97	54-2000	C-11	49-2021	

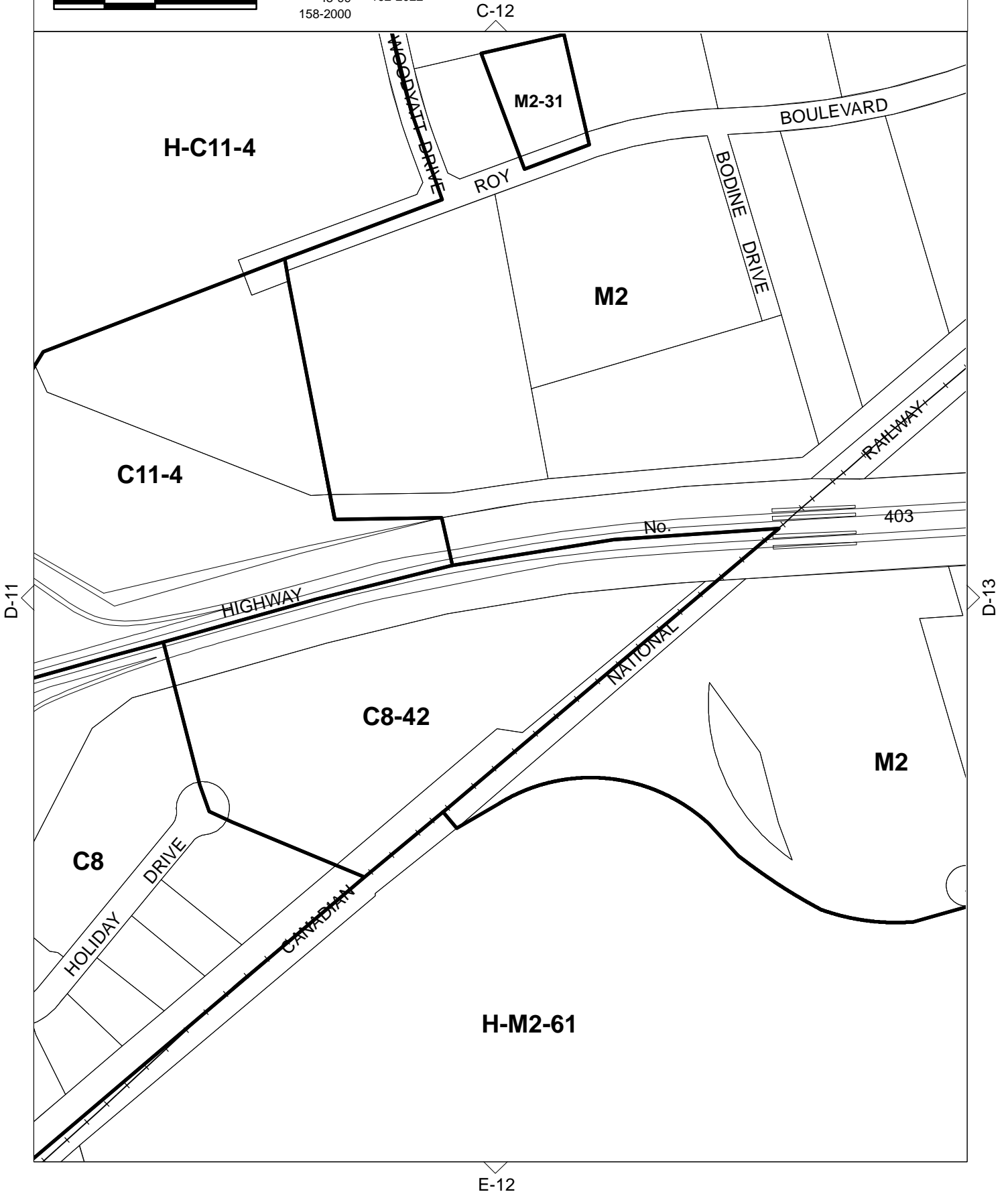


THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

Scale in Metres

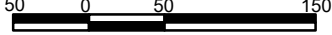


- |          |          |
|----------|----------|
| 35-95    | 150-2001 |
| 141-96   | 93-2016  |
| 26-97    | 3-2019   |
| 48-99    | 192-2022 |
| 158-2000 |          |



THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

Scale in Metres



26-97	112-2001
158-98	75-2010
48-99	3-2019
63-99	29-2024
47-2001	35-2024

C-13

M2-63

M2-30

ROY BOULEVARD

BOULEVARD

M2

M2

M2

OS3

H-M3-12

CANADIAN NATIONAL RAILWAY

SINCLAIR

HIGHWAY

NO.

403

D-12

D-14

M2

M2

M2-47

ADAMS STREET

M2-15

H-M2-61

M2

WATKINSON STREET

M2-15

BOULEVARD

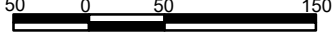
E-13



THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

48-99	53-2006	12-2017
63-99	27-2008	35-2024
51-99	56-2008	
118-2000	53-2009	
166-2005	3-2015	

Scale in Metres



C-14

SINCLAIR

BOULEVARD

M2

M2-41

M3-9

M3-4

GARDEN

OS3

H-M3-12

HIGHWAY

No.

403

D-13

nil

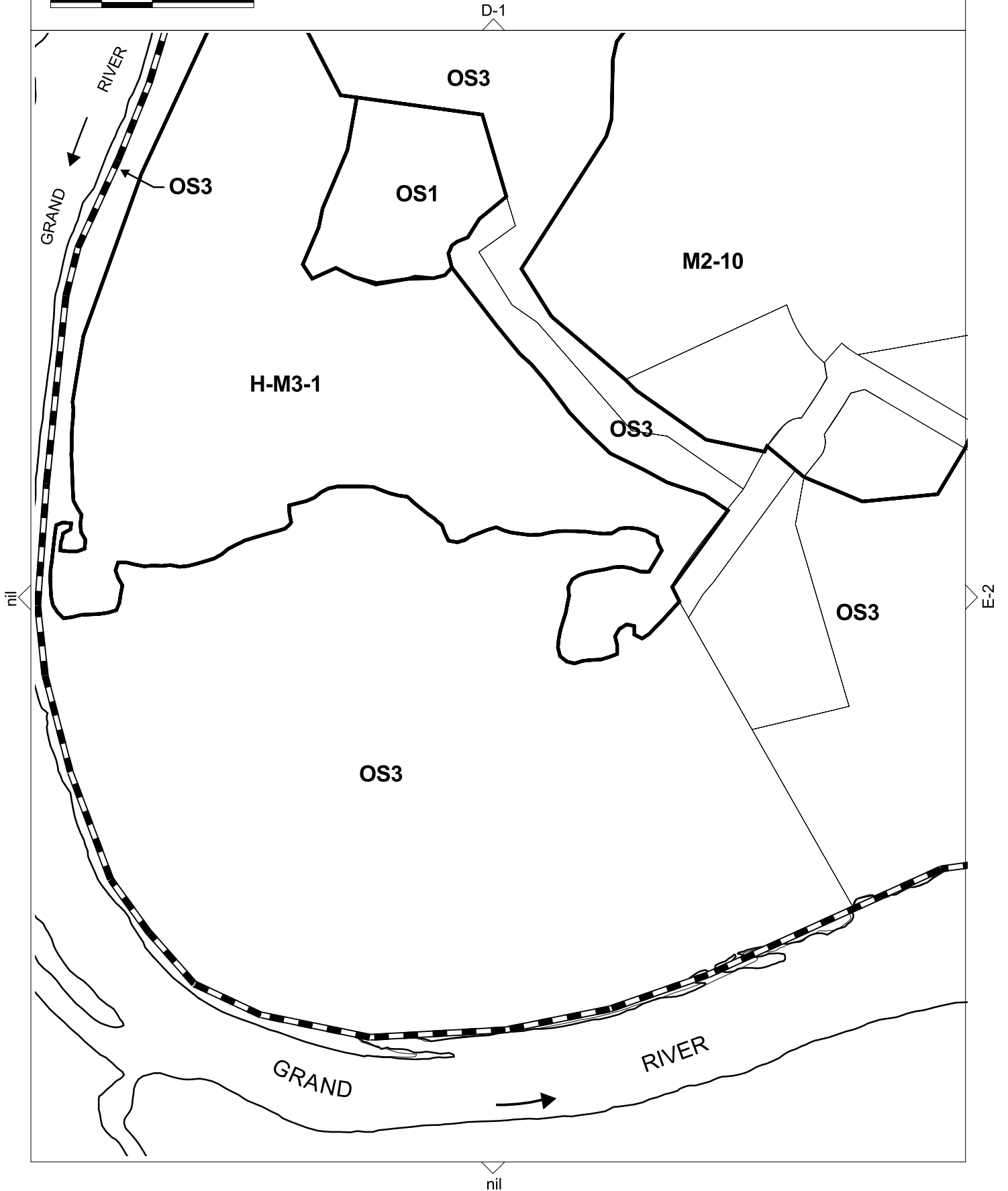
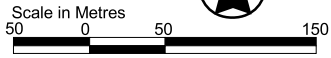
M2

M2

BURY CRT.

E-14

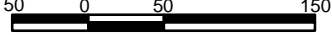
THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:  
172-91  
123-99  
41-2000



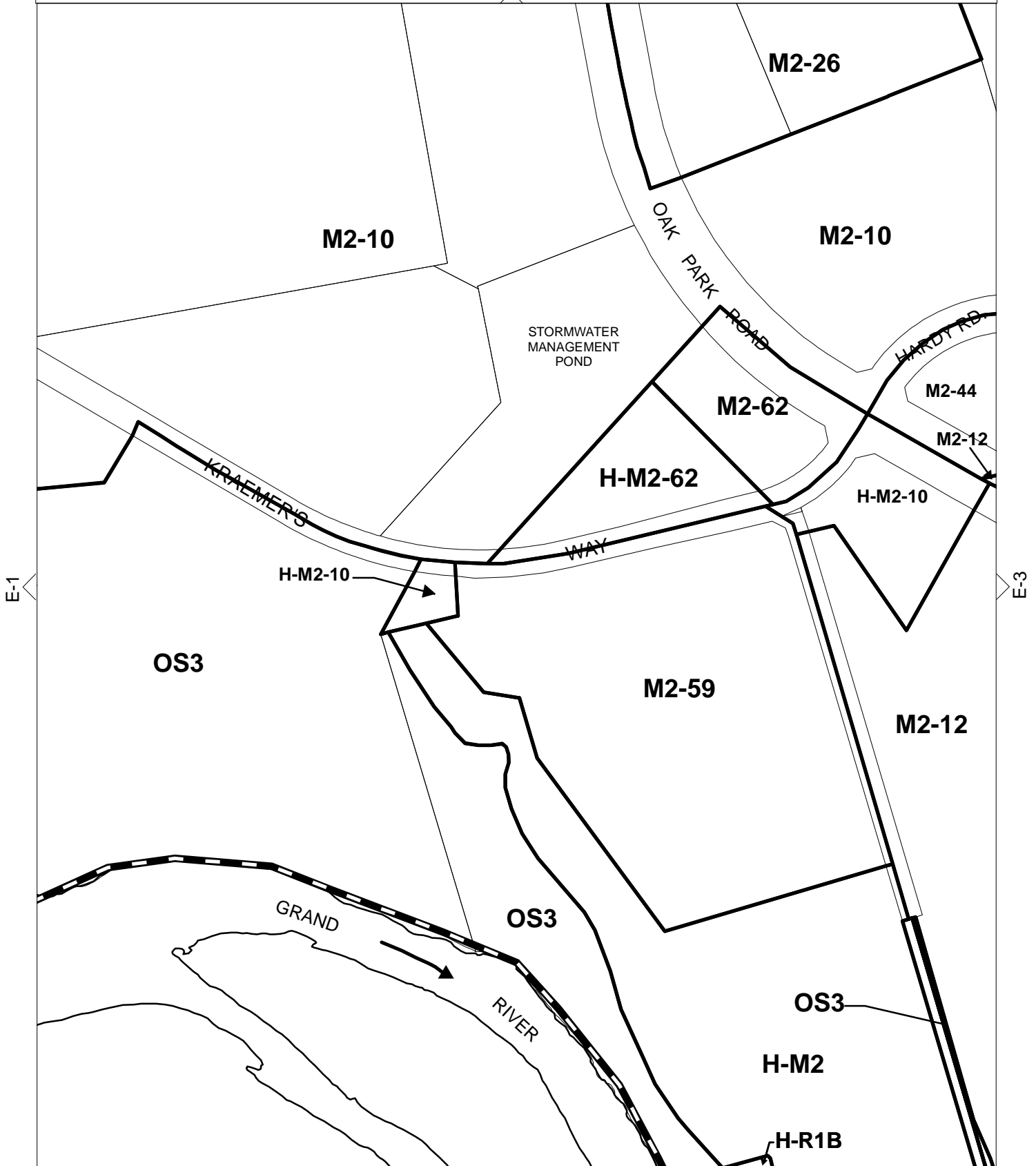
THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

172-91	185-2001	51-2015	198-2020
41-2000	180-2003	60-2017	43-2021
118-2000	154-2004	103-2018	166-2021
171-2000	152-2005	123-2018	
71-2001	153-2007		

Scale in Metres

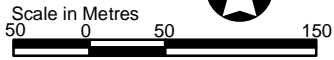


D-2

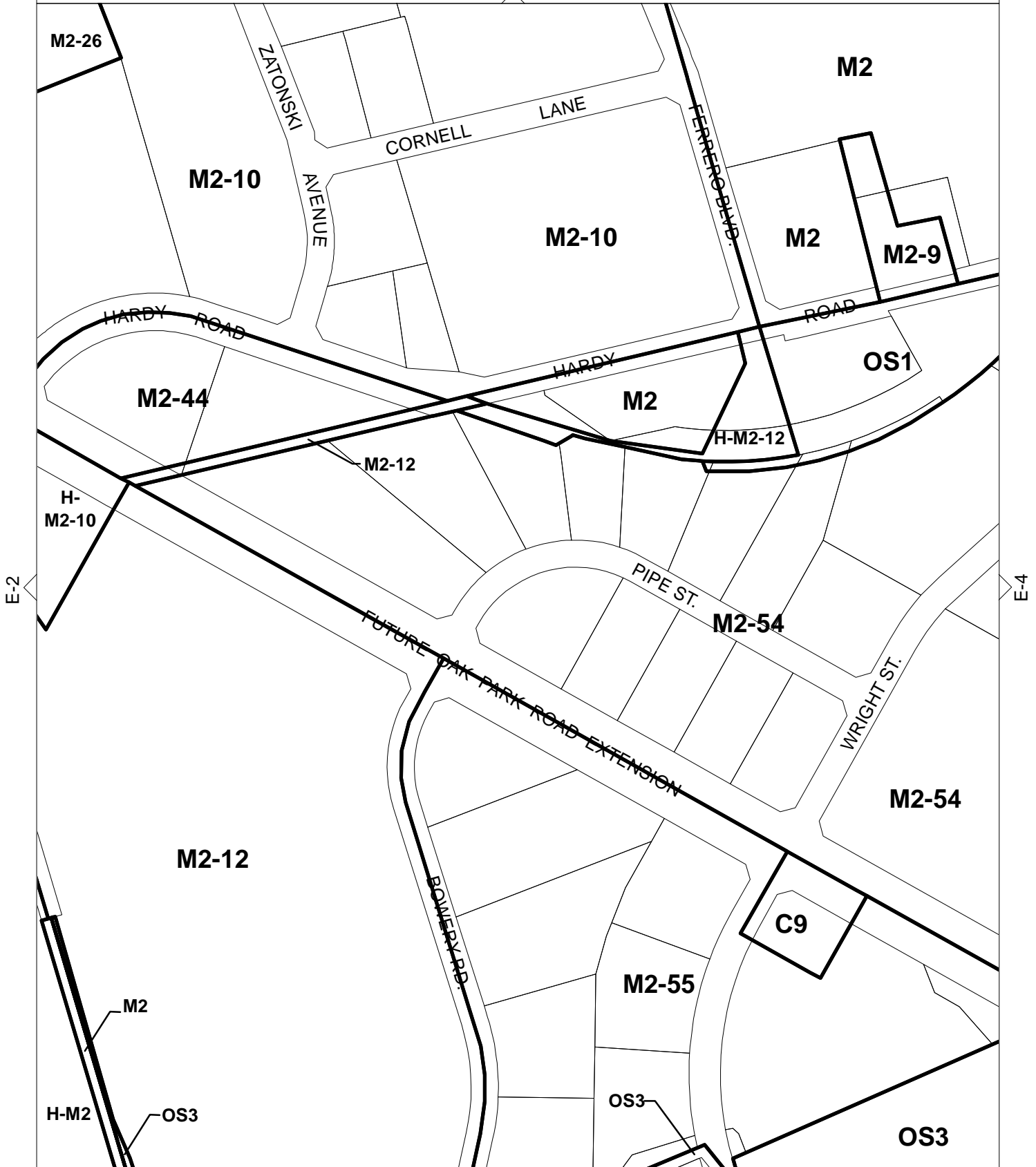


F-2

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

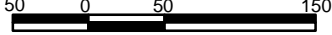


25-91	154-2004	51-2015	127-2014	66-2021
172-91	152-2005	122-2014	OMB DECISION	156-2022
41-2000	153-2007	OMB DECISION	PL141287	
71-2001	114-2010	PL141289	198-2020	
97-2004		D-3	65-2021	

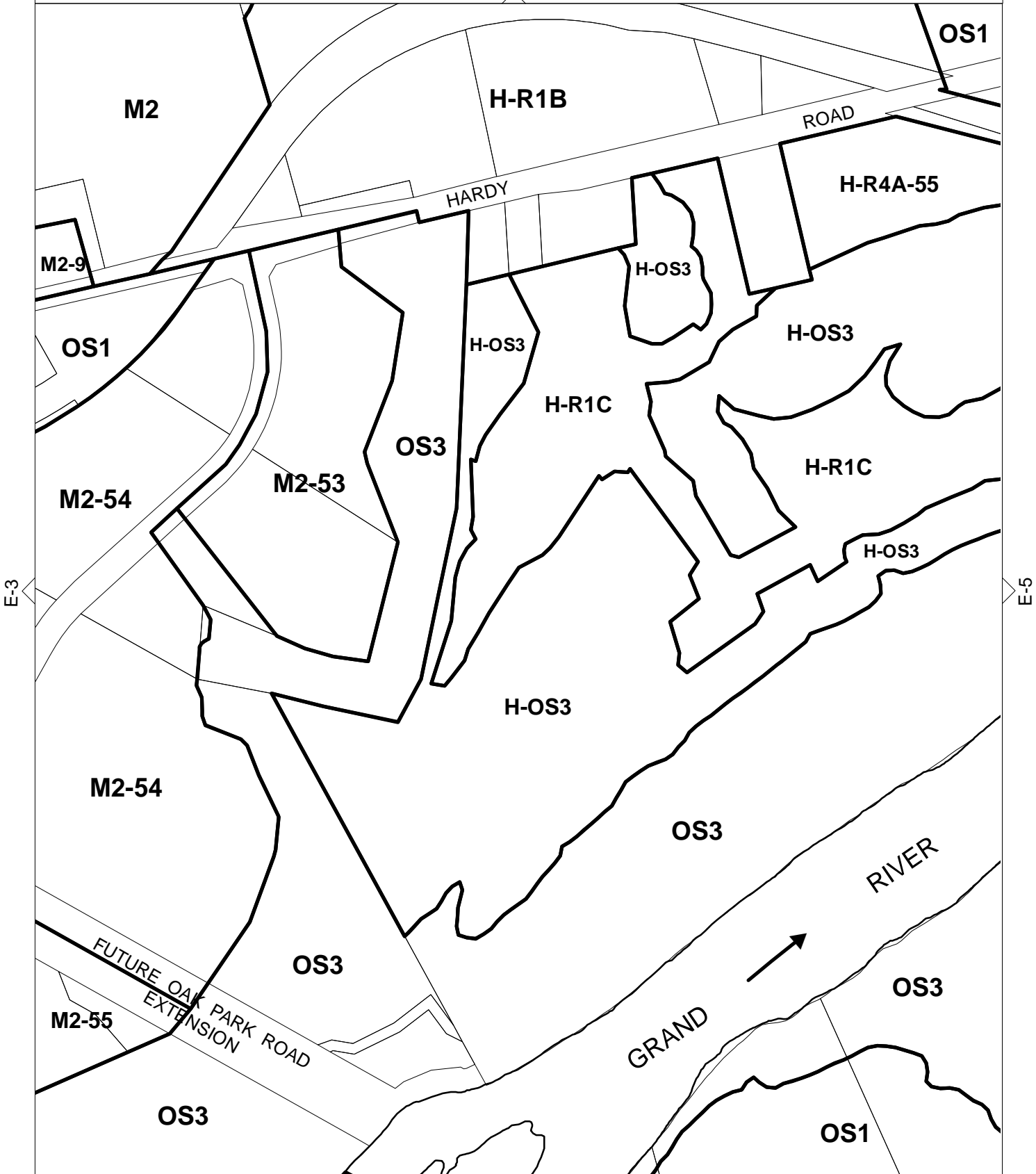


THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

Scale in Metres



25-91	51-2015	OMB ORDER	156-2022
172-91	OMB ORDER	PL141289	
123-99	PL100472	65-2021	
97-2004	122-2014	66-2021	
154-2004		D-4	

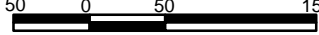


THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

25-91  
172-91  
123-99

OMB ORDER  
PL100472

Scale in Metres



D-5

HARDY ROAD

OS1

BRANTFORD GOLF AND COUNTRY CLUB

H-R4A-55

H-OS3

H-R1B

RE

H-R1C

OS3

OS3

RIVER

GRAND

OS3

BRANT PARK  
CONSERVATION AREA

OS1

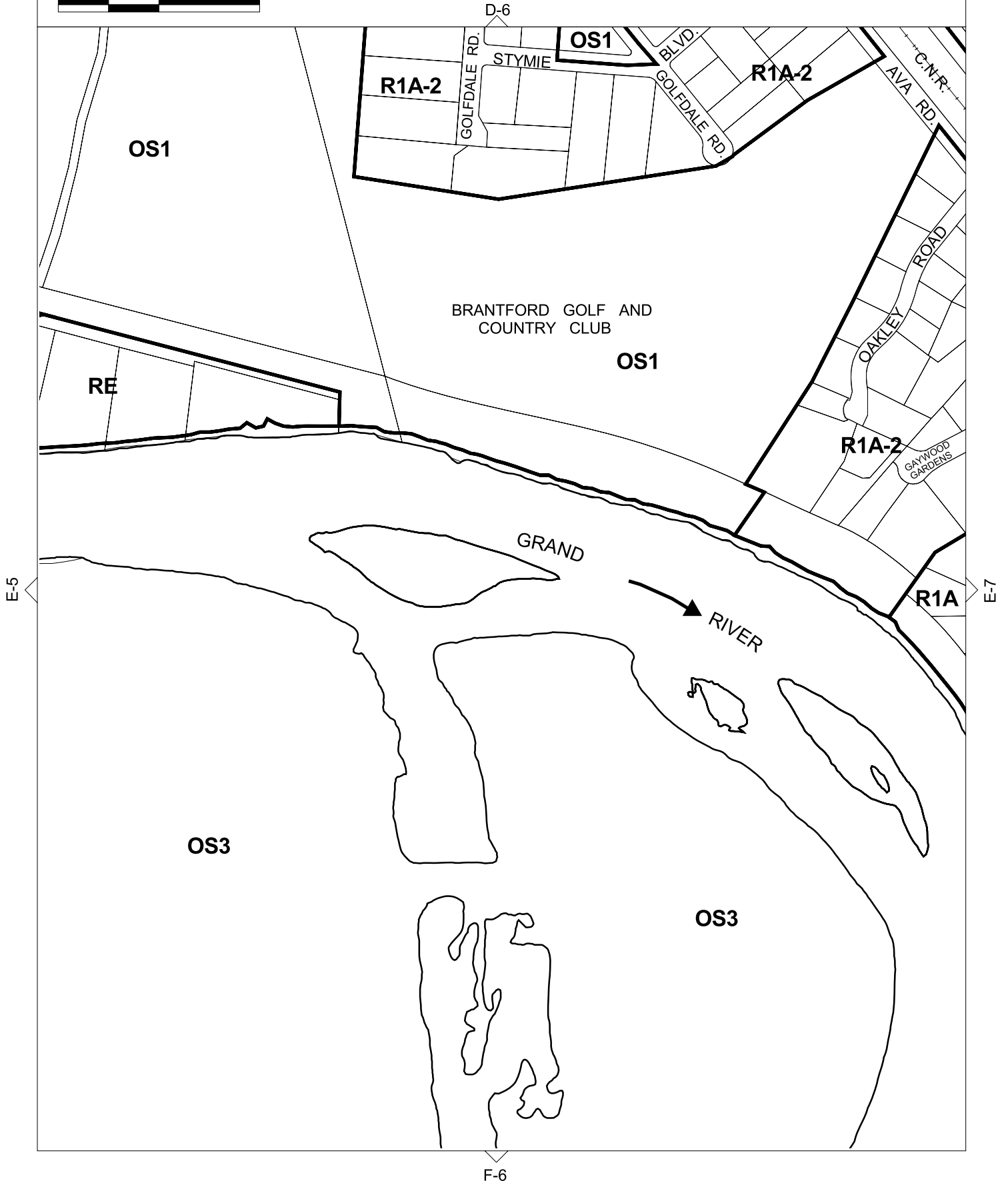
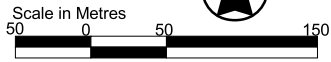
F-5

E-4

E-6

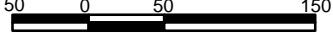
THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

172-91  
39-96  
123-99



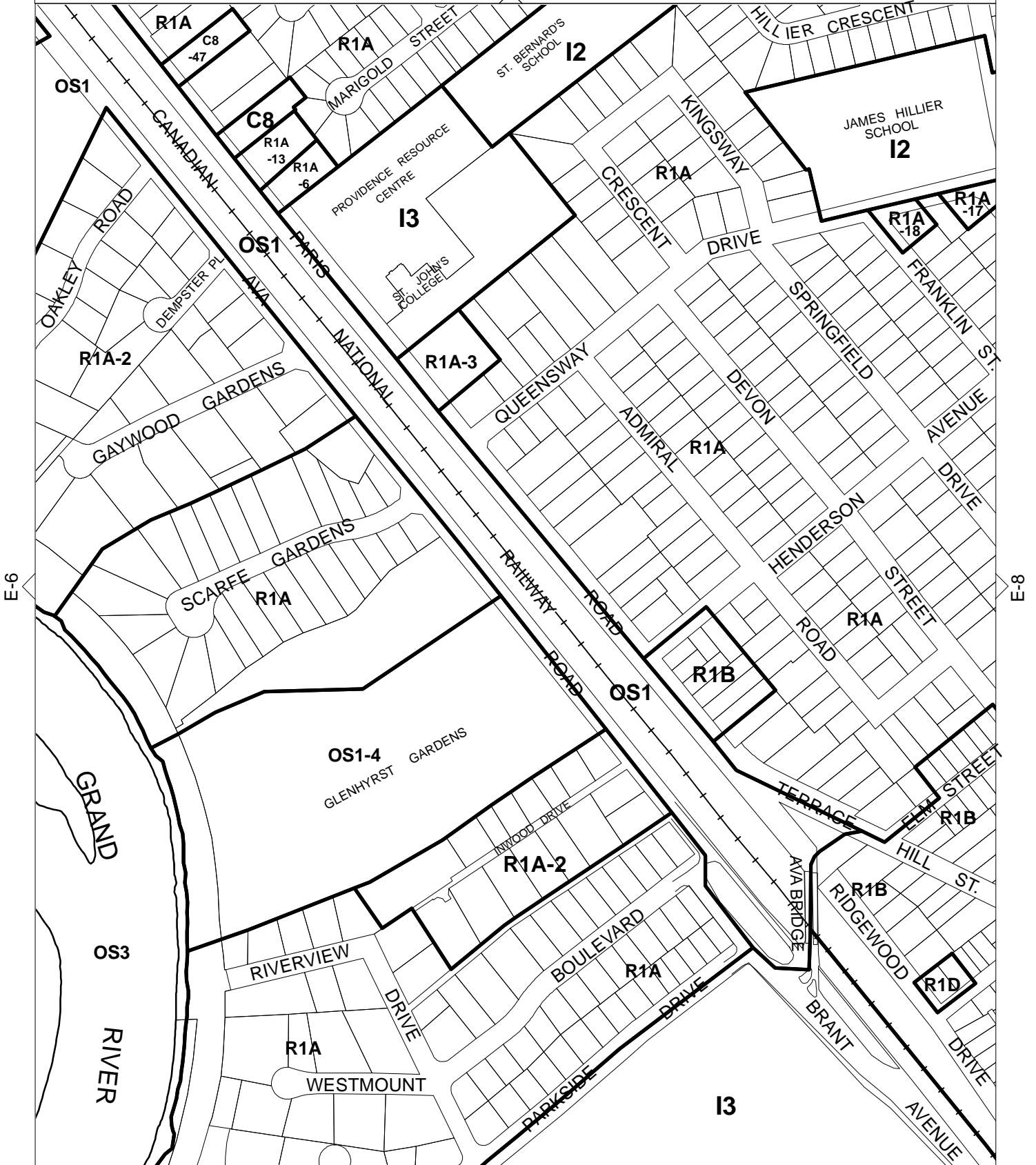
THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

Scale in Metres



25-91	35-95
131-91	119-98
O.M.B. ORDER	123-99
R910193	45-2004
115-92	53-2013

D-6



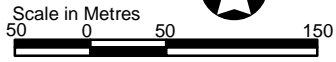
E-6

E-8

F-7

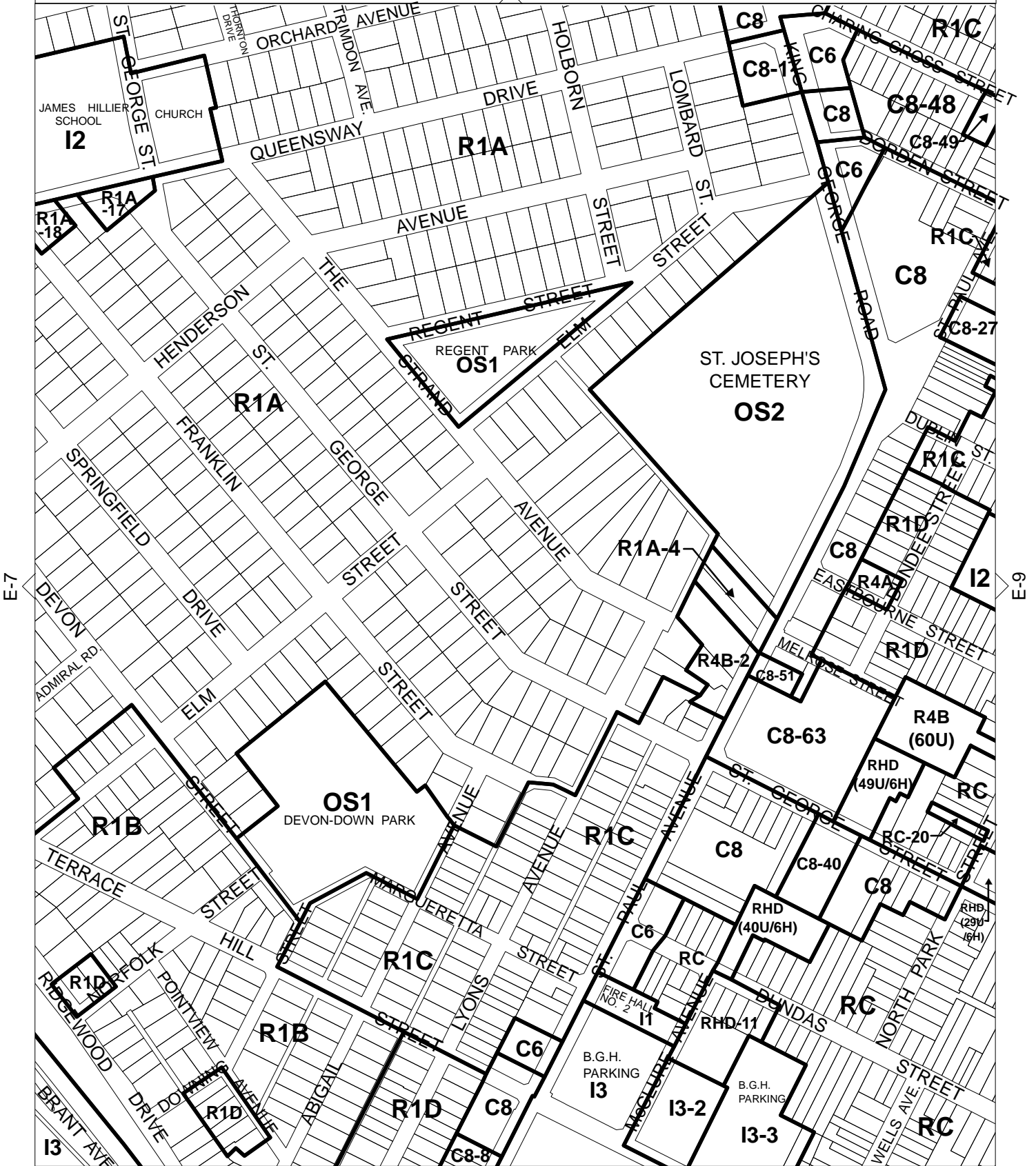


THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:



25-91	137-95	45-2004
151-91	14-97	107-2018
131-94	55-2000	145-2019
2-95	134-2001	
35-95	134-2003	

D-8



E-7

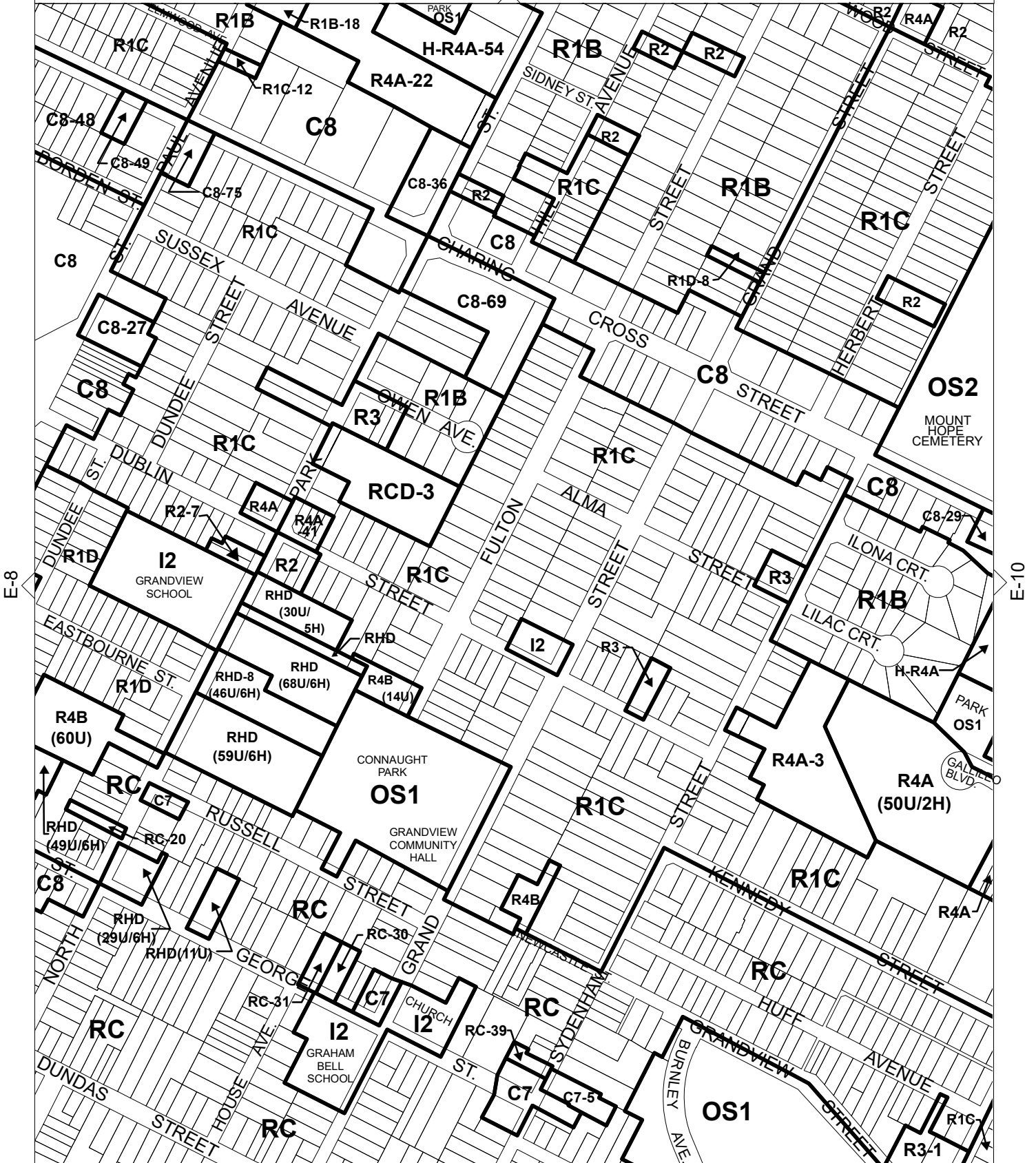
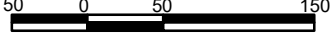
E-9

F-8

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

25-91	50-94	75-98	111-2001	154-2008	113-2017
1-92	138-94	117-98	179-2003	99-2009	42-2024
115-92	35-95	14-99	109-2004	156-2011	
86-93	137-95	55-2000	77-2006	76-2016	
49-94	24-97	66-2000	D-9	60-2017	

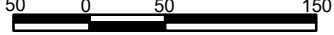
Scale in Metres





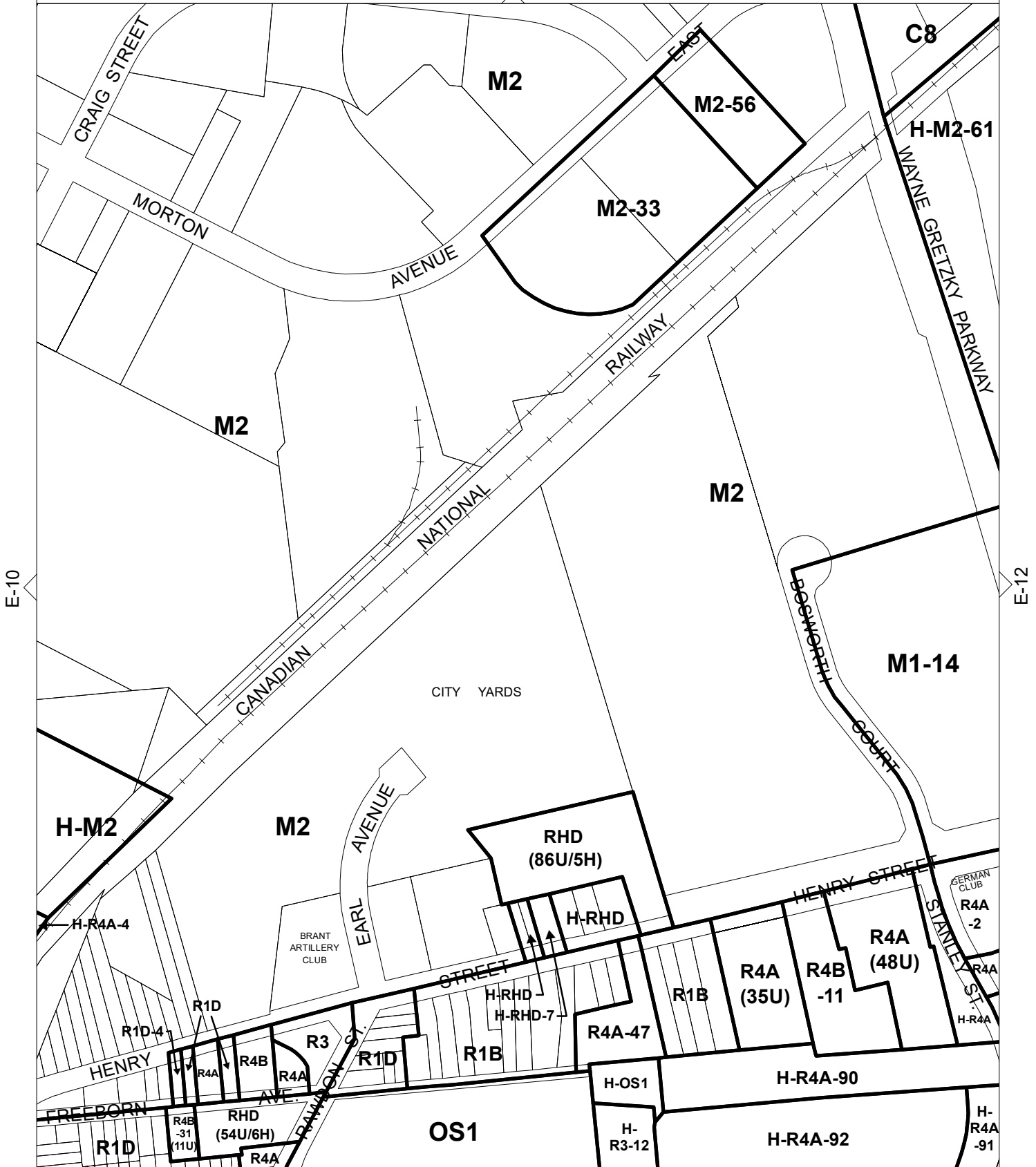
THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

Scale in Metres



25-91	20-2002	126-2014
35-95	55-2005	3-2019
55-97	87-2007	128-2023
122-99	91-2010	19-2024
201-99	24-2012	

D-11



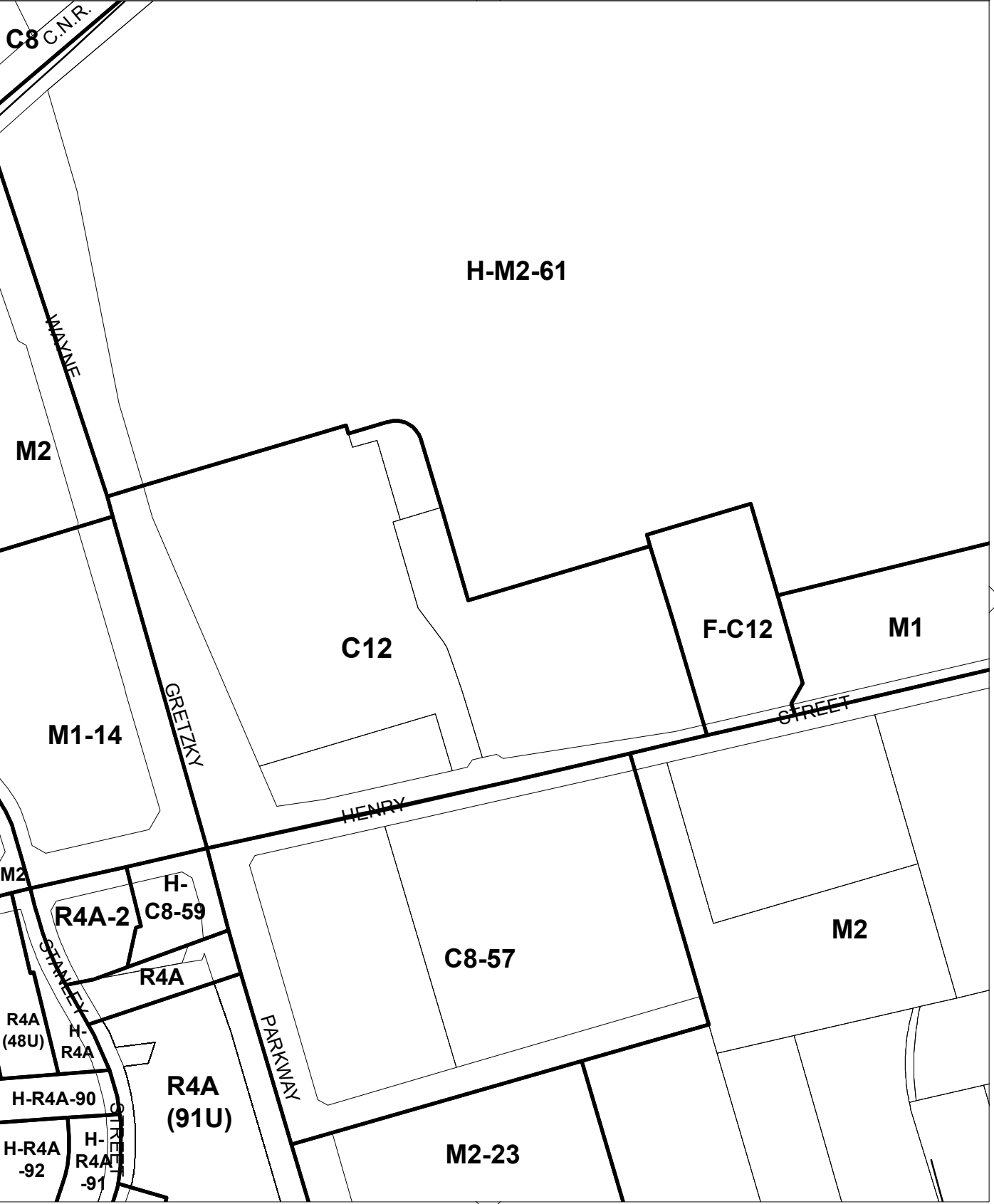
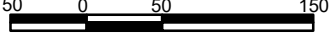
F-11

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

135-92	122-99	24-2007
35-95	156-99	90-2010
88-96	157-2000	91-2010
54-97	55-2005	3-2019
71-98	139-2006	19-2024

D-12

Scale in Metres

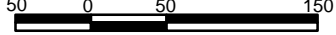


F-12

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

38-92	154-2007	102-2015
158-98	20-2011	12-2017
63-99	155-2011	3-2019
157-2000	137-2014	
47-2001		

Scale in Metres

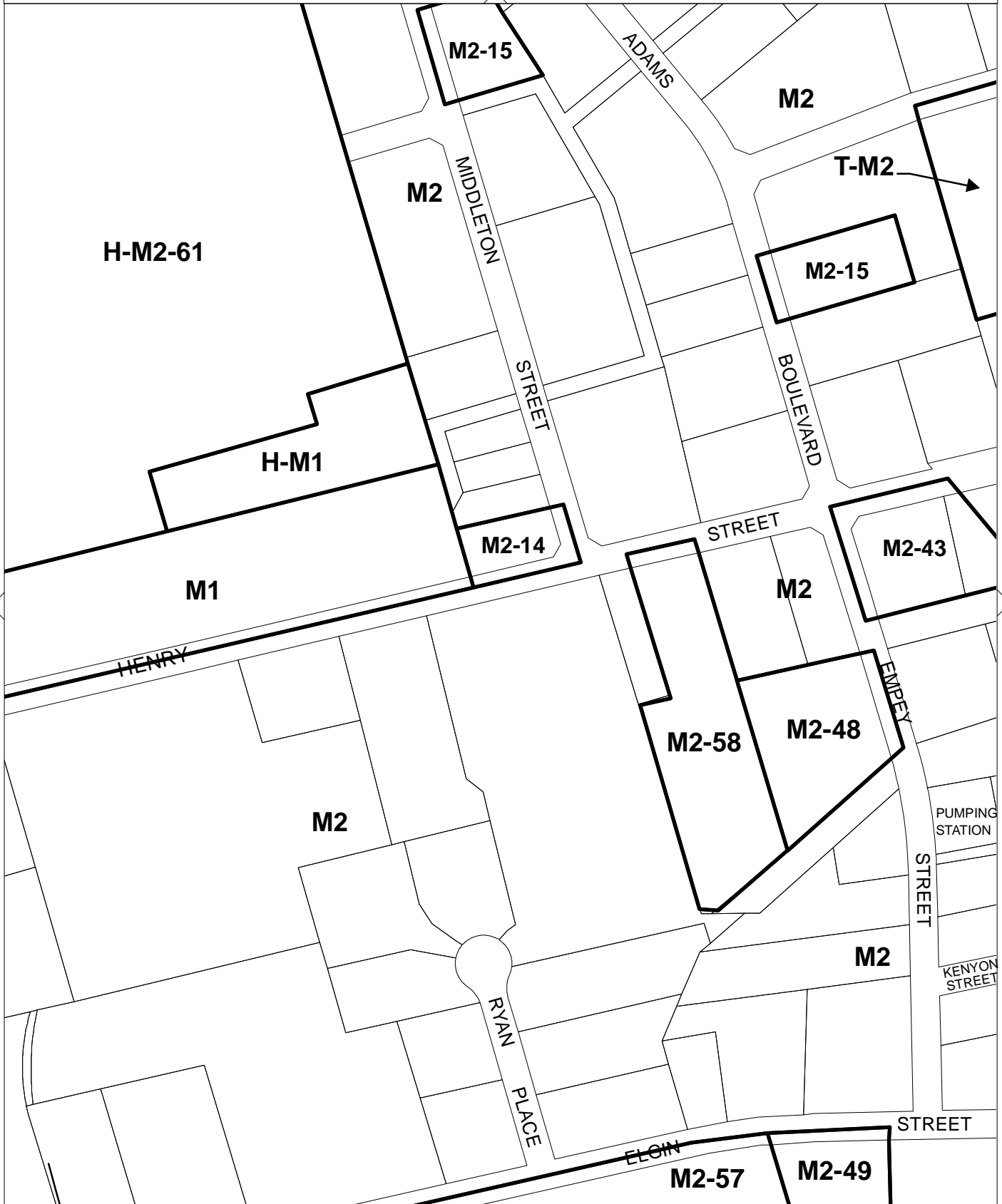


D-13

E-12

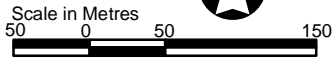
E-14

F-13

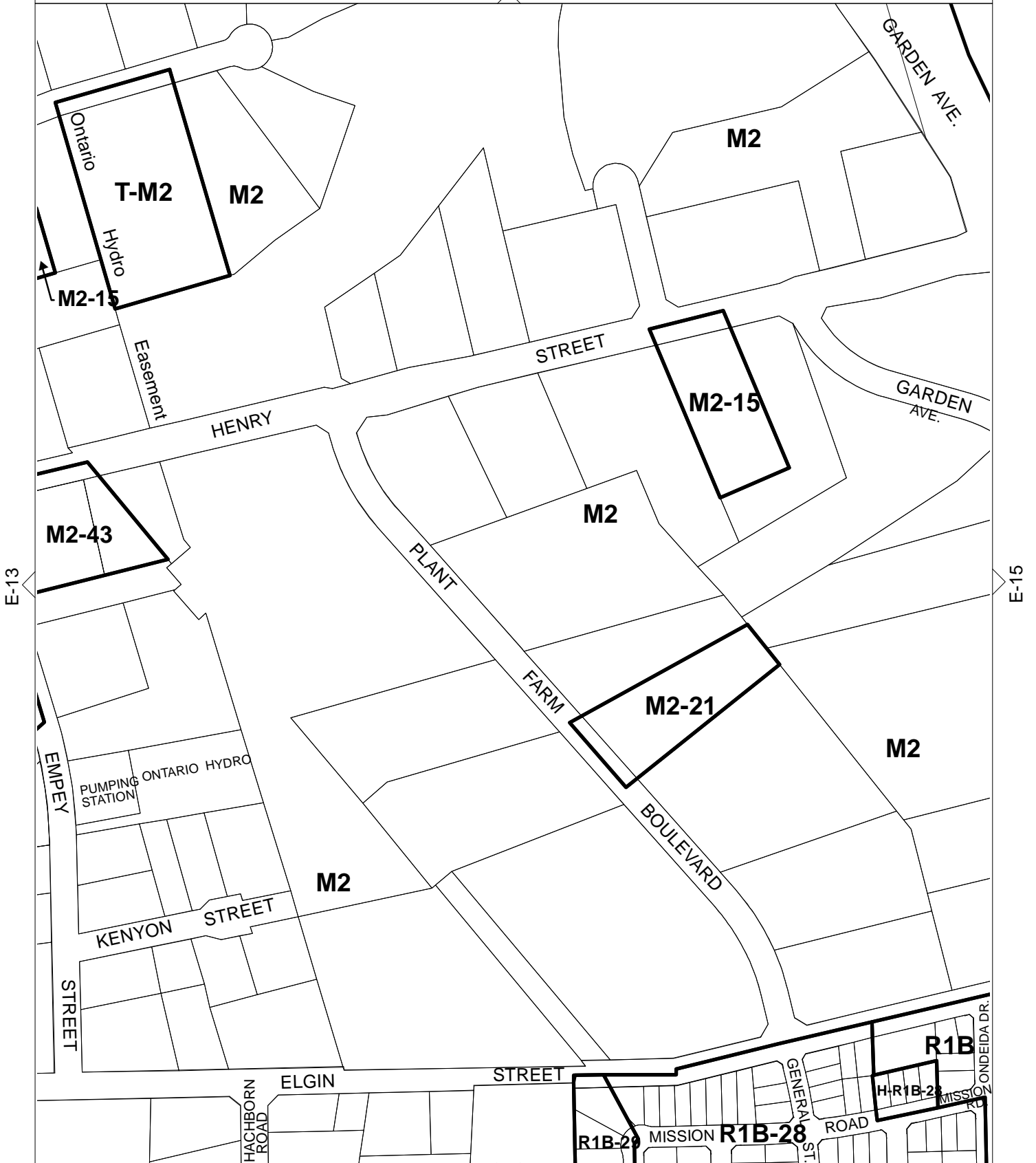


THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

128-94	118-2000	15-2006
11-96	163-2000	153-2006
140-96	41-2005	154-2007
158-98	151-2005	12-2017
63-99	166-2005	



D-14



F-14

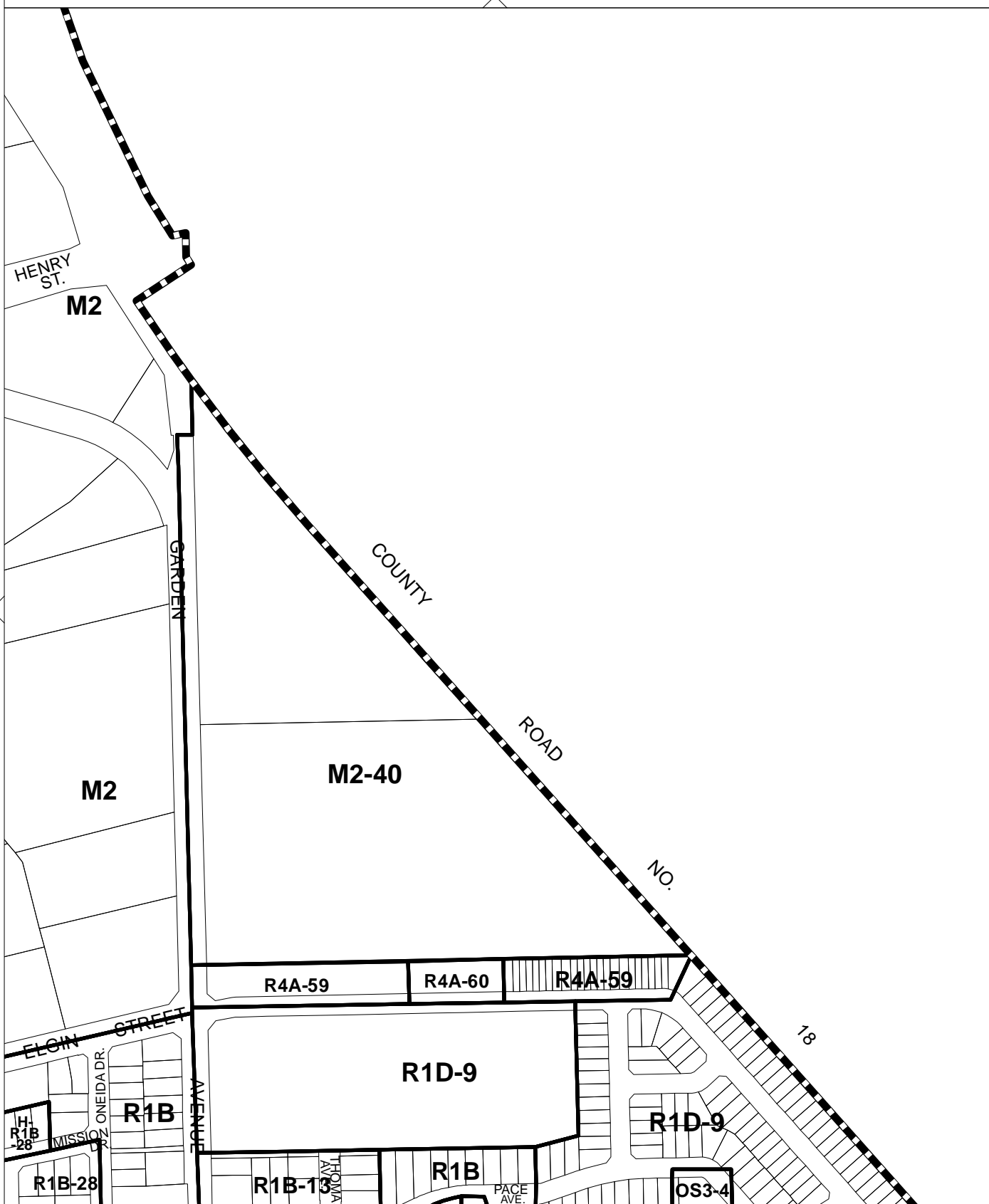
THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

25-91	163-2000	153-2006
60-92	110-2004	140-2017
105-95	200-2004	12-2019
140-96	166-2005	106-2019
118-2000	140-2006	nil

Scale in Metres



E-14



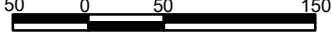
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THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

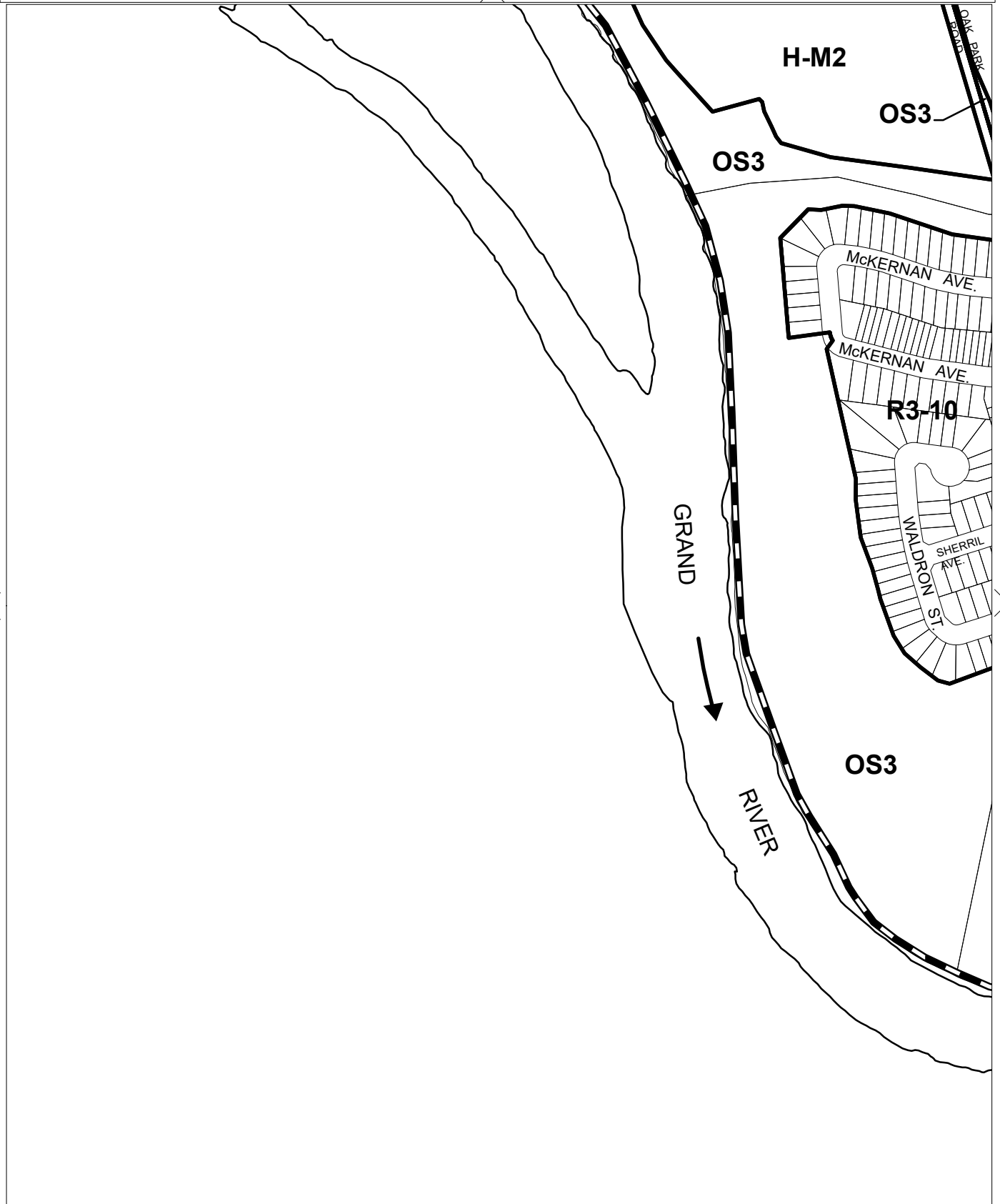
- 172-91 OMB ORDER 70-2024
- 123-99 PL141287
- 51-2015 198-2020
- 127-2014 11-2022

Scale in Metres



E-2

nil



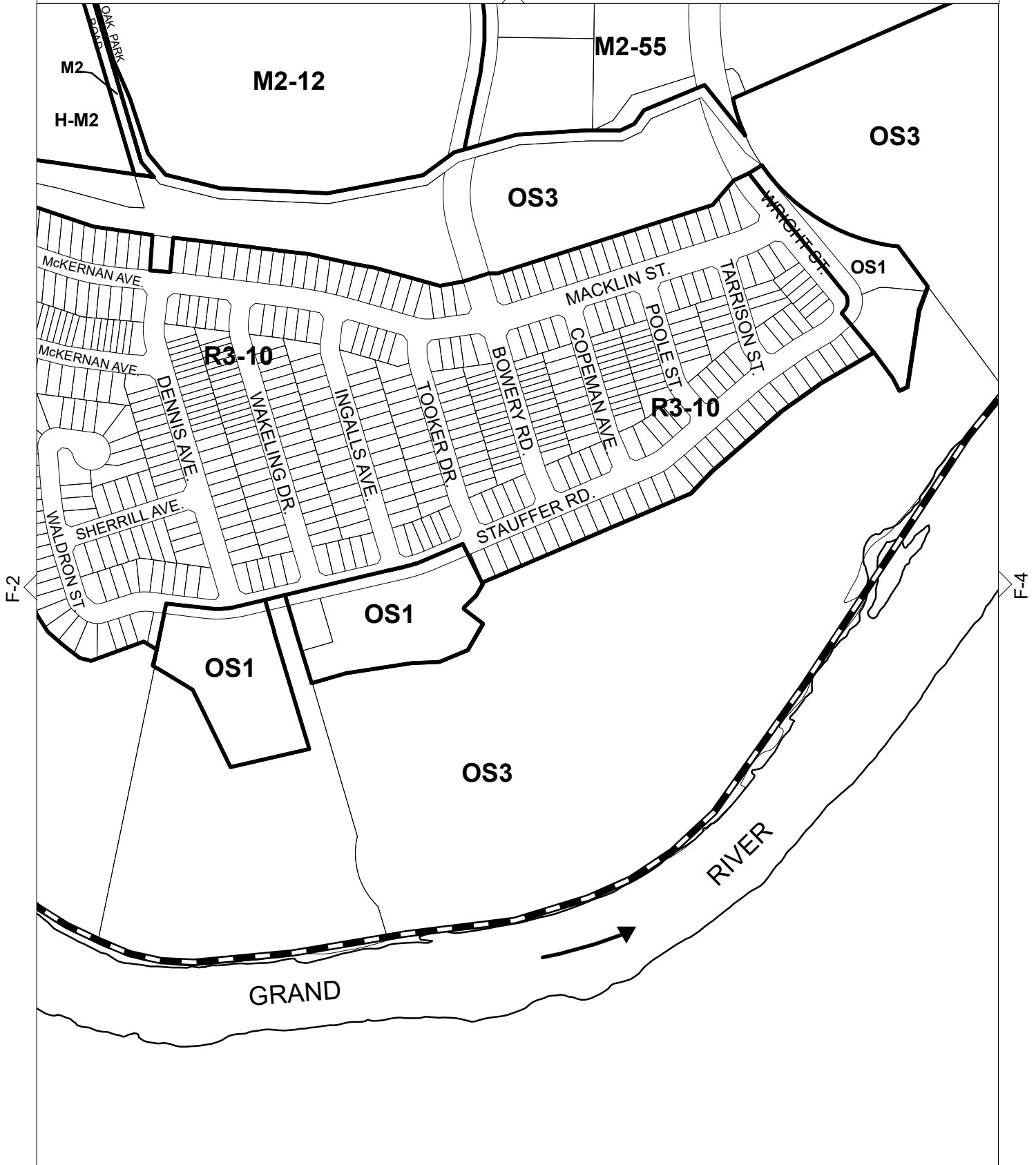
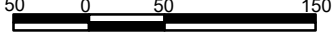
F-3

nil

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

172-91	OMB ORDER	198-2020
123-99	PL141289	65-2021
51-2015	127-2014	11-2022
122-2014	OMB ORDER	70-2024
	PL141287	E-3

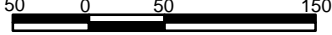
Scale in Metres



THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

25-91 127-2014  
172-91 OMB ORDER  
123-99 PL141287  
51-2015

Scale in Metres



E-4

OS3

H-M2-12

OS3

OS3

OS1

OS1

RIVER

GRAND

F-3

F-5

nil

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:  
123-99

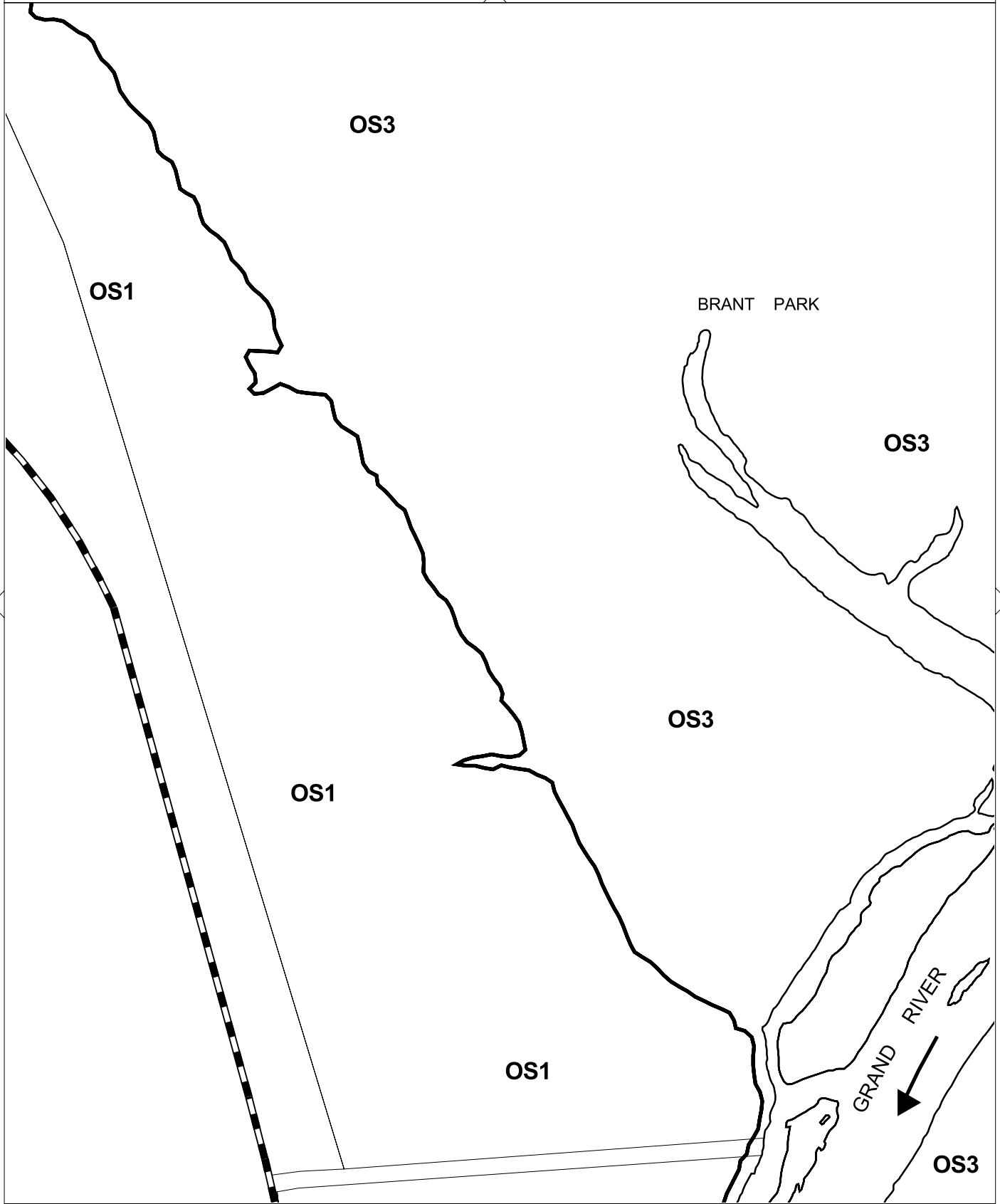


E-5

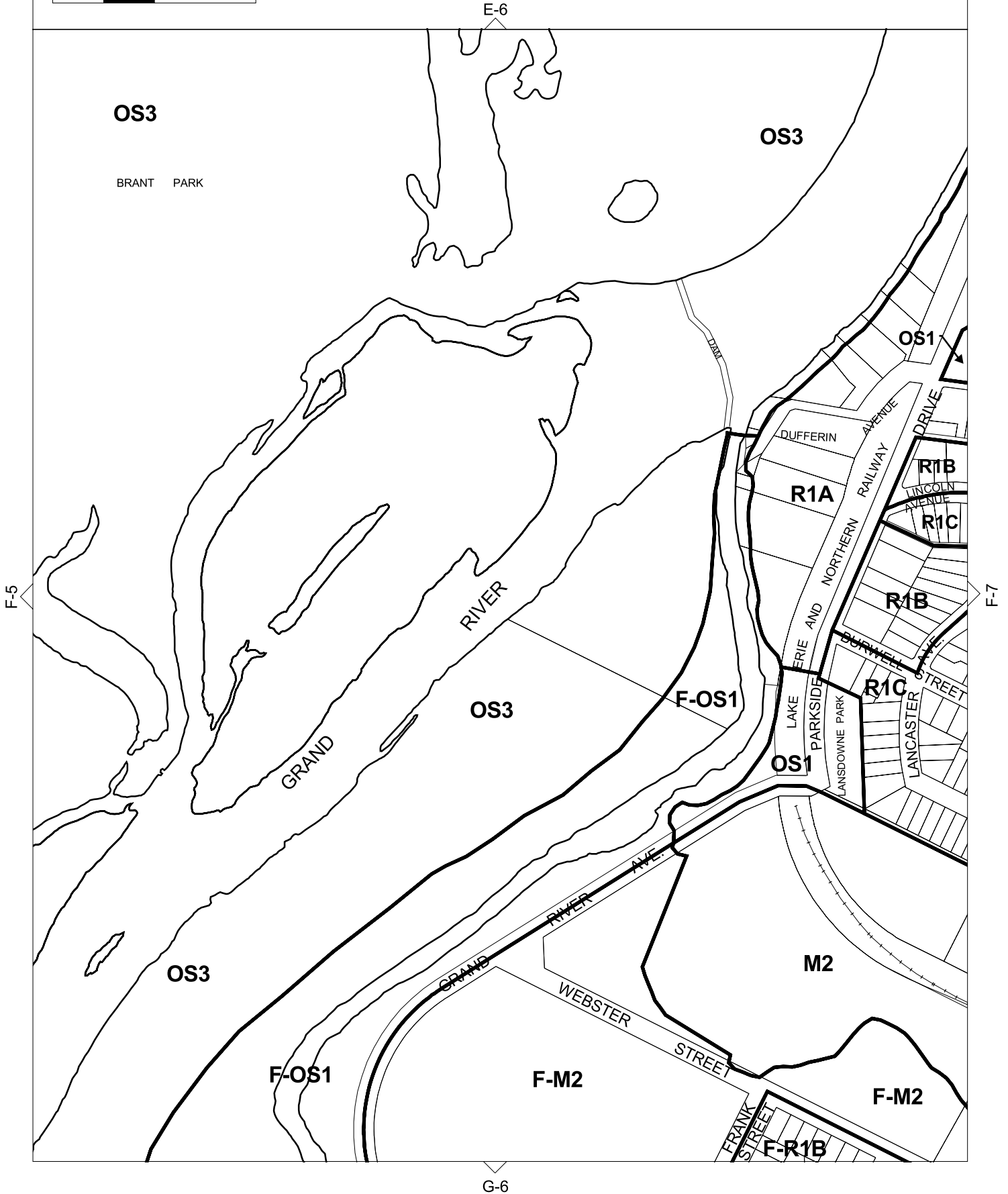
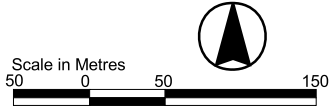
F-4

F-6

G-5



THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:  
25-91  
123-99



THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

25-91 34-93 156-2008 105-2017

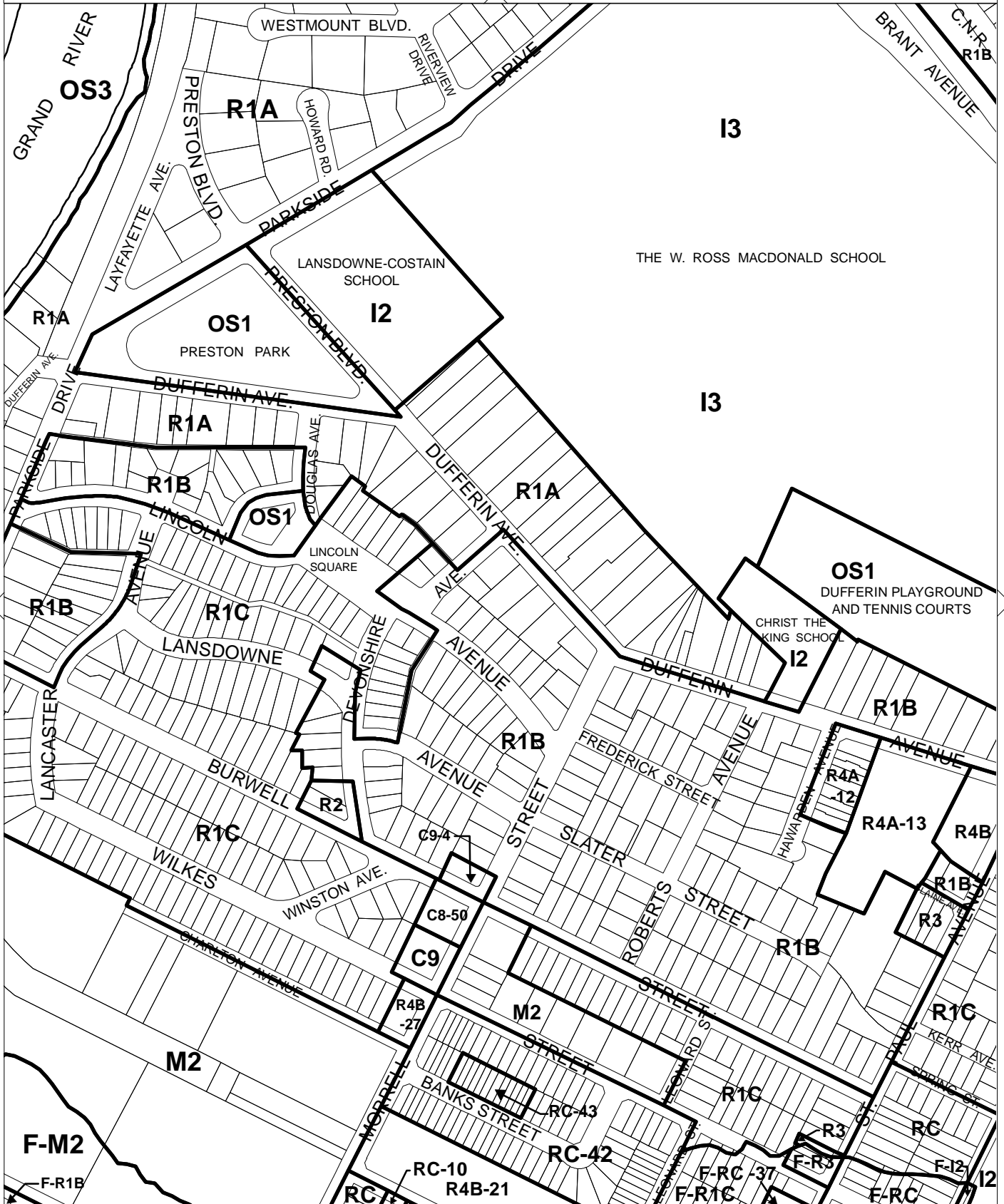
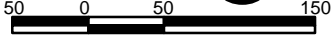
140-91 149-93 68-2011 167-2021

150-91 68-96 79-2011

O.M.B. ORDER 141-97 100-2013

R910193 123-99 E-7

Scale in Metres



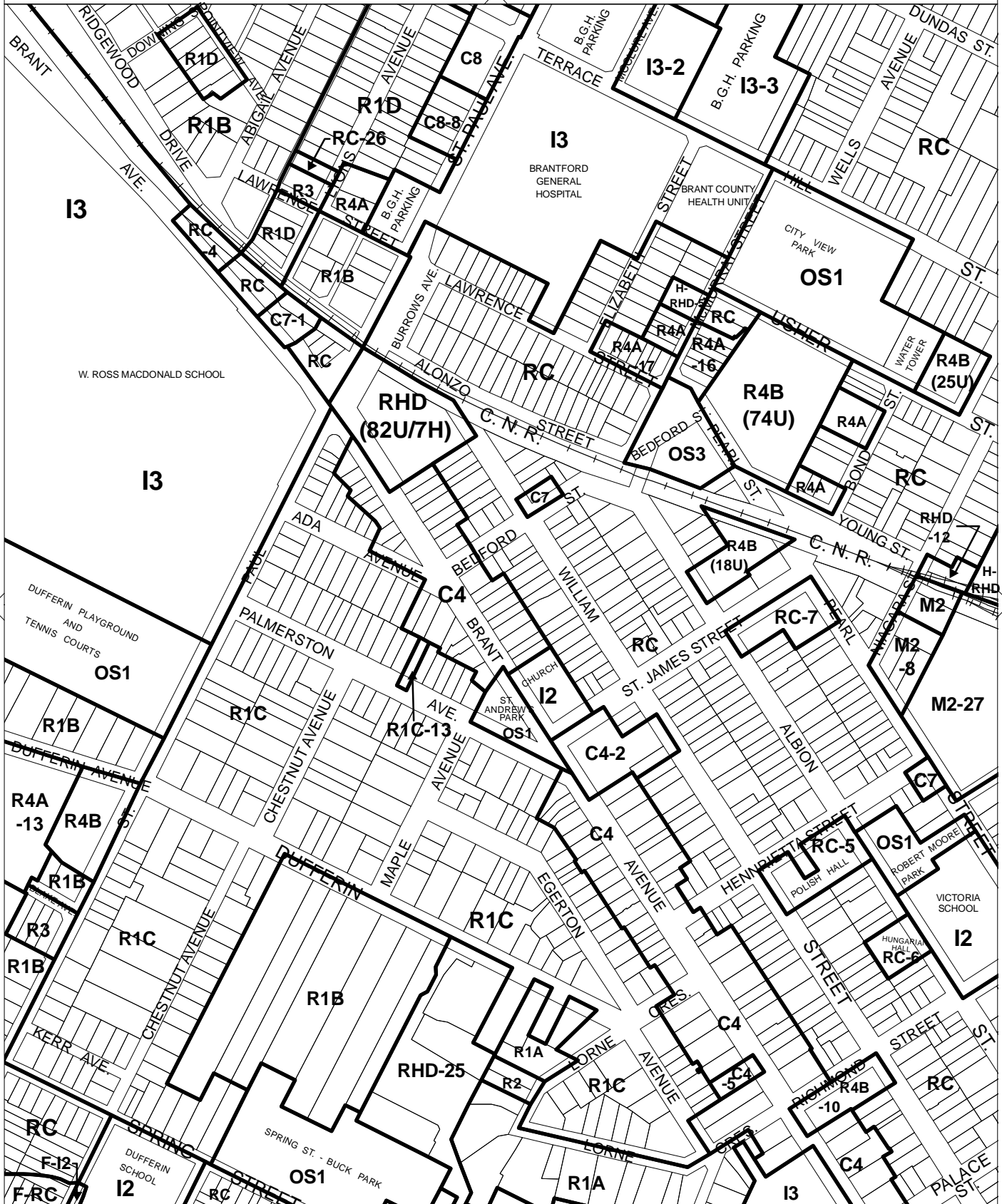
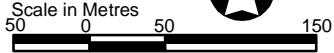
F-6

F-8

G-7

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

25-91	O.M.B. ORDER	112-93	20-95	134-97	186-2000
60-91	R910193	149-93	166-95	88-98	44-2001
140-91	109-92	57-94	12-97	13-99	100-2013
151-91	O.M.B. ORDER	68-94	28-97	123-99	135-2014
	R920491	E-8	2-95	141-97	165-2000



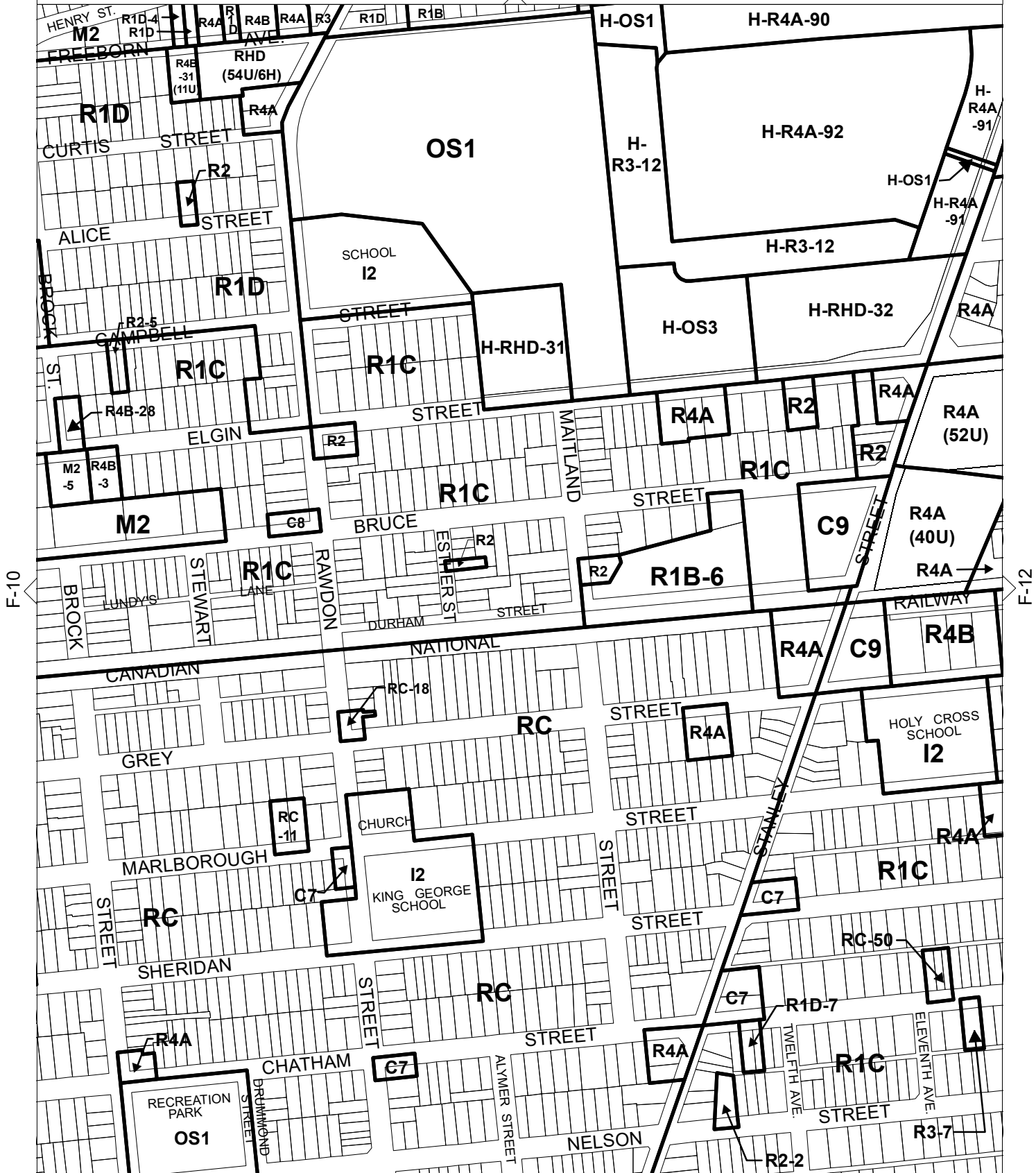
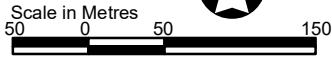






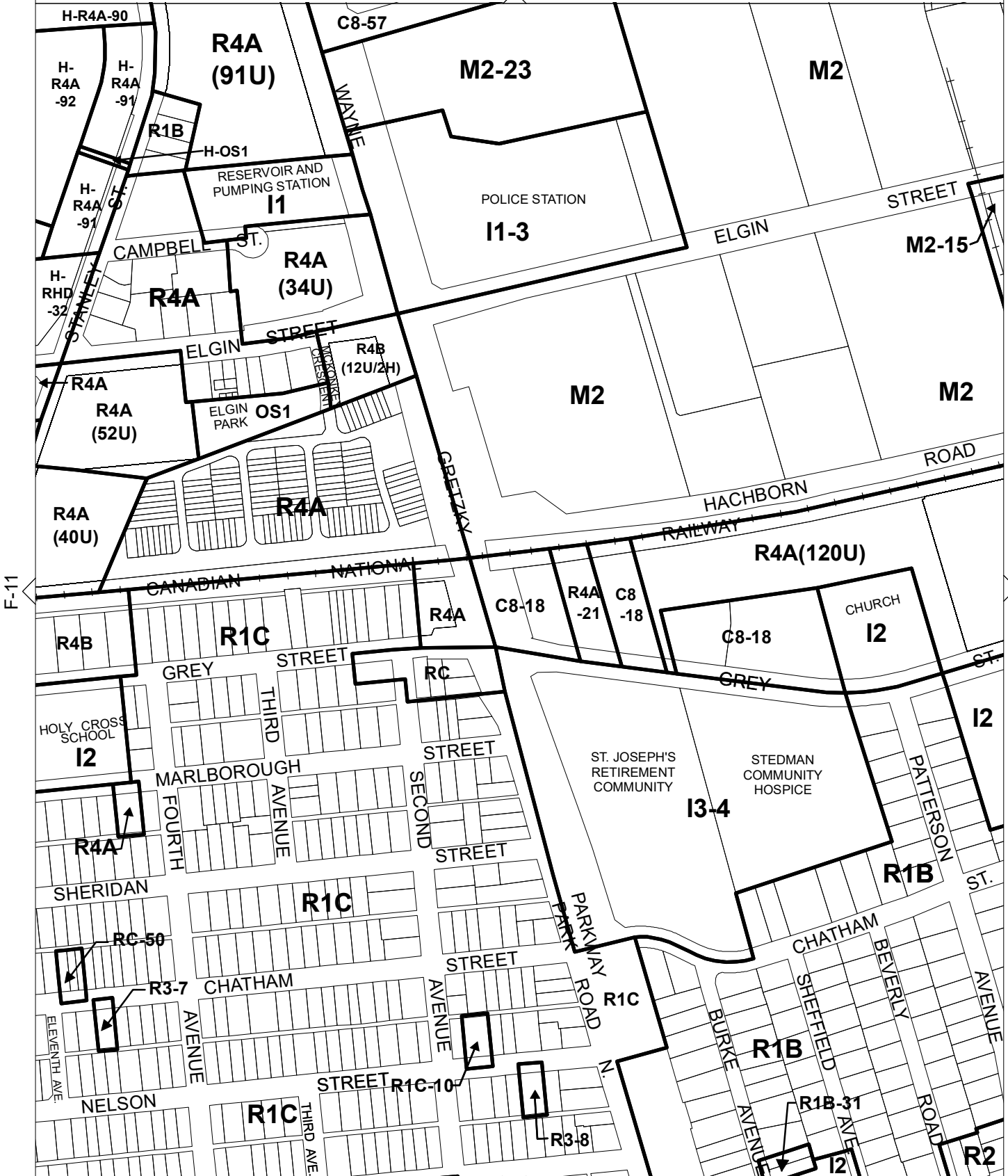
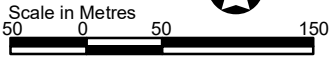
THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

25-91	146-98	103-2007	96-2011
143-92	8-99	30-2010	41-2016
34-93	122-99	O.M.B. ORDER	86-2022
40-96	46-2001	PL100778	128-2023
55-97	87-2007	E-11	19-2024



THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

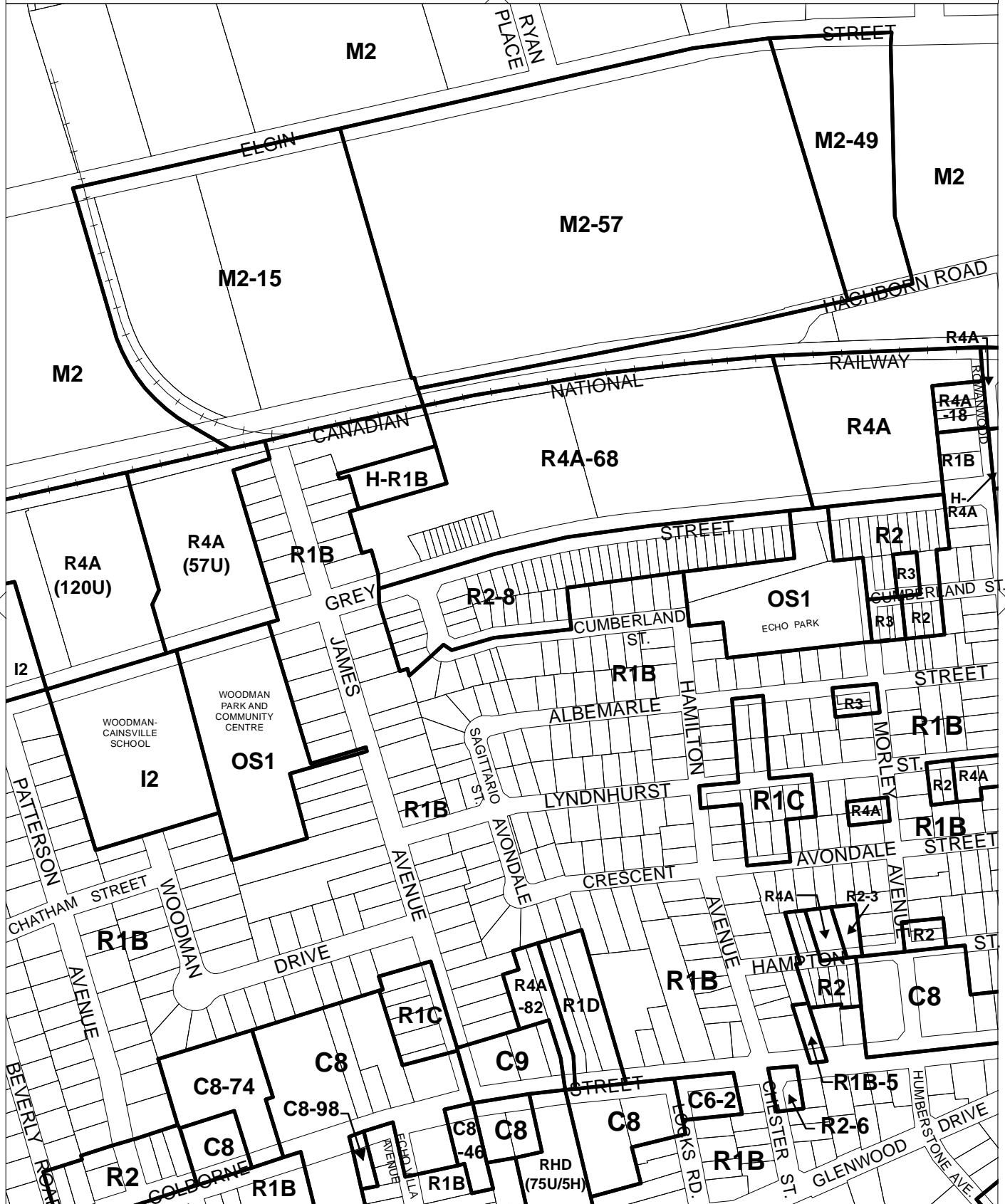
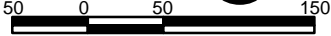
25-91	54-97	122-99	30-2010	19-2024
147-91	90-97	18-2002	80-2011	
34-93	71-98	33-2006	7-2013	
O.B.M. ORDER	143-98	103-2007	41-2016	
R920340	8-99	E-12	162-2023	



THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

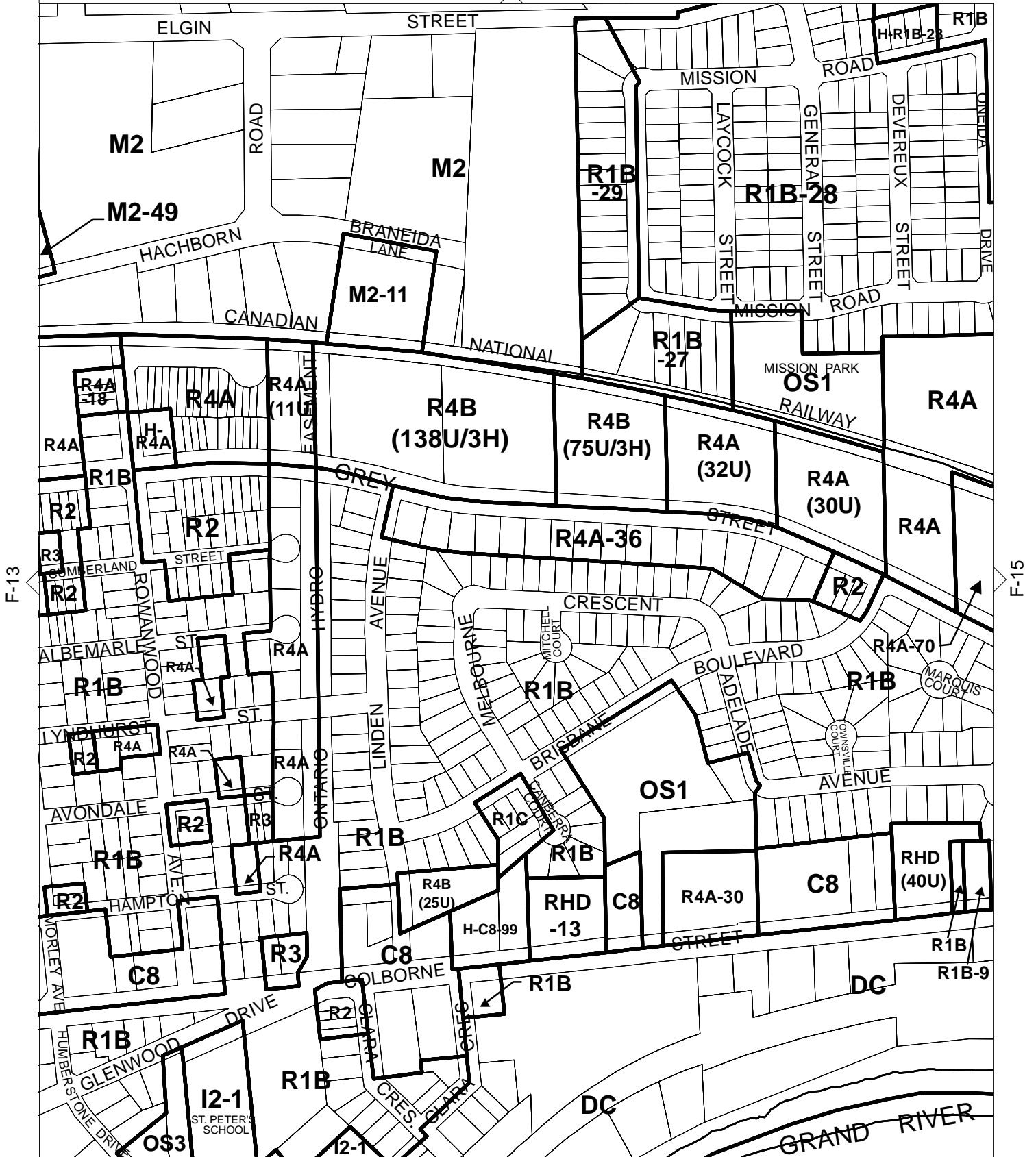
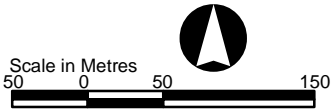
25-91	142-94	86-2003	74-2007	137-2014	104-2019
O.M.B. ORDER	4-95	65-2004	100-2008	114-2017	204-2020
R920340	35-95	155-2004	97-2009	159-2018	124-2022
66-94	9-96	181-2006	155-2011	82-2019	
141-94	172-2000	E-13	87-2013	87-2019	

Scale in Metres



THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

25-91	77-94	4-95	11-96	172-2000	155-2004	165-2005	100-2008	220-2020
102-91	66-94	35-95	16-96	163-2000	41-2005	208-2005	97-2009	
184-91	139-94	87-95	67-96	185-2001	54-2005	15-2006	155-2011	
115-92	141-94	137-95	140-96	92-2002	73-2005	153-2006	26-2020	
176-92	171-94	9-96	E-14	142-2004	151-2005	74-2007	178-2020	



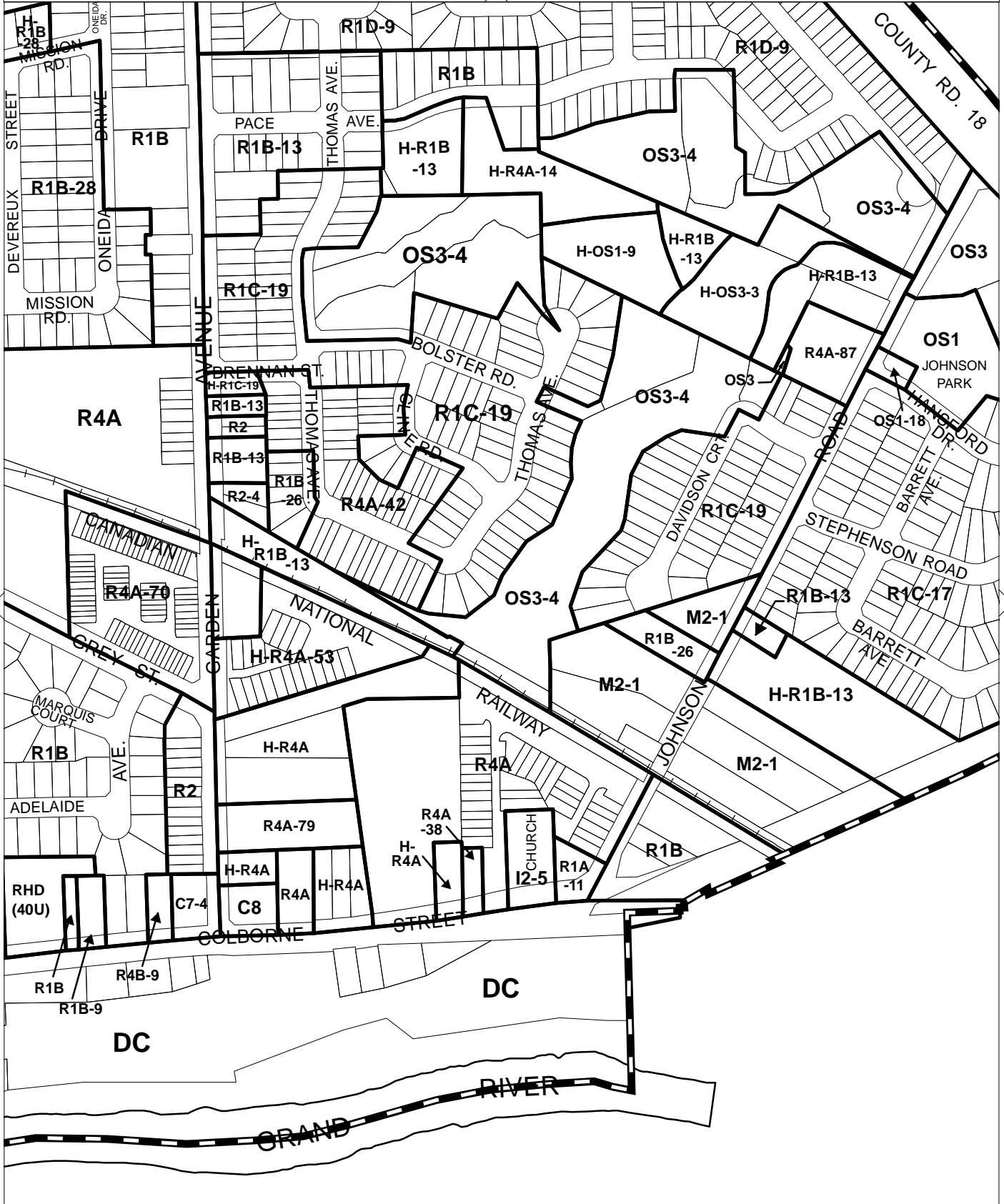
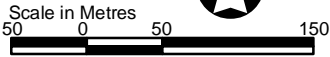
# City of Brantford

# SCHEDULE 'A'

# Map F-15

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

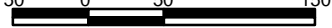
25-91	161-92	35-95	106-95	163-2000	78-2006	44-2007	96-2009	77-2016	26-2020
184-91	176-92	84-95	140-96	185-2001	100-2006	135-2007	8-2010	107-2016	219-2020
3-92	170-94	85-95	90-98	64-2003	101-2006	144-2008	41-2011	151-2016	220-2020
49-92	171-94	87-95	141-98	76-2004	140-2006	145-2008	106-2015	140-2017	72-2022
60-92	180-94	105-95	E-15	110-2004	153-2006	172-2008	118-2015	12-2019	155-2023



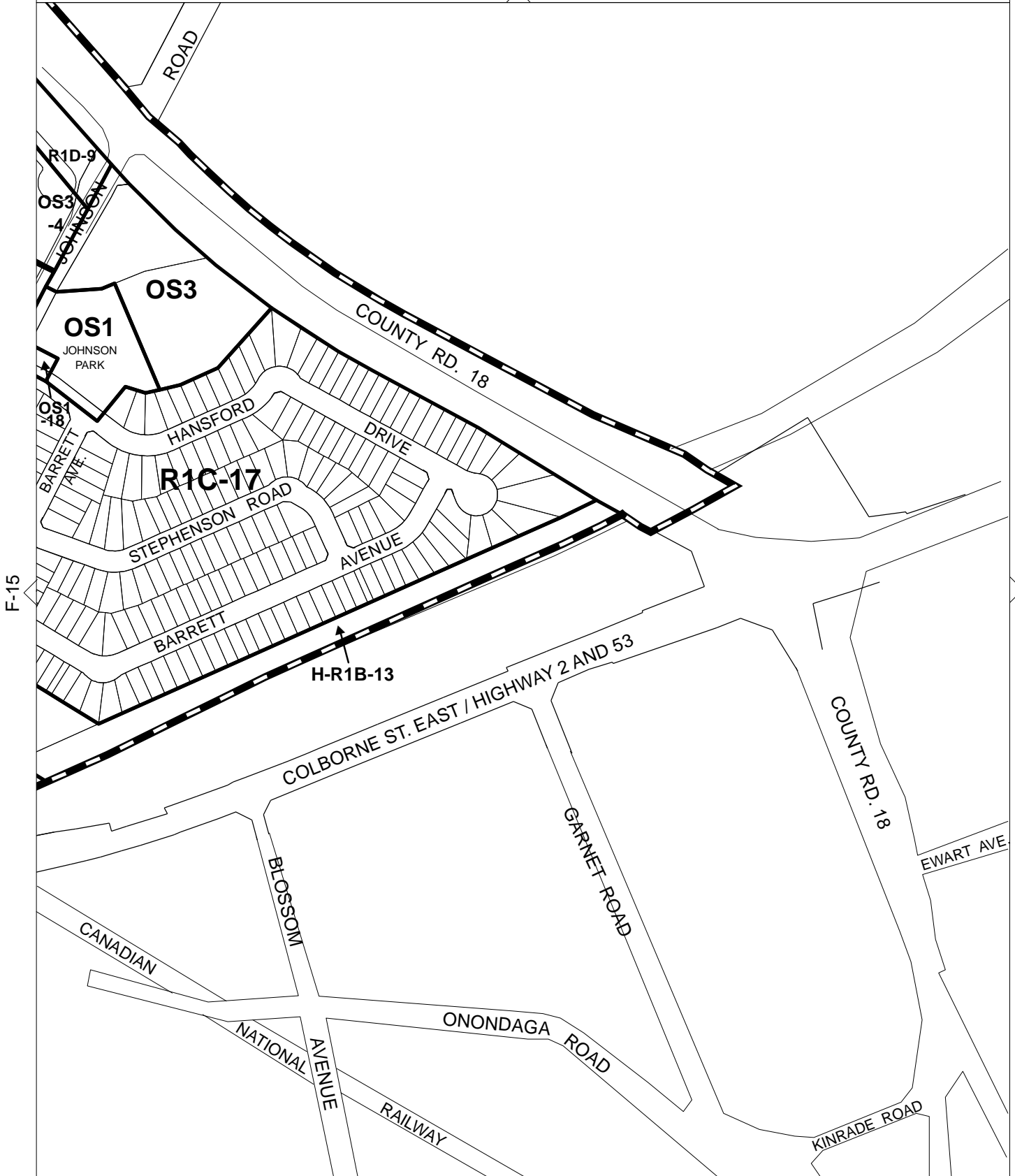
THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

- 25-91 77-2016
- 60-92 140-2017
- 78-2006 12-2019
- 96-2009

Scale in Metres



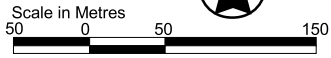
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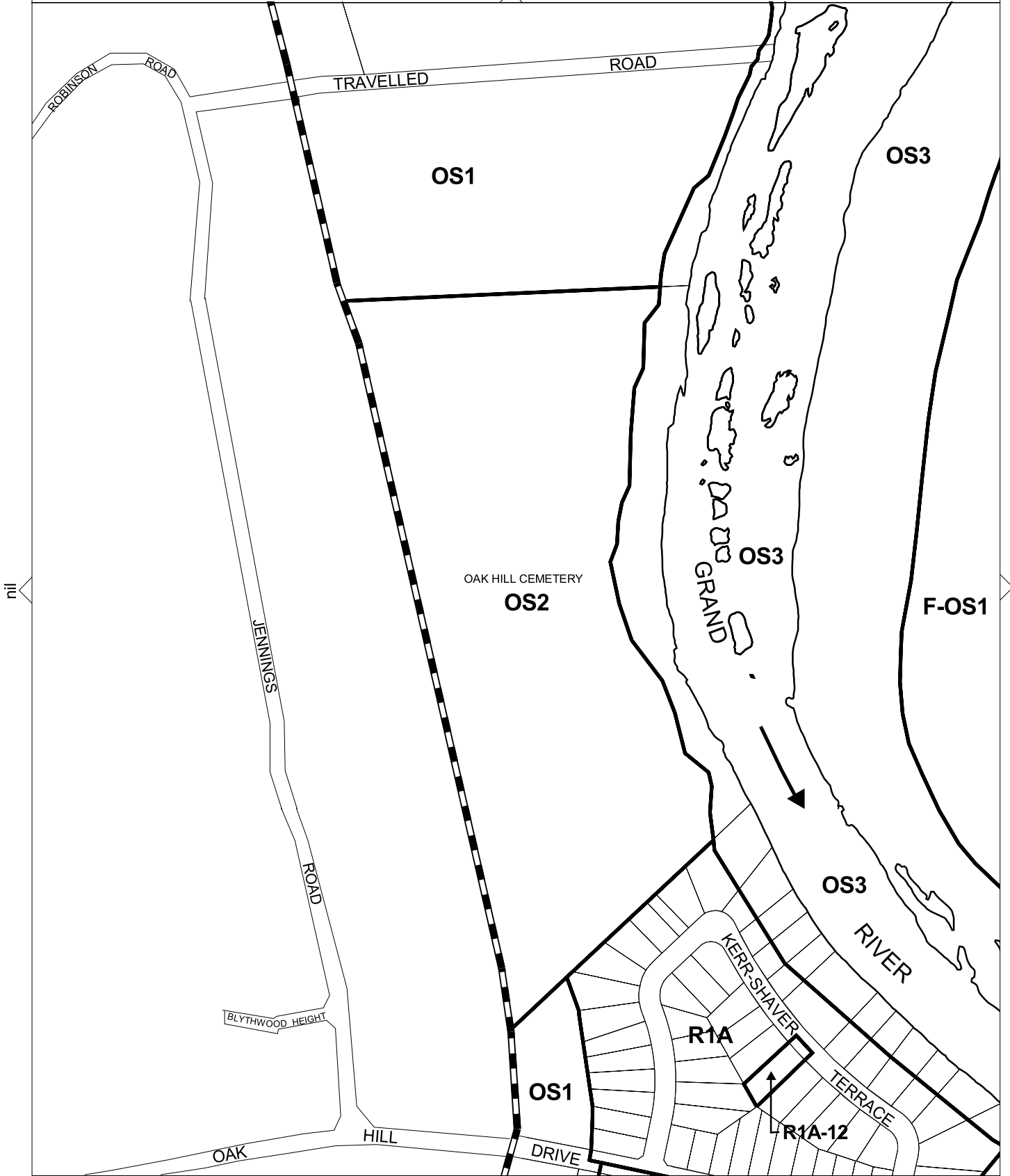
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nil

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:  
34-93  
138-95  
123-99



F-5



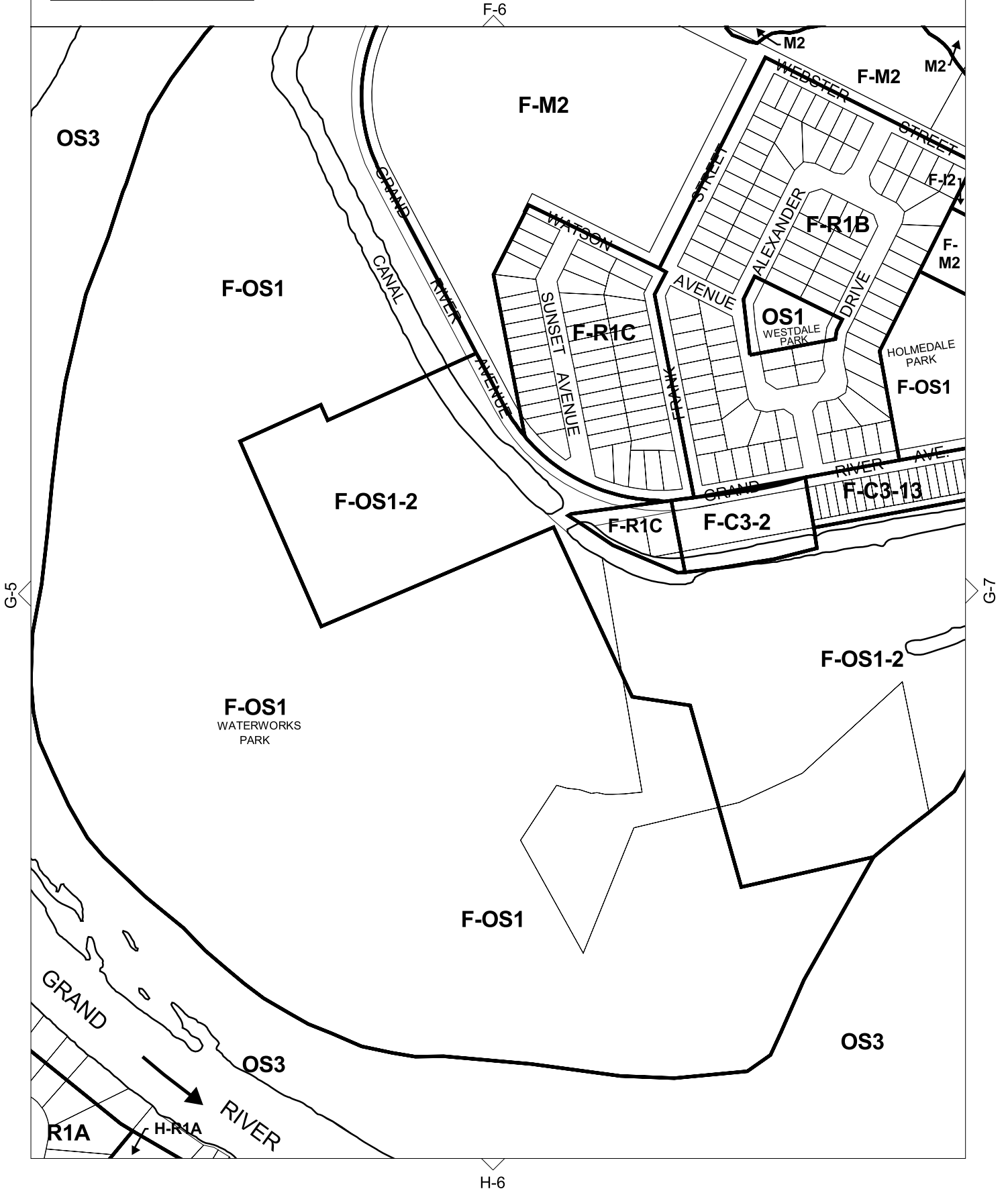
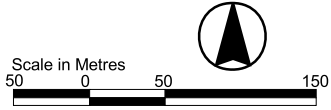
nil

G-6

H-5

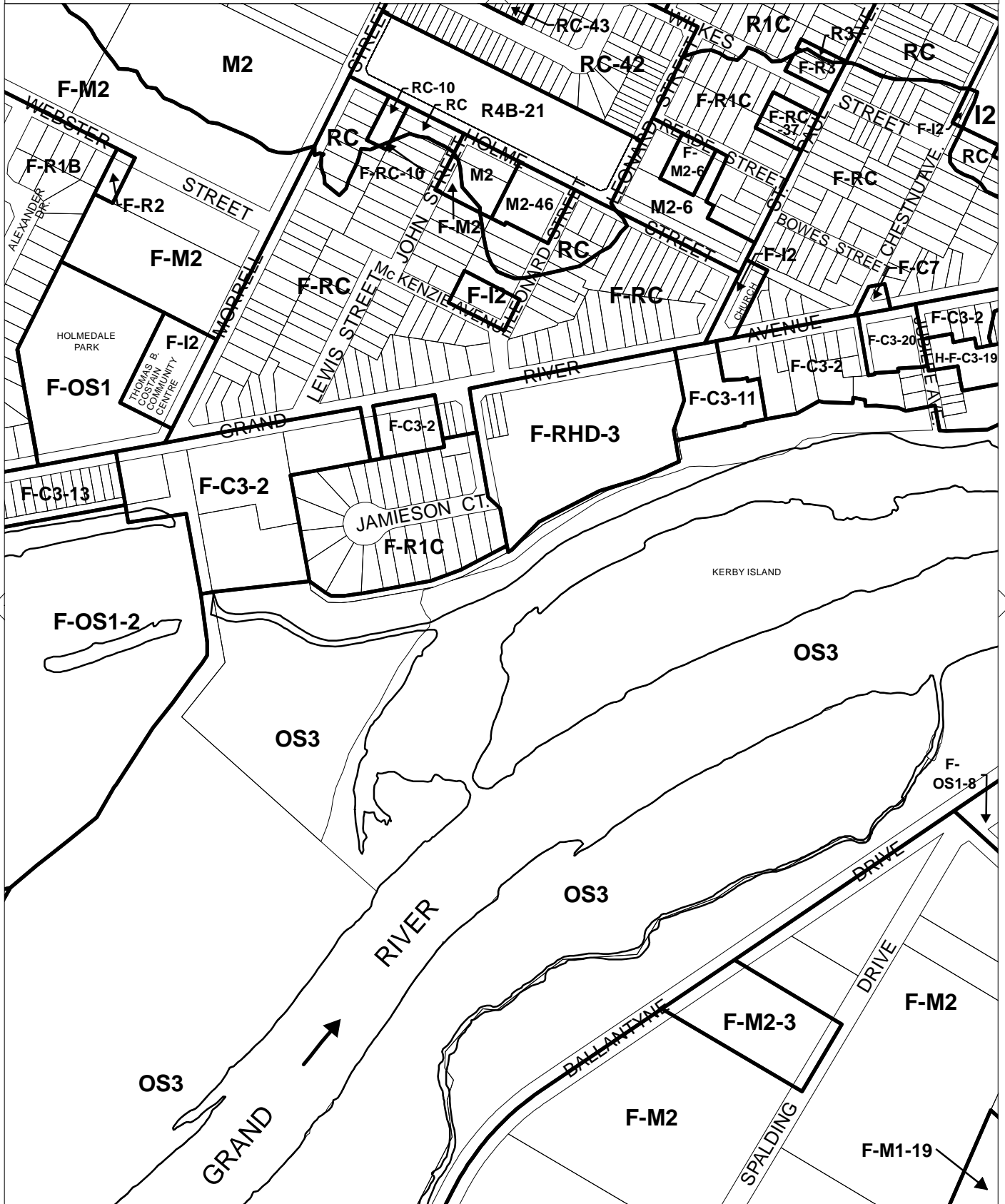
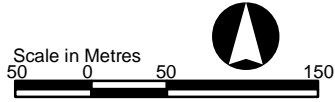


THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:  
34-93  
123-99  
200-99



THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

25-91	163-2005	79-2011	95-2021	71-2022 (OLT-
56-96	175-2005	100-2013	124-2021	22-003890
123-99	132-2008	100-2014	174-2021	
200-99	156-2008	105-2017		
45-2001	68-2011			

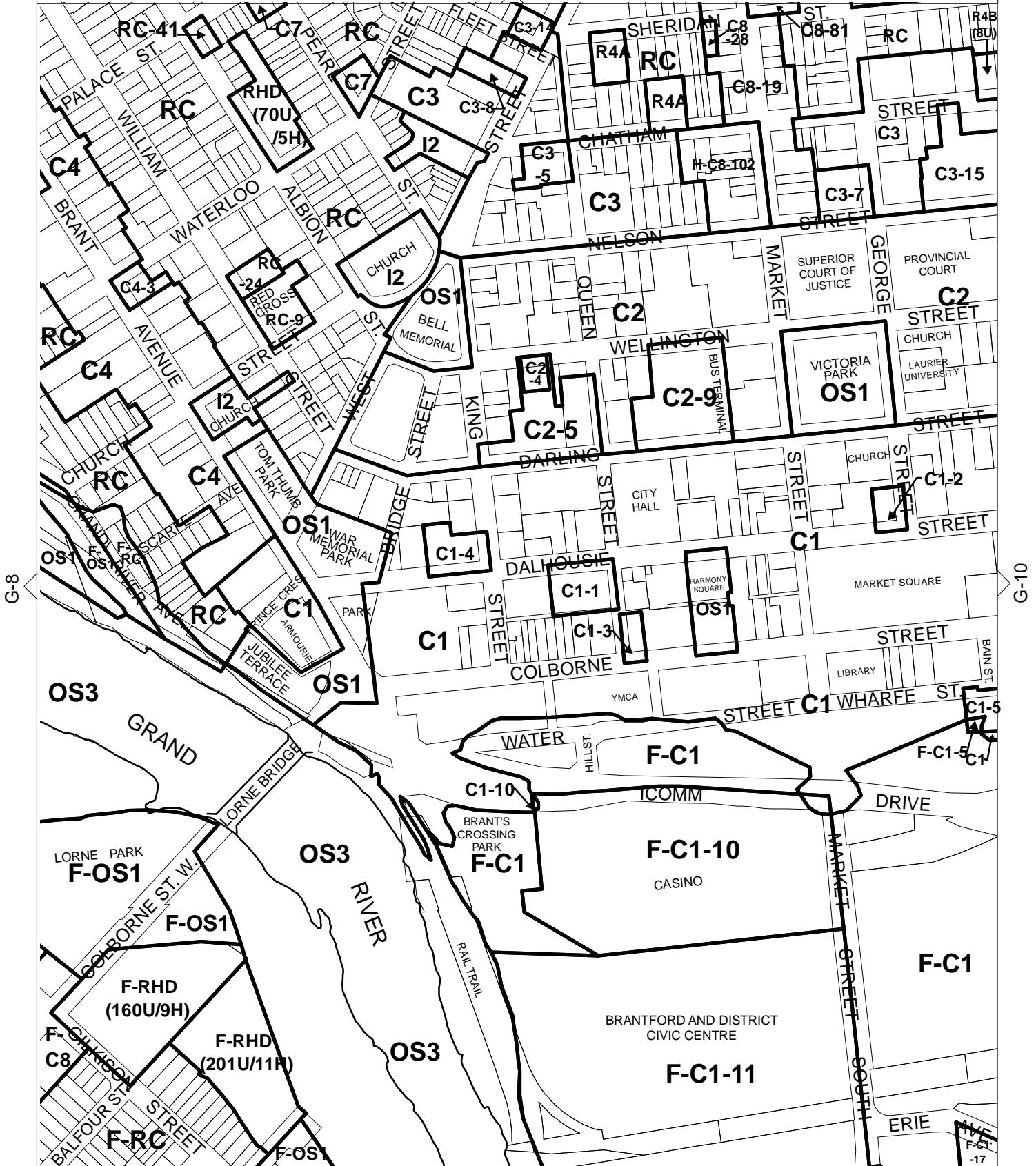
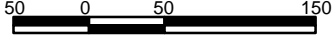




THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

16-91	153-94	90-96	40-98	136-99	O.M.B. ORDER	162-2005	145-2008
25-91	3-95	150-96	O.M.B. ORDER	210-99	1280	93-2006	173-2008
173-92	35-95	162-96	3013	65-2000	34-2003	157-2007	105-2010
136-93	15-96	149-97	123-99	168-2000	56-2005	15-2008	196-2020
120-94	88-95	134-97	F-9	60-2002	127-2005	22-2008	148-2022

Scale in Metres



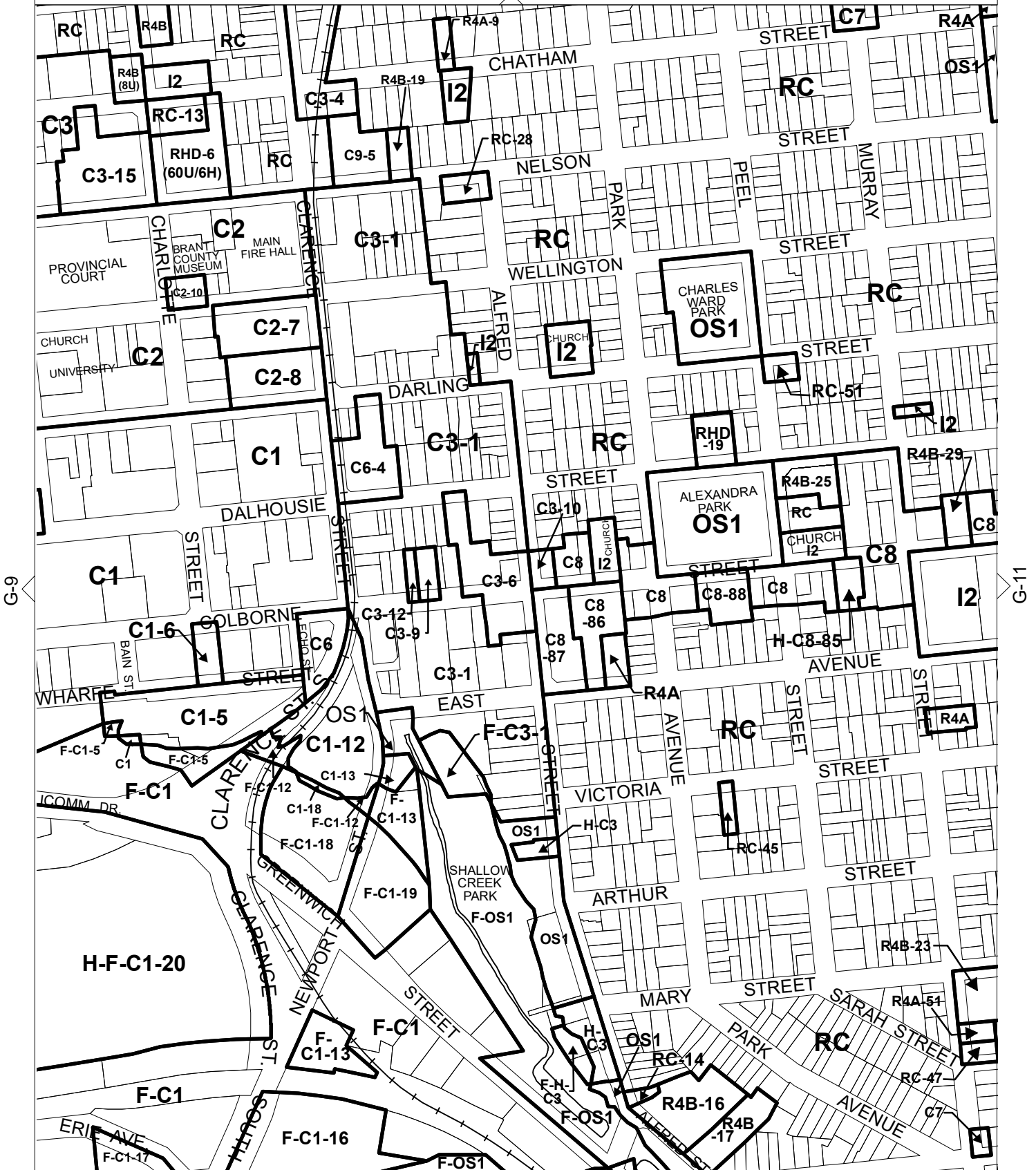
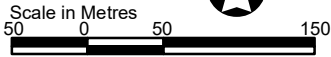
# City of Brantford

# SCHEDULE 'A'

# Map G-10

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

16-91	23-93	137-95	168-2000	185-2003	126-2005	56-2009	41-2014	148-2022	50-2024
25-91	34-93	7-98	169-2000	200-2003	67-2007	68-2009	3-2015	177-2022	151-2024
214-91	58-94	123-99	34-2003	154-2004	130-2008	75-2011	147-2018	13-2023	
15-92	104-94	13-2000	50-2003	202-2004	171-2008	6-2013	84-2019	34-2023	
40-92	35-95	148-2000	F-10	56-2005	23-2009	118-2013	135-2022	136-2022	



# City of Brantford

# SCHEDULE 'A'

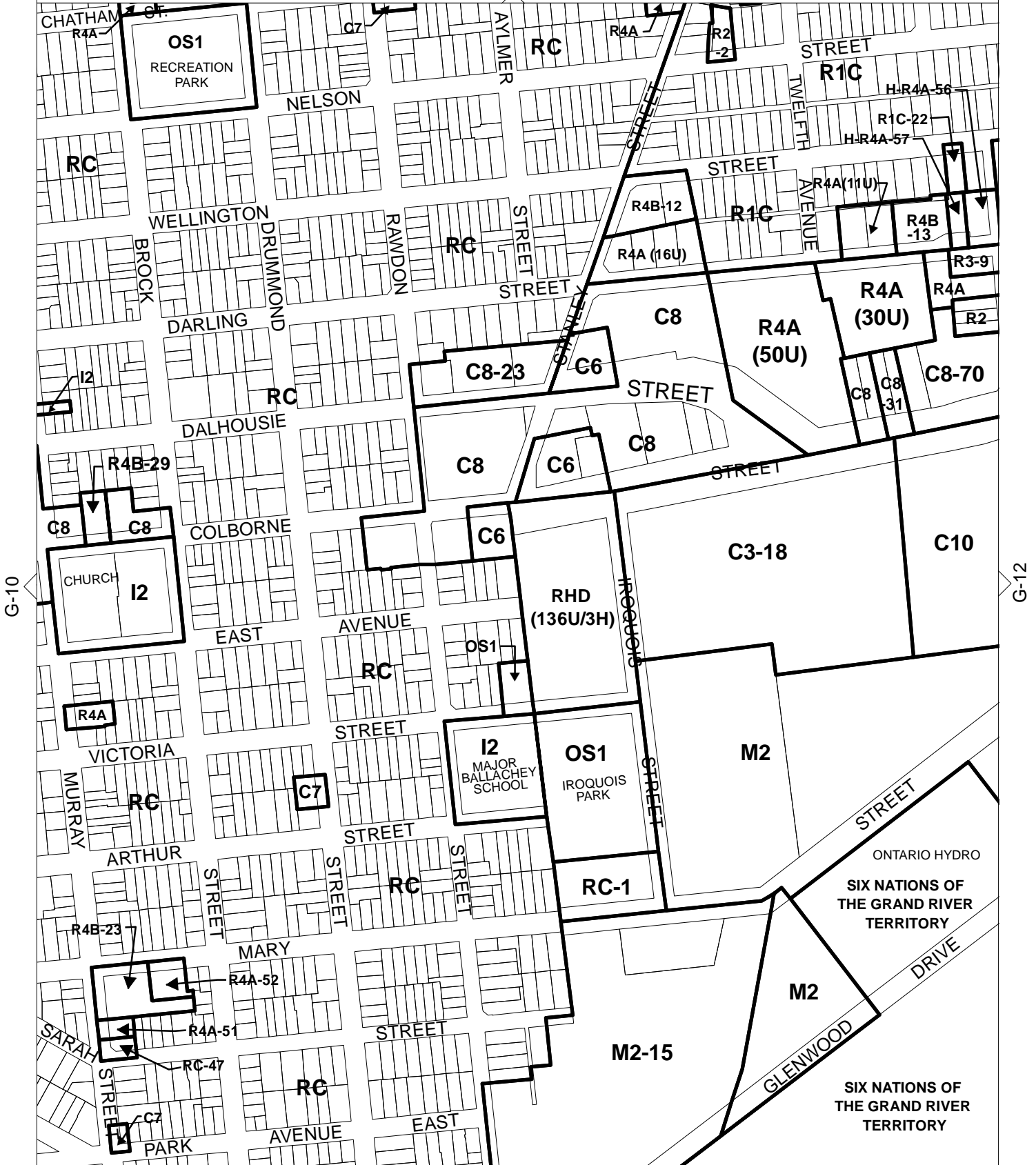
# Map G-11

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

1-92	119-94	189-96	146-98	67-2007	41-2014	135-2022
115-92	35-95	81-97	157-2001	23-2010	57-2014	
O.M.B. ORDER	137-95	149-97	96-2002	100-2012	139-2016	
R920340	40-96		44-2004	60-2013	8-2020	
58-94	161-96	F-11	53-2005	106-2013	135-2021	

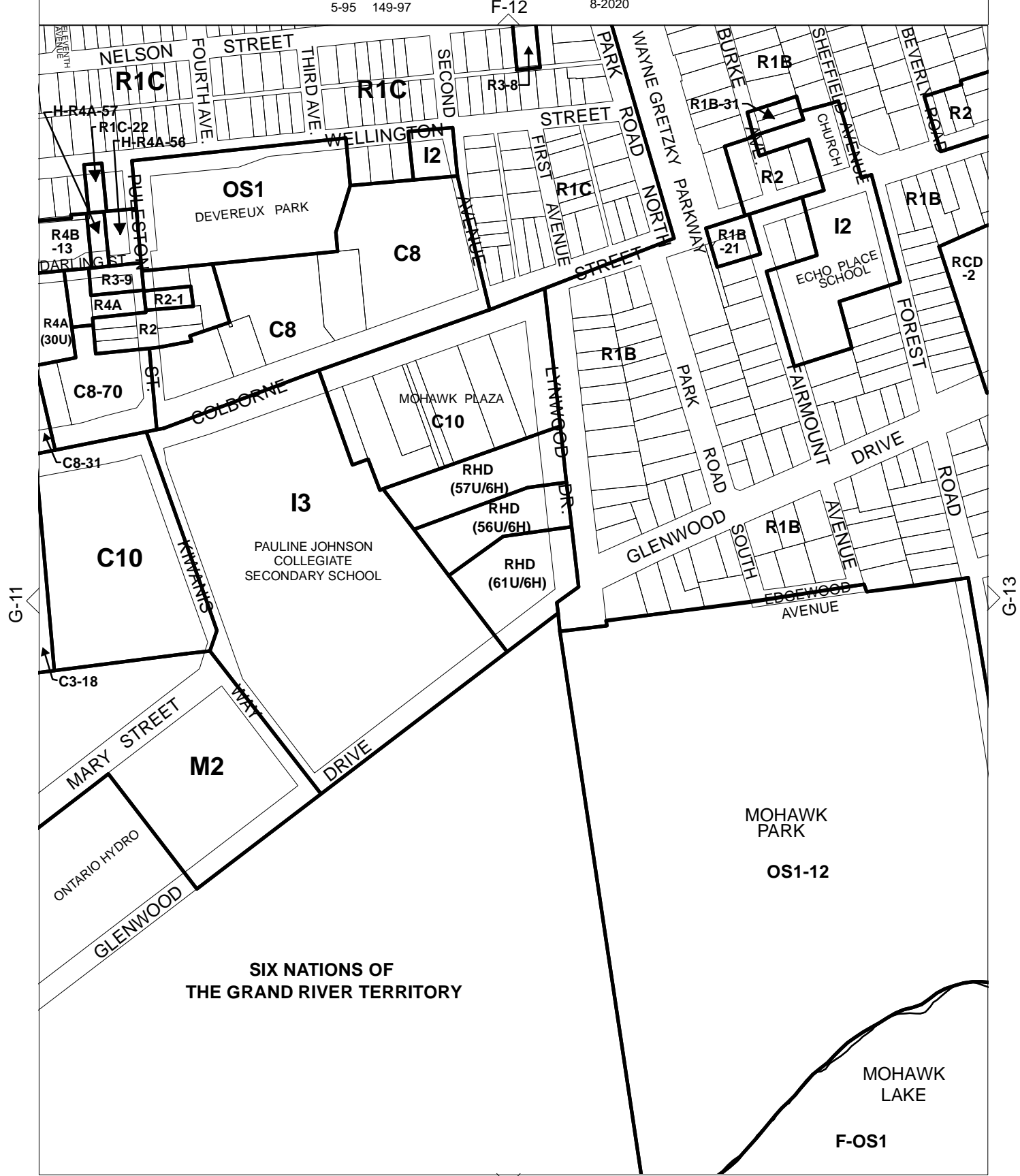
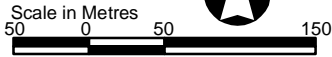
Scale in Metres

50 0 50 150



THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

25-91	35-95	143-98	206-2004	7-2013	135-2021
1-92	90-96	79-2000	53-2005	106-2013	
34-93	189-96	124-2000	23-2010	57-2014	
119-94	81-97	157-2001	80-2011	139-2016	
5-95	149-97			8-2020	



SIX NATIONS OF THE GRAND RIVER TERRITORY

MOHAWK PARK

OS1-12

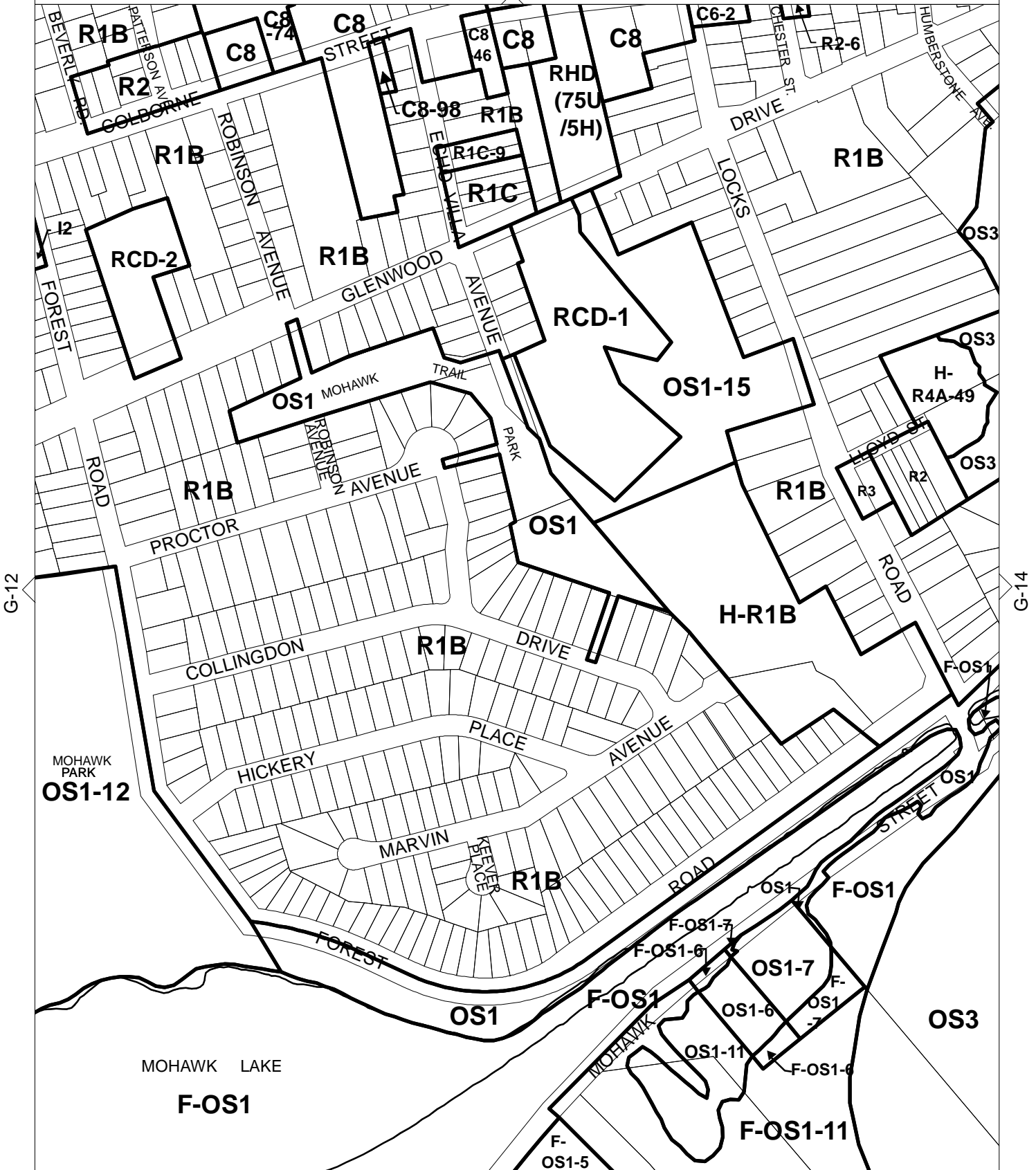
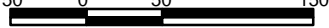
MOHAWK LAKE

F-OS1

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

- 25-91 35-95 65-2004 87-2013
- 34-93 90-96 206-2004 87-2019
- 47-93 50-98 62-2013 2-2022
- 142-94 123-99
- 19-95 O.M.B. Order 2028 F-13

Scale in Metres





THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

77-94 62-2013

35-95 2-2022

123-99

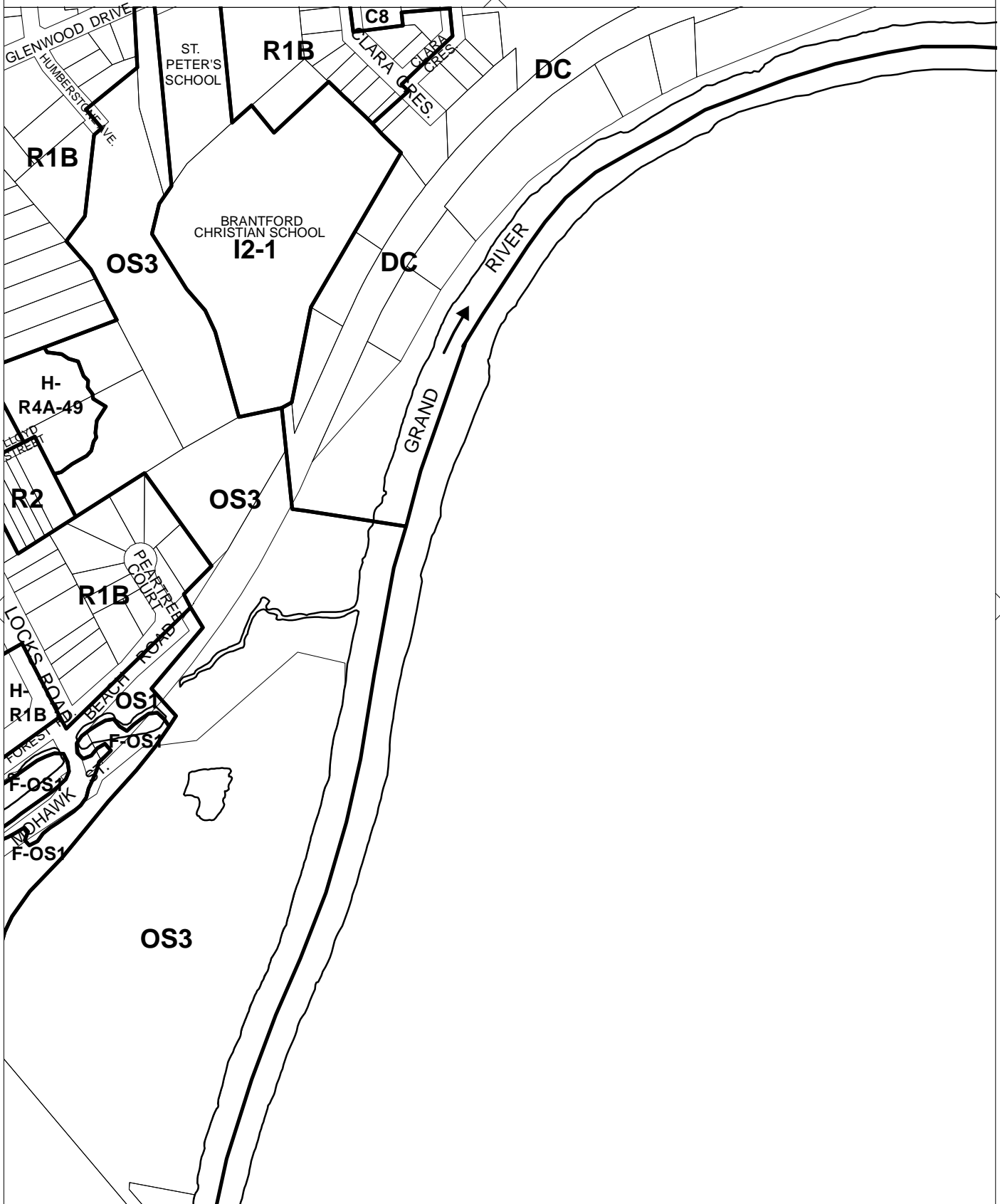
103-2003

Scale in Metres

50 0 50 150



F-14



G-13

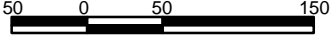
mil

H-14

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

116-2021  
22-2023

Scale in Metres

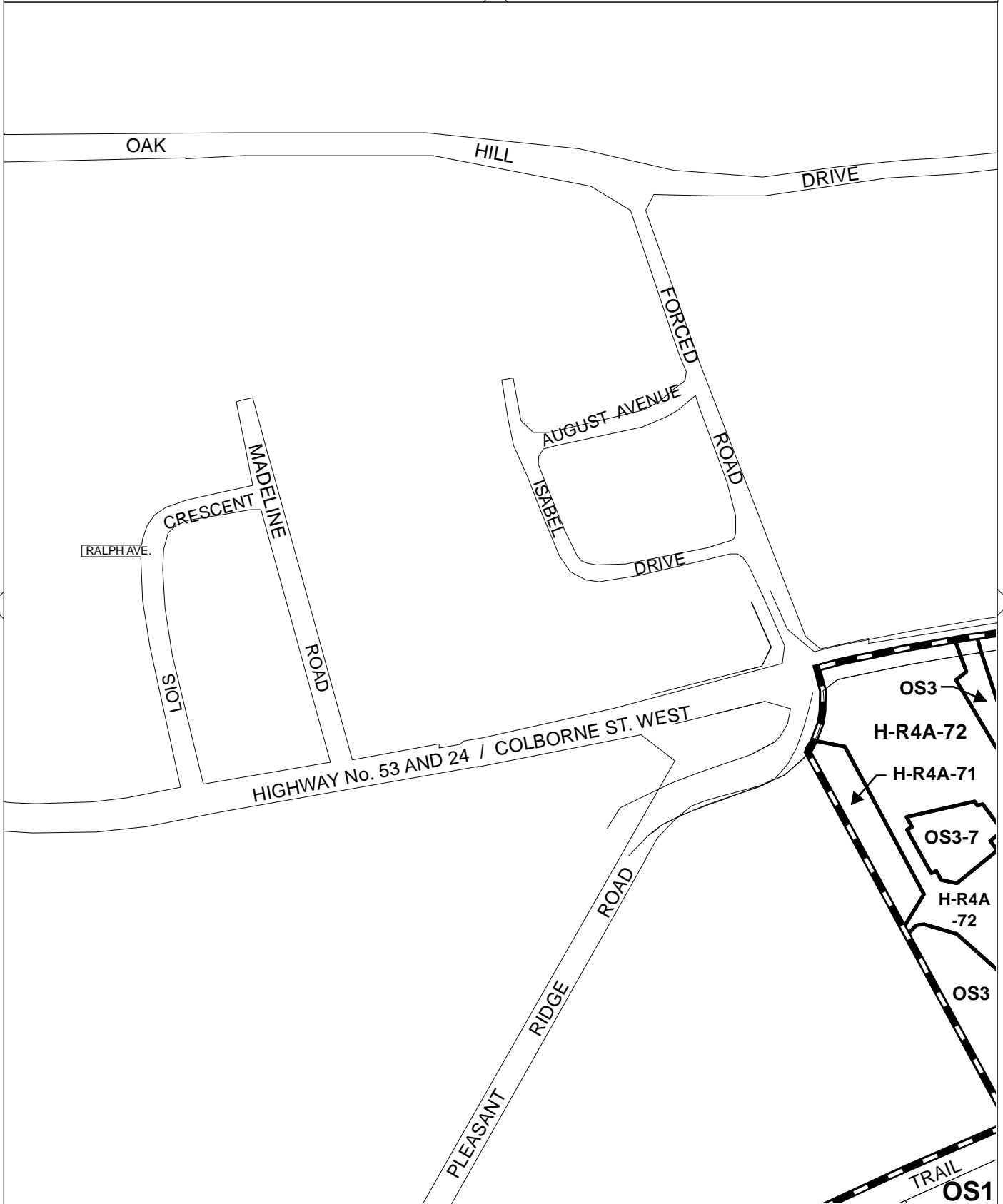


nil

nil

H-5

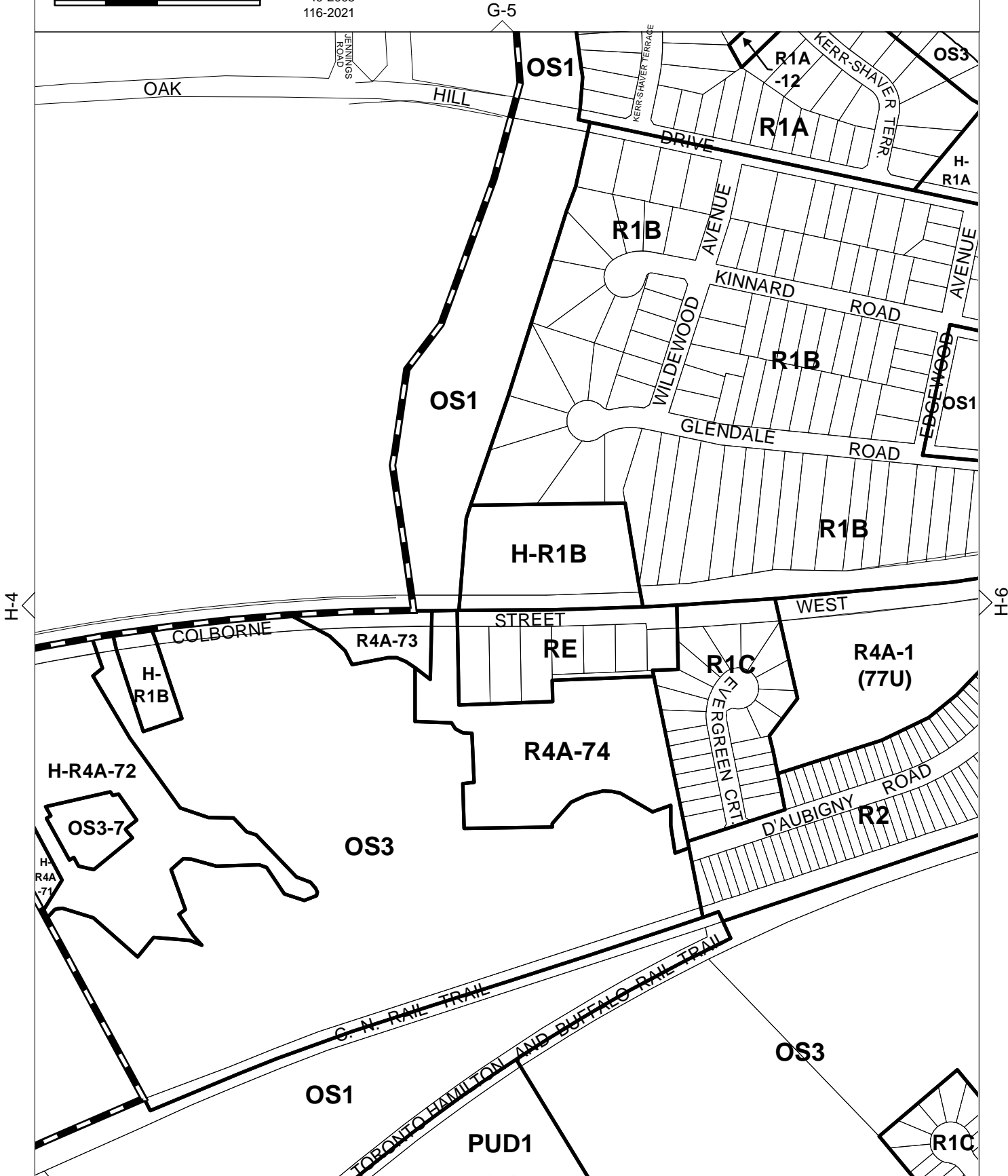
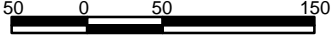
J-4



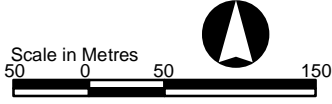
THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

- 34-93 31-2023
- 138-95 22-2023
- 190-2002
- 40-2005
- 116-2021

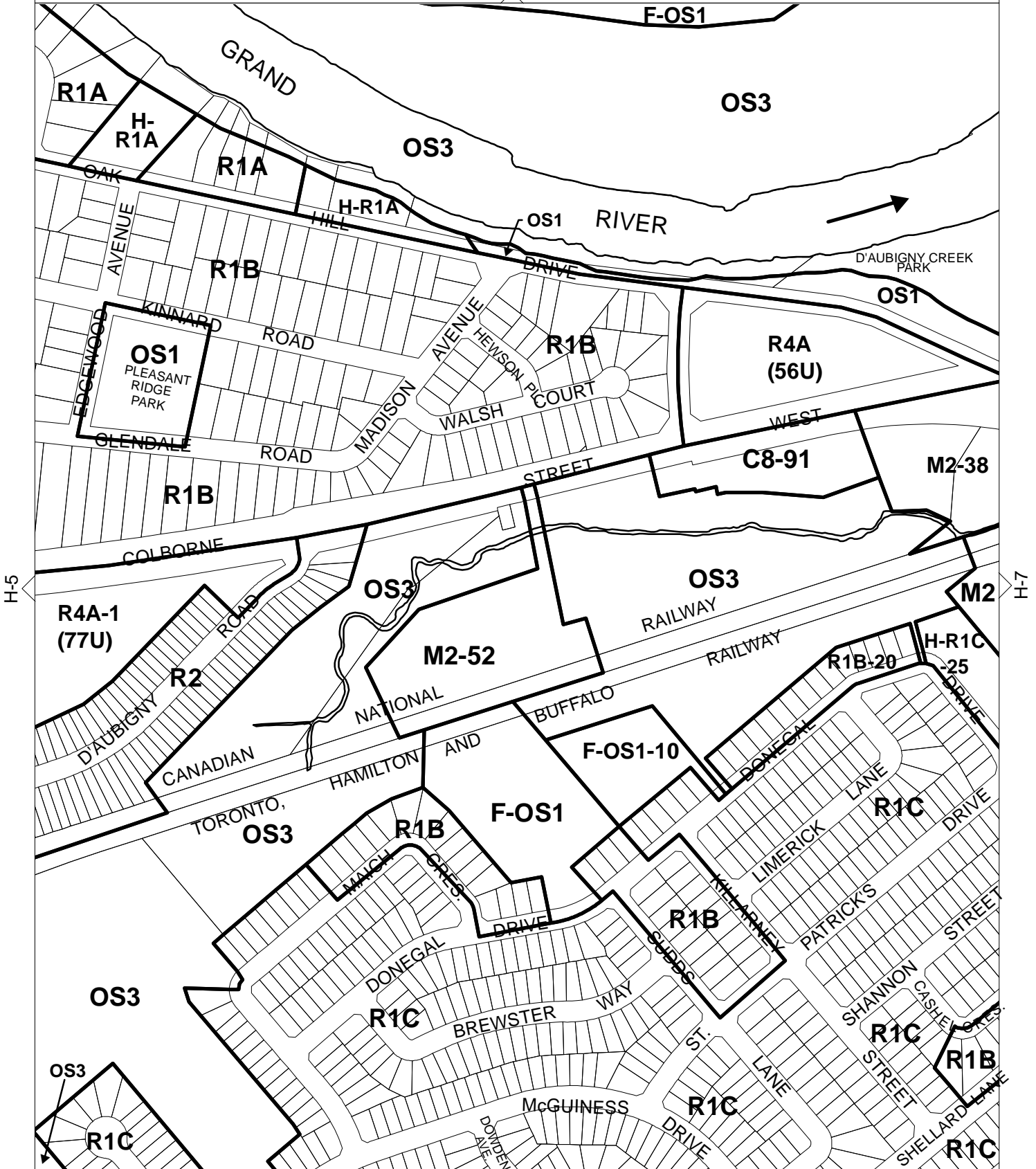
Scale in Metres



THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

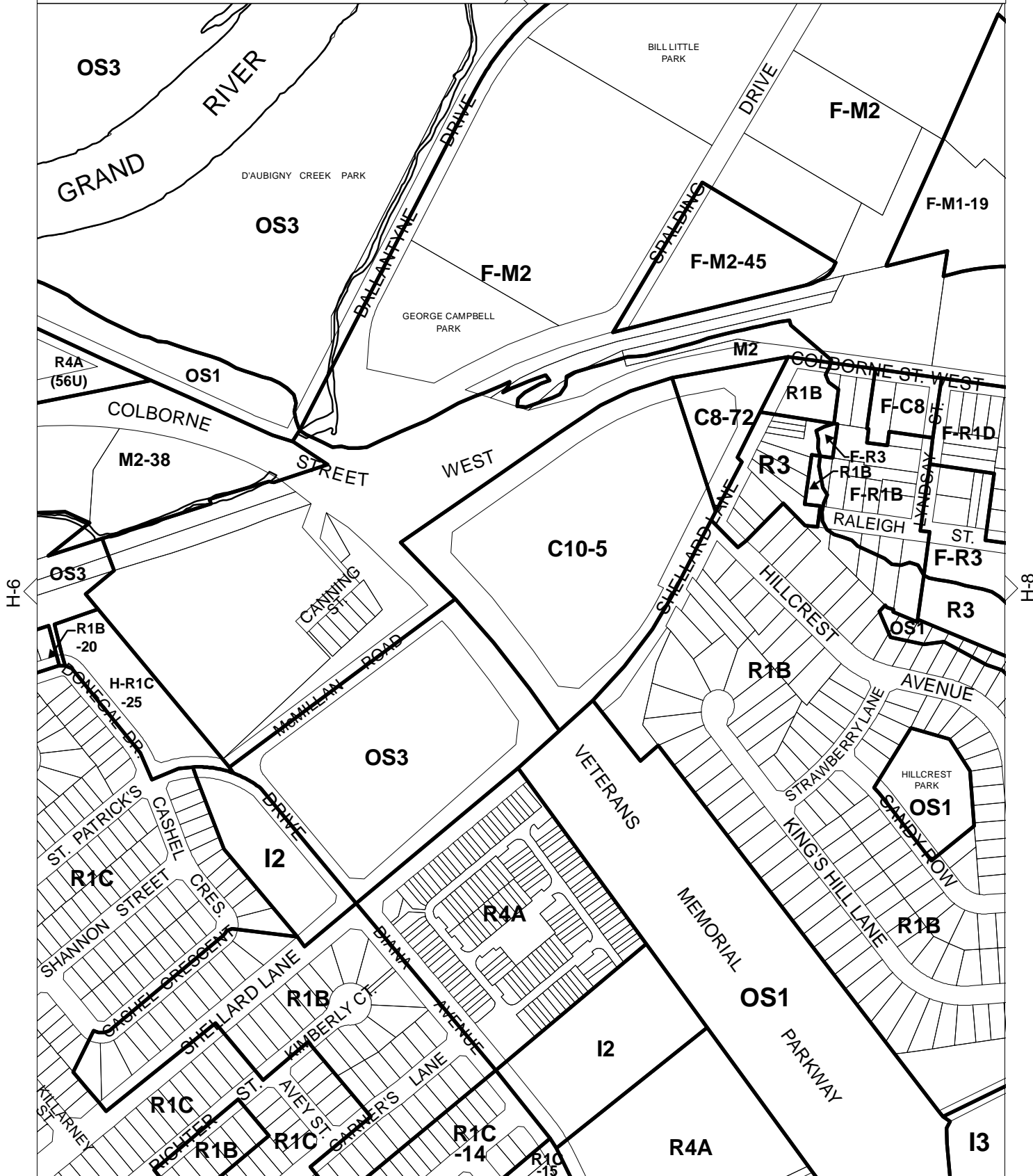
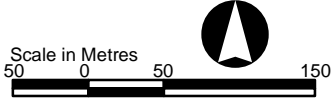


177-92	86-95	190-2002	40-2005
195-92	105-96	50-2003	71-2013
34-93	51-98	106-2003	175-2023
O.M.B. ORDER	123-99	178-2003	
R920602	108-2000	G-6	



THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

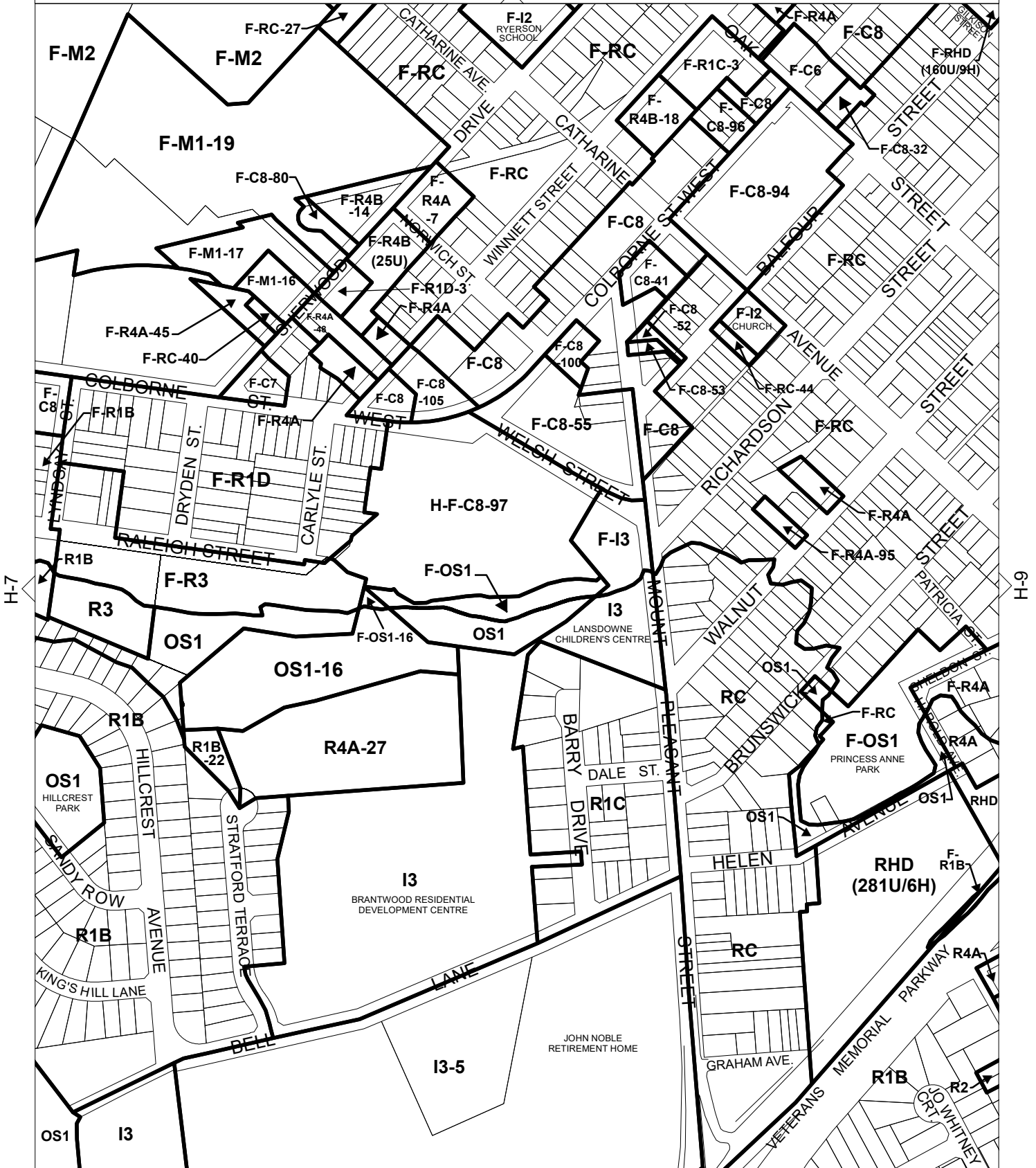
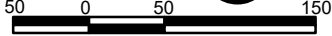
177-92	86-95	199-99	21-2003	111-2005	100-2013
195-92	89-96	108-2000	52-2003	177-2005	100-2014
O.M.B. ORDER	51-98	114-2002	85-2003	139-2006	175-2023
R920602	156-98	185-2002	178-2003	73-2008	
56-95	123-99			71-2013	



THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

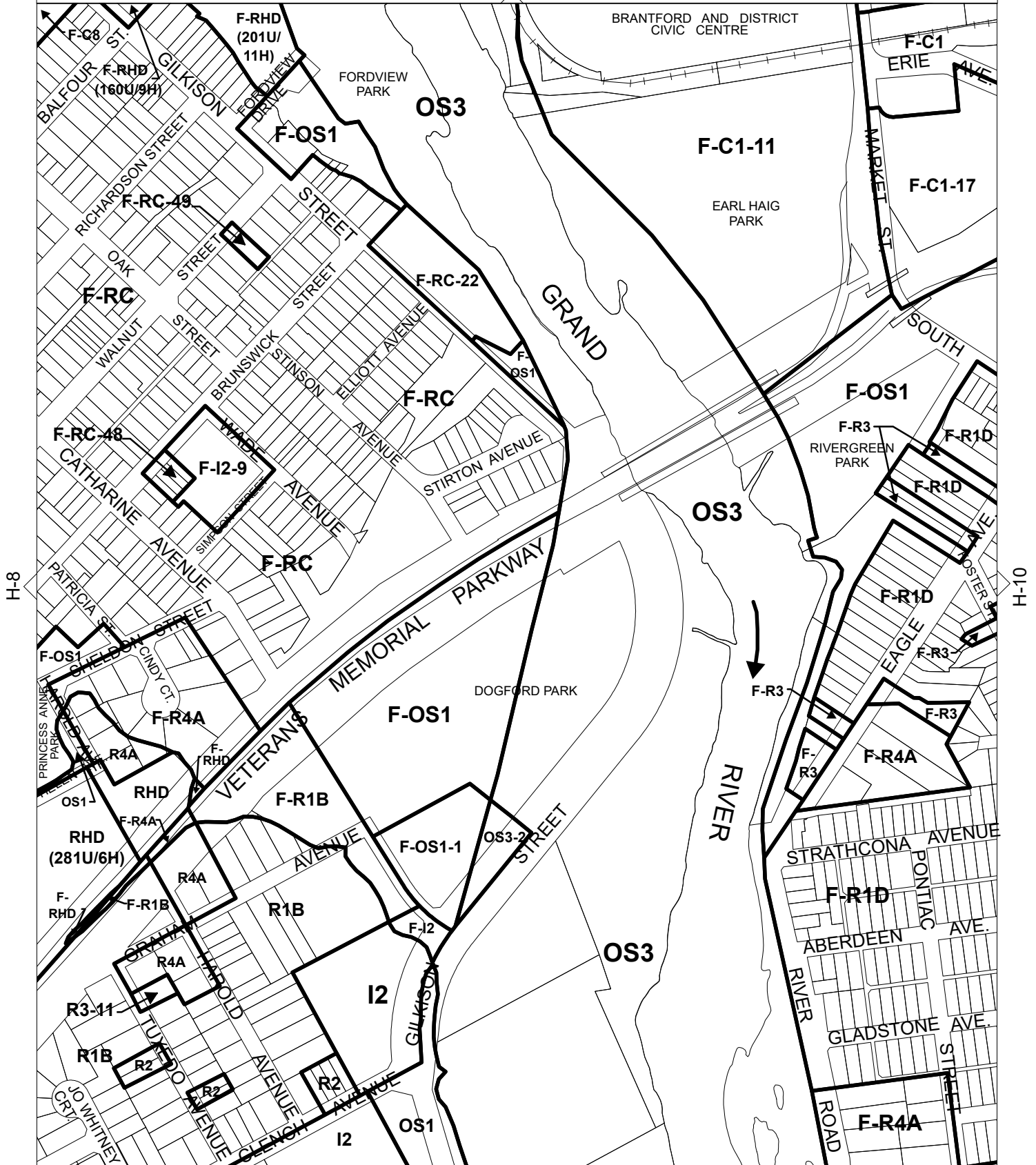
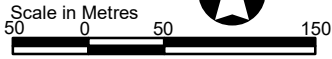
16-91	138-93	176-95	149-97	21-2002	66-2009	18-2013	60-2017
25-91	139-93	89-96	40-98	162-2002	11-2010	100-2014	101-2020
133-91	154-94	190-96	123-99	132-2006	50-2011	42-2015	119-2022
169-92	3-95	192-96	133-2001	5-2007	68-2011	40-2016	71-2024
33-93	35-95	56-97	G-8		93-2012	130-2016	118-2024

Scale in Metres



THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

16-91	176-95	123-99	90-2015	118-2024
25-91	90-96	168-2000	133-2015	
1-92	193-96	21-2002	44-2017	
34-93	149-97	60-2002	148-2022	
3-95	40-98	14-2015	G-9	



H-8

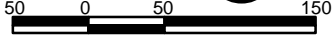
H-10





THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

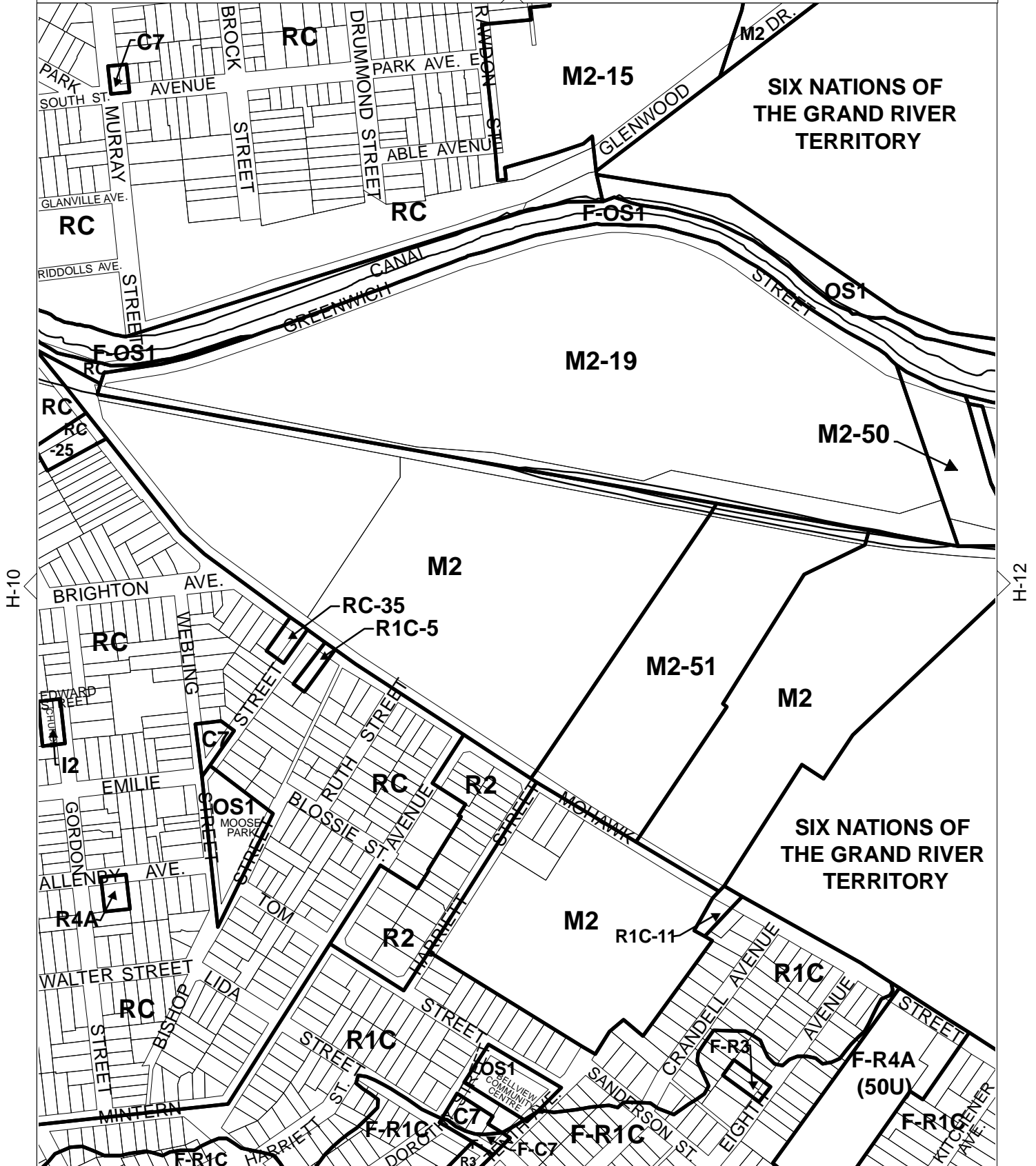
Scale in Metres



O.M.B. ORDER  
R920340

40-91	58-94	23-2010
58-91	161-96	100-2012
90-93	49-99	124-2012
123-99		
153-2003		

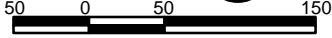
G-11



THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

- 90-93 23-2010
- 128-95 124-2012
- 90-96
- 123-99

Scale in Metres



G-12

OS1-12

MOHAWK LAKE

SIX NATIONS OF THE GRAND RIVER TERRITORY

M2-50

F-OS1

STREET

OS1

OS1

GREENWICH

SIX NATIONS OF THE GRAND RIVER TERRITORY

F-M2

M2-19

M2

TORONTO, HAMILTON AND BUFFALO RAILWAY

F-OS1

F-OS1-5

H-11

M2

H-13

SIX NATIONS OF THE GRAND RIVER TERRITORY

WOODLAWN INDIAN CULTURAL CENTRE

STREET

F-OS1-5

MORRISON RD.

MOHAWK F-R1C (50U)

F-R1C

KITCHENER AVE

LETH AVE

STREET

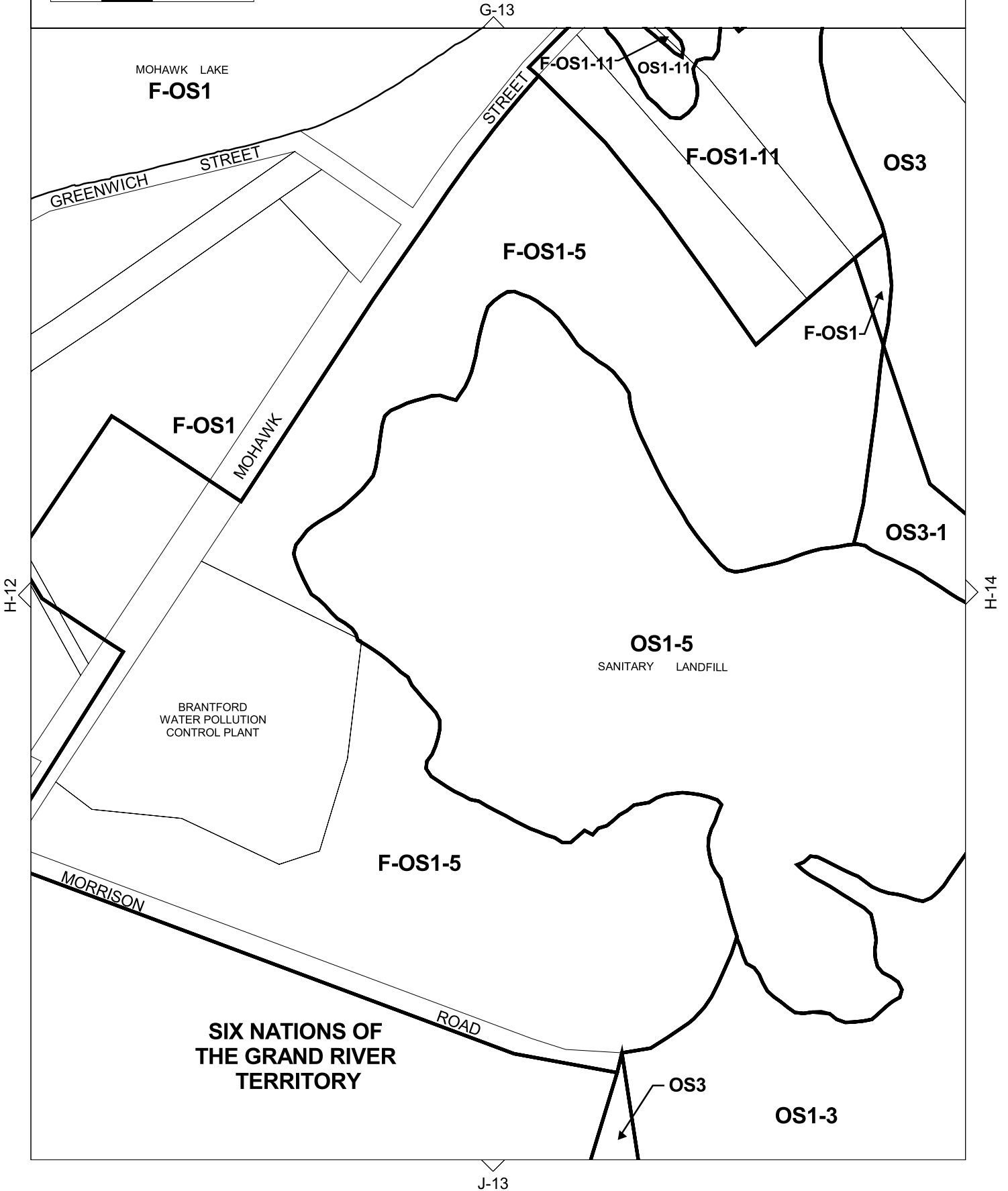
MOHAWK

SIX NATIONS OF THE GRAND RIVER TERRITORY

J-12



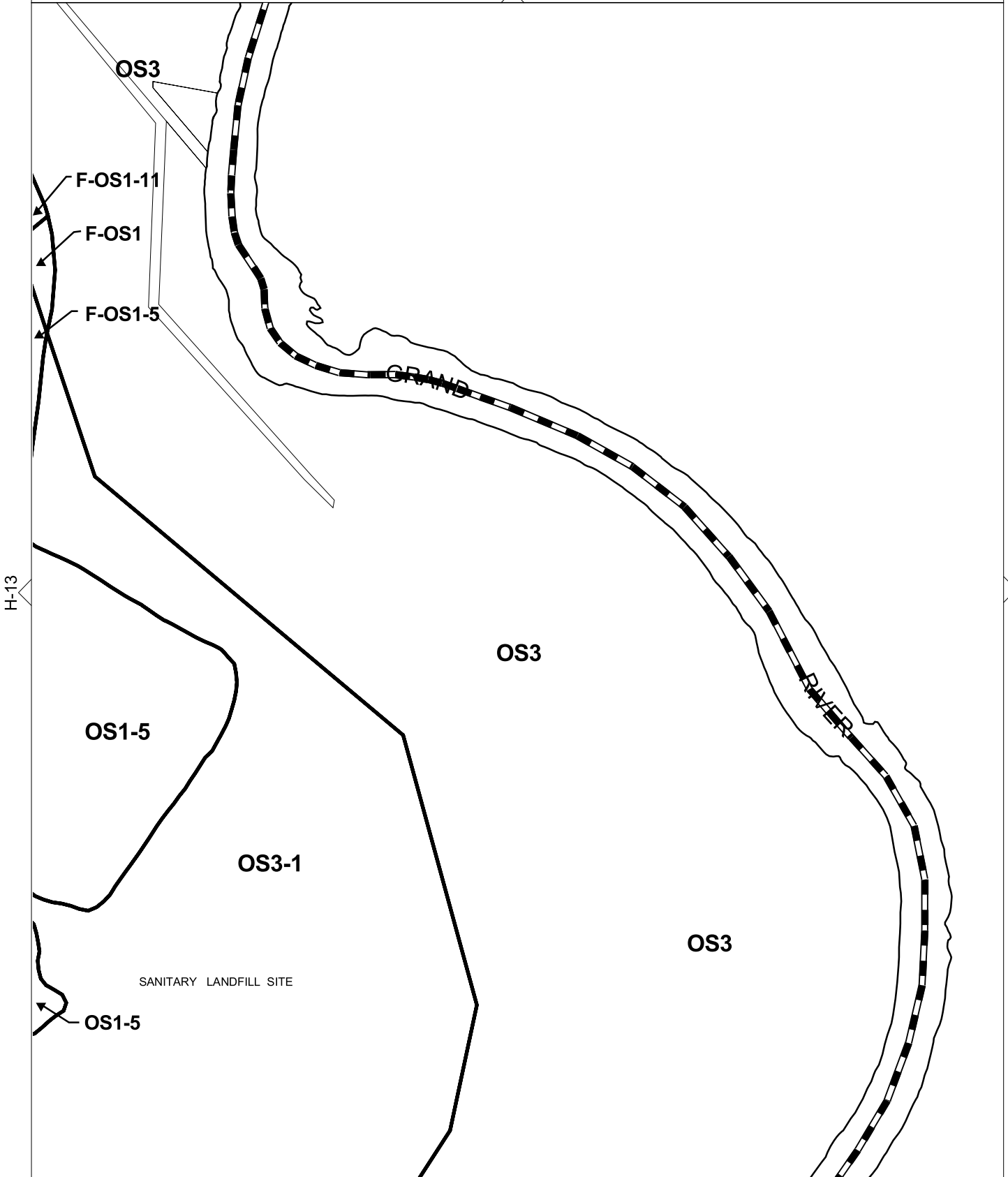
THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:  
47-93  
128-95  
123-99  
23-2010



THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:  
47-93  
123-99



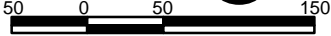
G-14



J-14

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

Scale in Metres



197-2020  
123-2022  
169-2022

H-4

ROAD

COUNTY OF BRANT  
CITY OF BRANTFORD

RIDGE

WALKING TRAIL

PLEASANT

OS1

PUD1

H-OS3

H-R1B-35

H-R1C-24

H-R1D-12

R1B-35

R1C-24

R1D-12

H-RE

H-R1B-35

H-R1D-12

PUD1

H-R1A

H-R1D-12

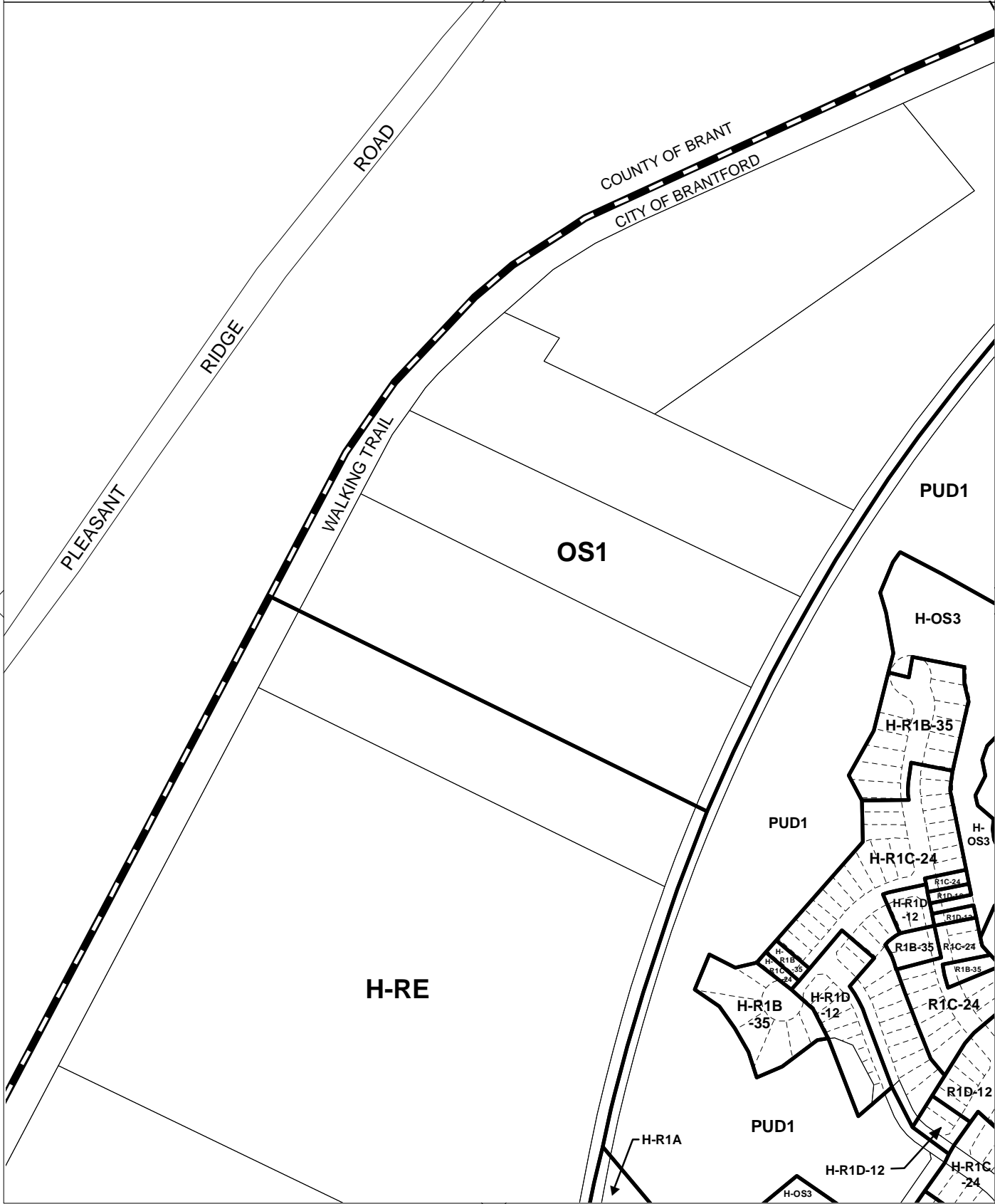
H-R1C-24

H-OS3

K-4

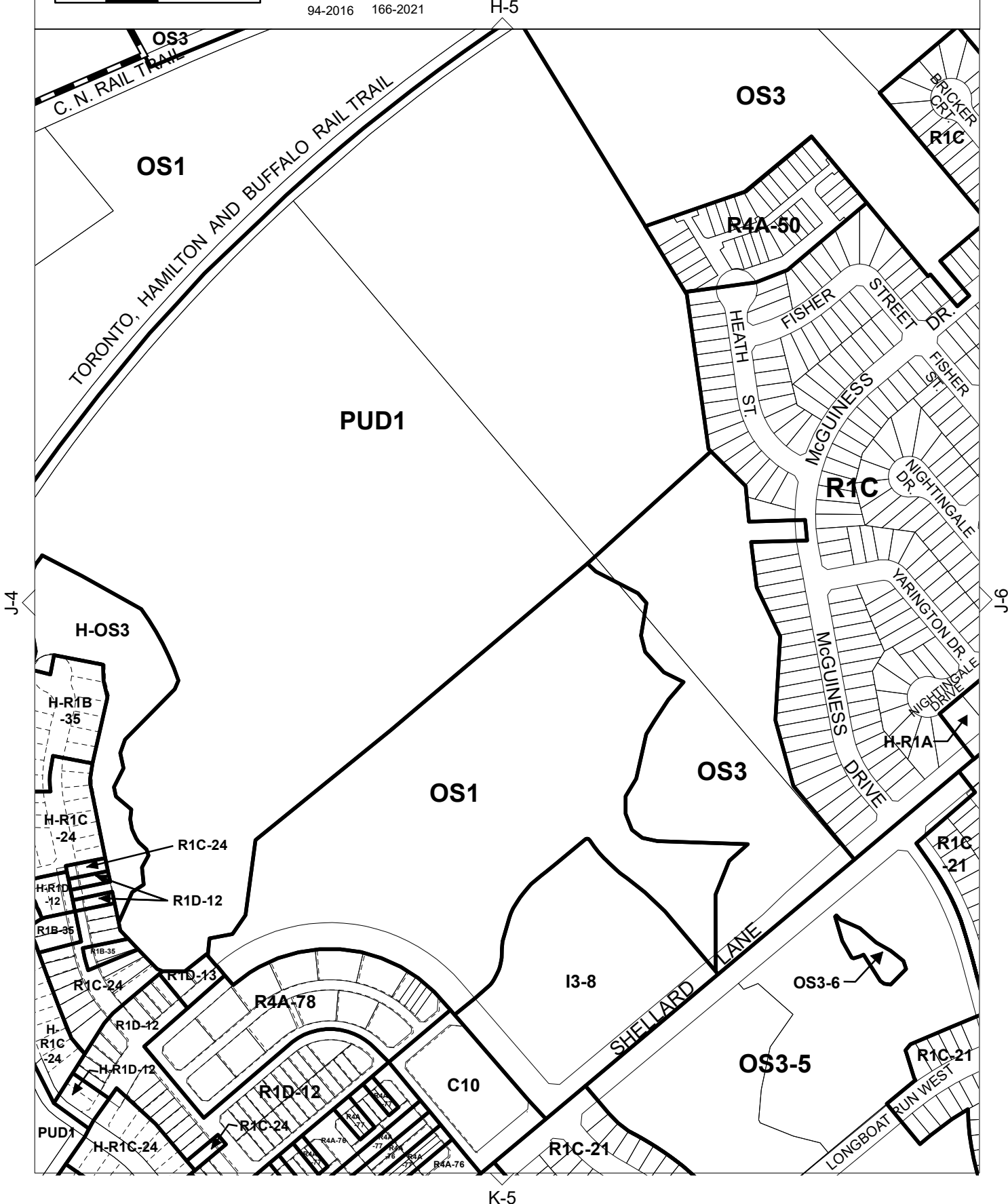
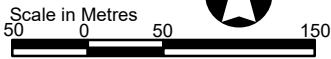
J-5

mil



THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

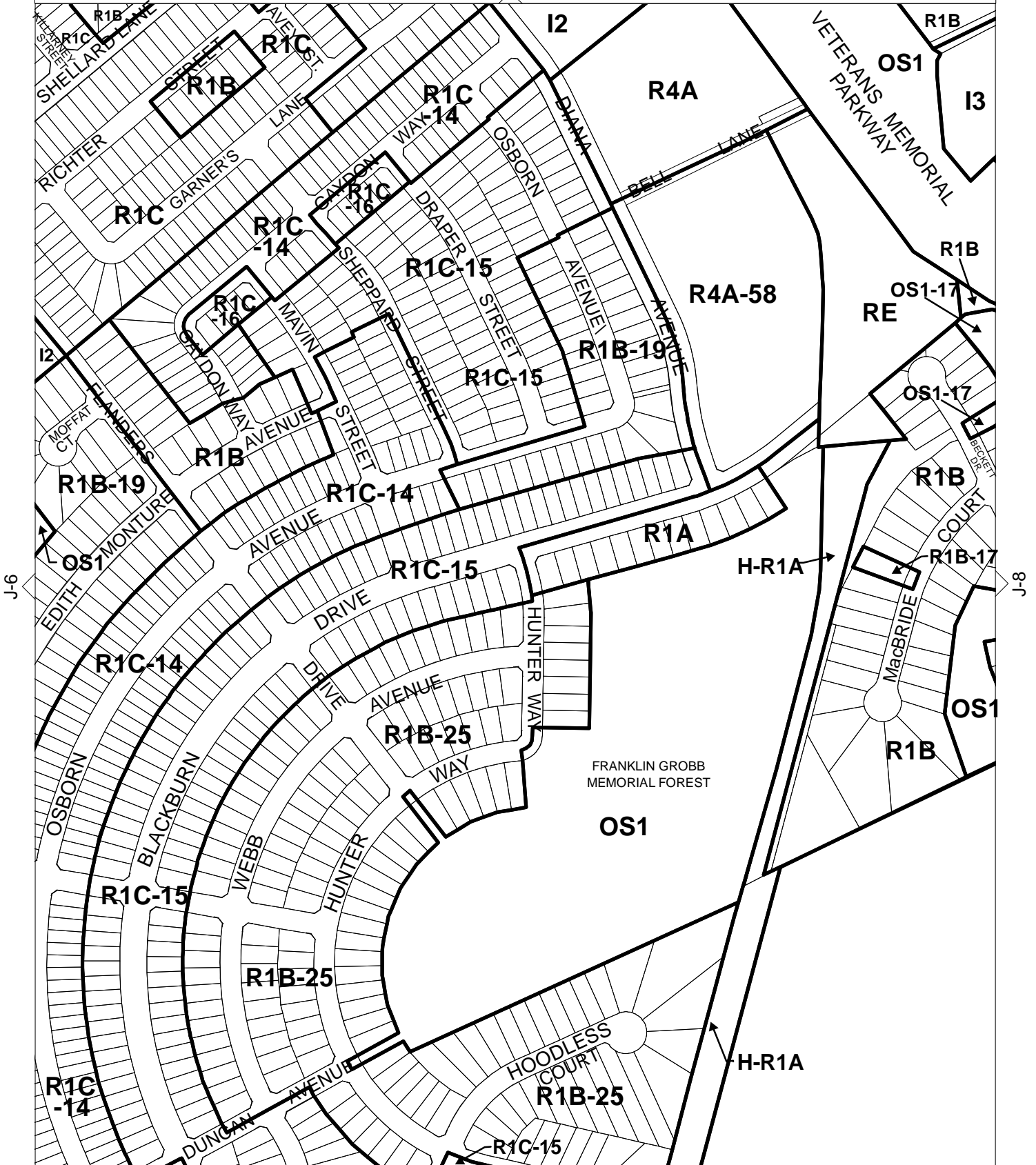
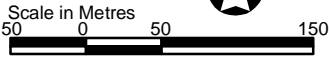
190-2002	167-2016	123-2022
40-2005	146-2017	169-2022
110-2013	197-2020	149-2023
10-2016	116-2021	103-2024
94-2016	166-2021	





THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

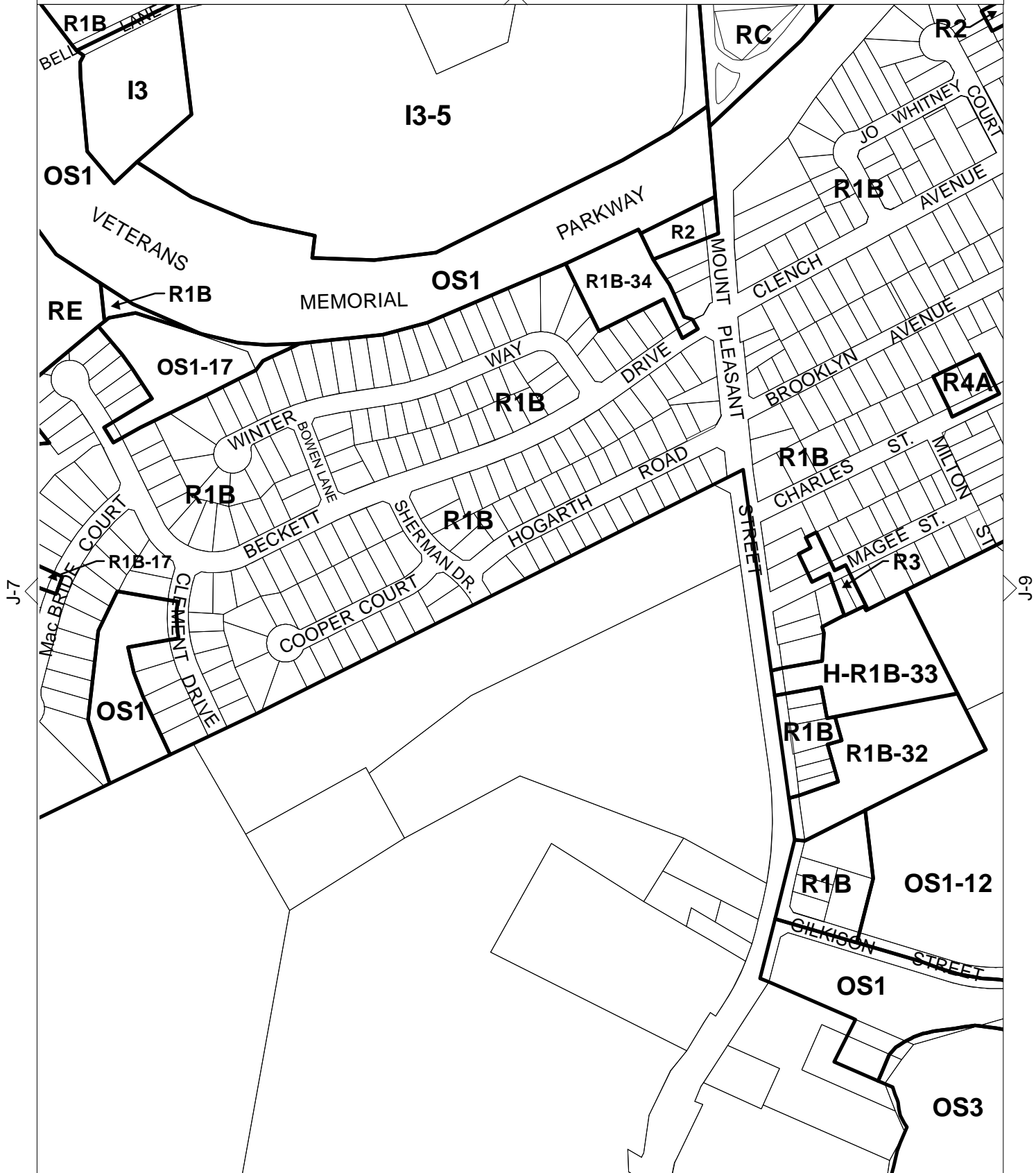
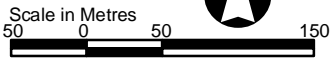
177-92	51-98	114-2002	164-2003	96-2017
195-92	118-98	123-2002	153-2004	178-2017
86-95	74-99	185-2002	203-2004	
O.M.B. ORDER	199-99	85-2003	158-2005	
R920602	73-2002	H-7	51-2008	





THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

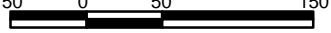
25-91	73-2002	43-2017	96-2023
90-96	162-2002	60-2018	
118-98	71-2005	65-2019	
123-99	77-2013	100-2021	
21-2002	24-2016		



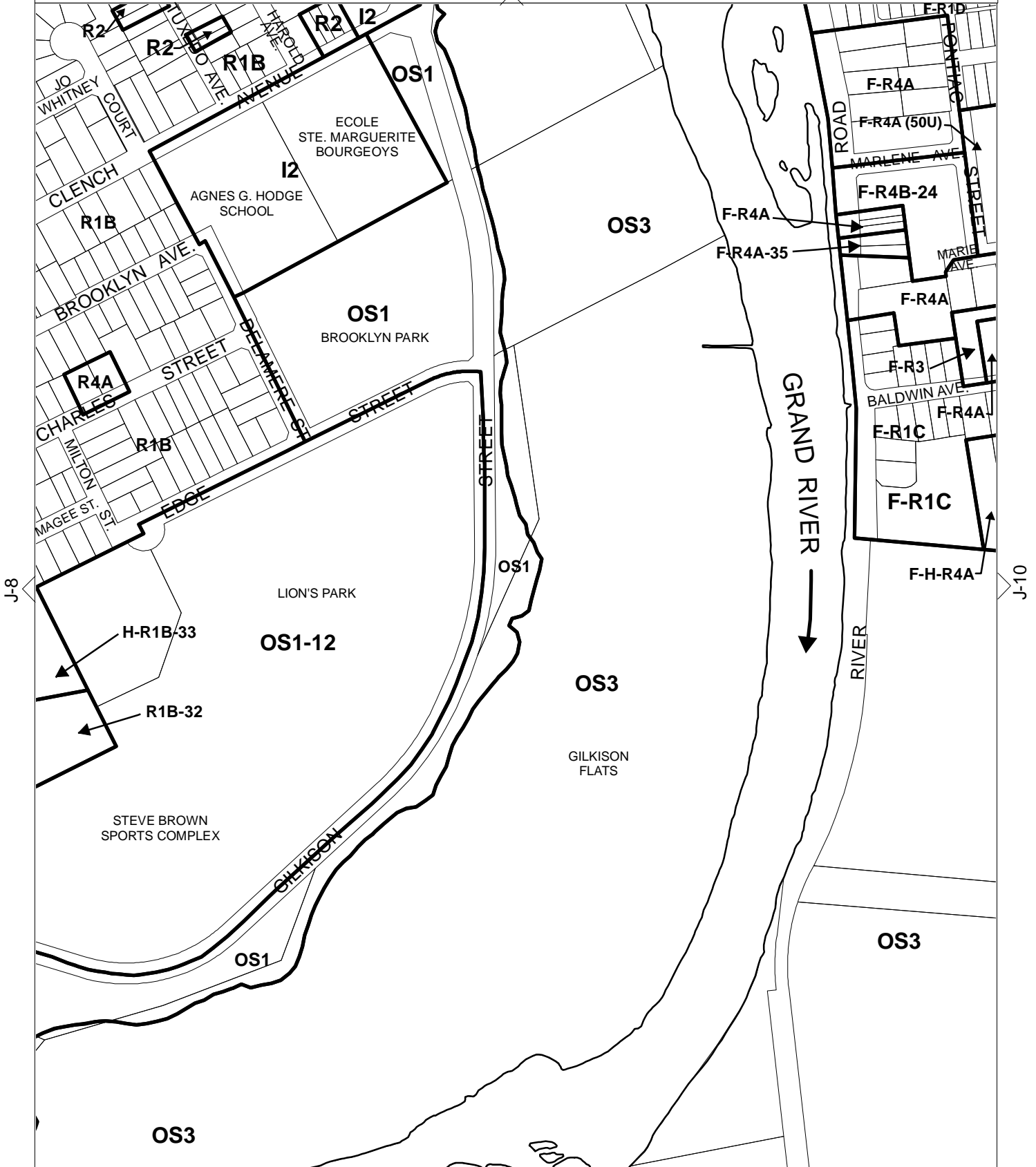
THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

25-91	21-2002	24-2016	100-2021
66-92	71-2005	60-2018	
34-93	72-2005	119-2018	
90-96	108-2005	88-2019	
123-99	77-2013		

Scale in Metres



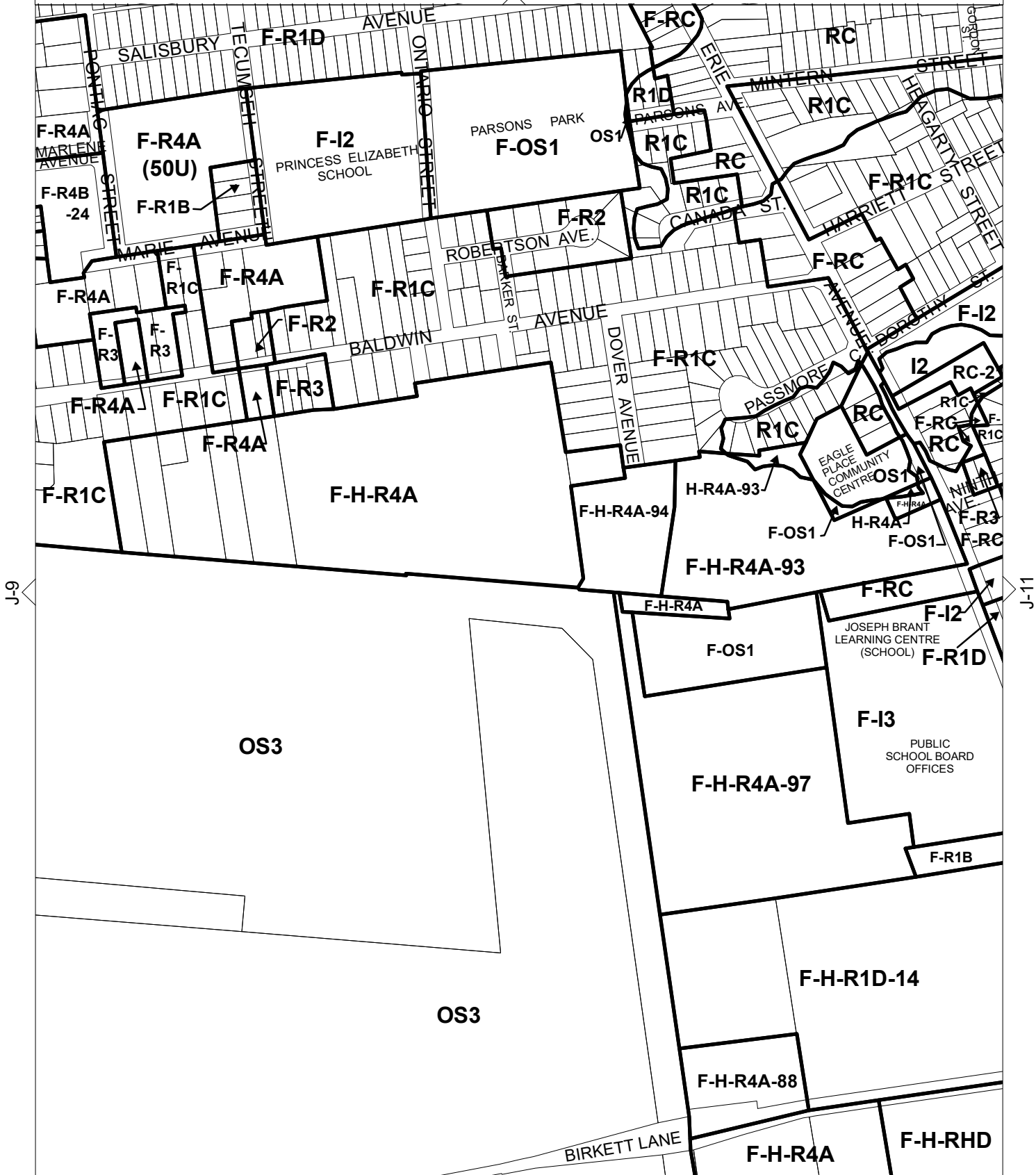
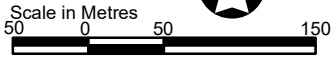
H-9



K-9

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

25-91	44-97	189-2004	88-2019	113-2024
66-92	37-98	108-2005	150-2023	
34-93	123-99	50-2008	48-2024	
152-94	61-2002	119-2018	49-2024	
38-96	161-2002			H-10



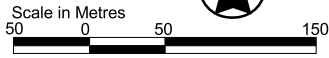
J-9

J-11

K-10



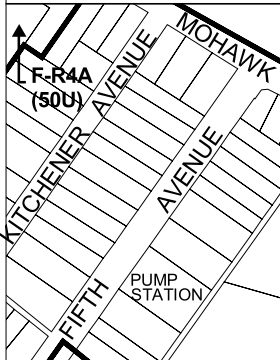
THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:  
23-2010



H-12

SIX NATIONS OF  
THE GRAND RIVER TERRITORY

SIX NATIONS OF  
THE GRAND RIVER  
TERRITORY



F-R1C

F-OS1

H.M.  
CHAPEL  
OF THE  
MOHAWKS

F-OS1

BELLVIEW PARK

SIX NATIONS OF  
THE GRAND RIVER TERRITORY

OS3

LANE

BIRKETT

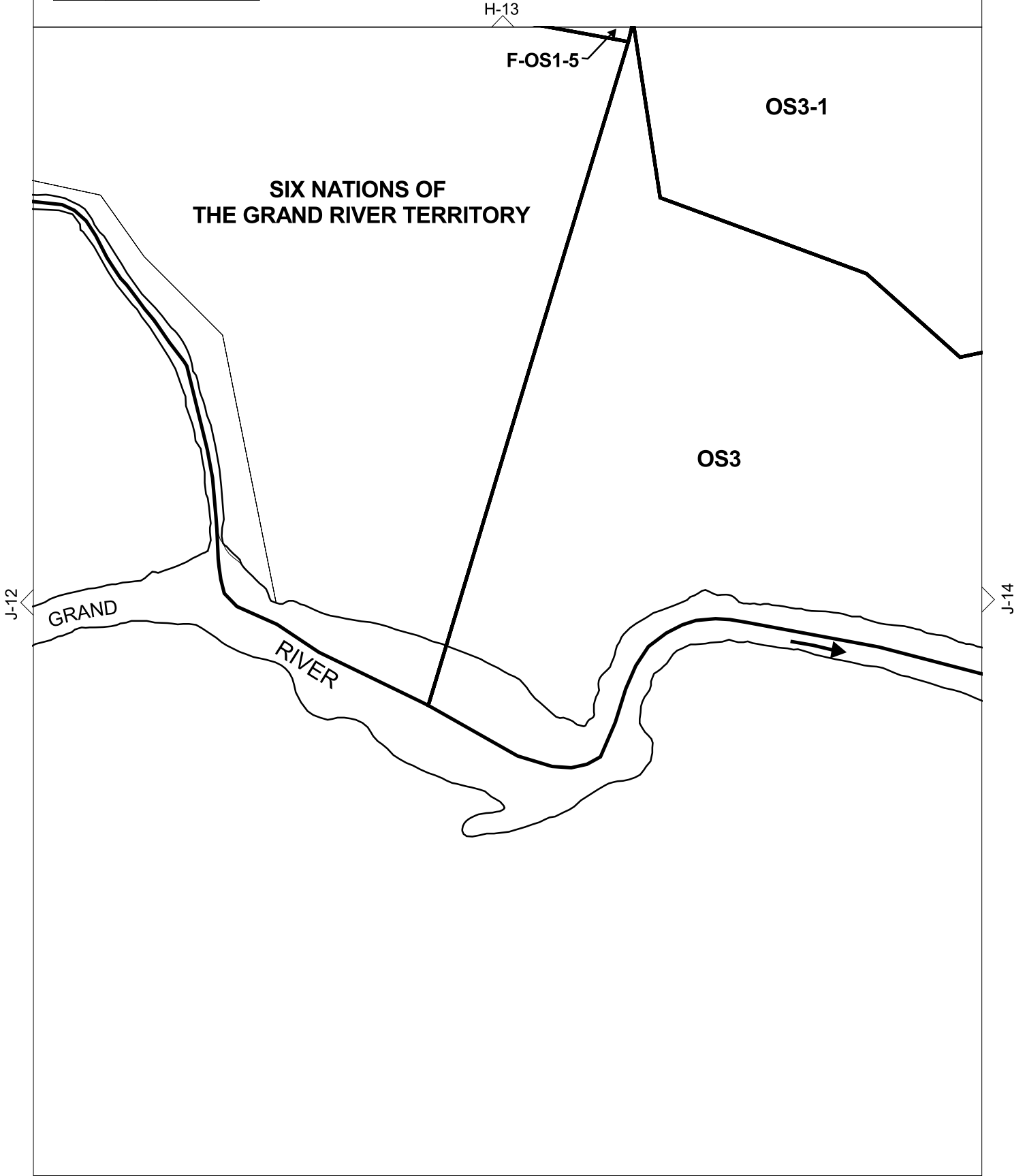
OS3

GRAND  
RIVER

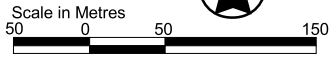
J-11

J-13

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:  
23-2010



THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:



H-14

OS3-1

SANITARY LANDFILL SITE

OS3

OS3

J-13

RIVER

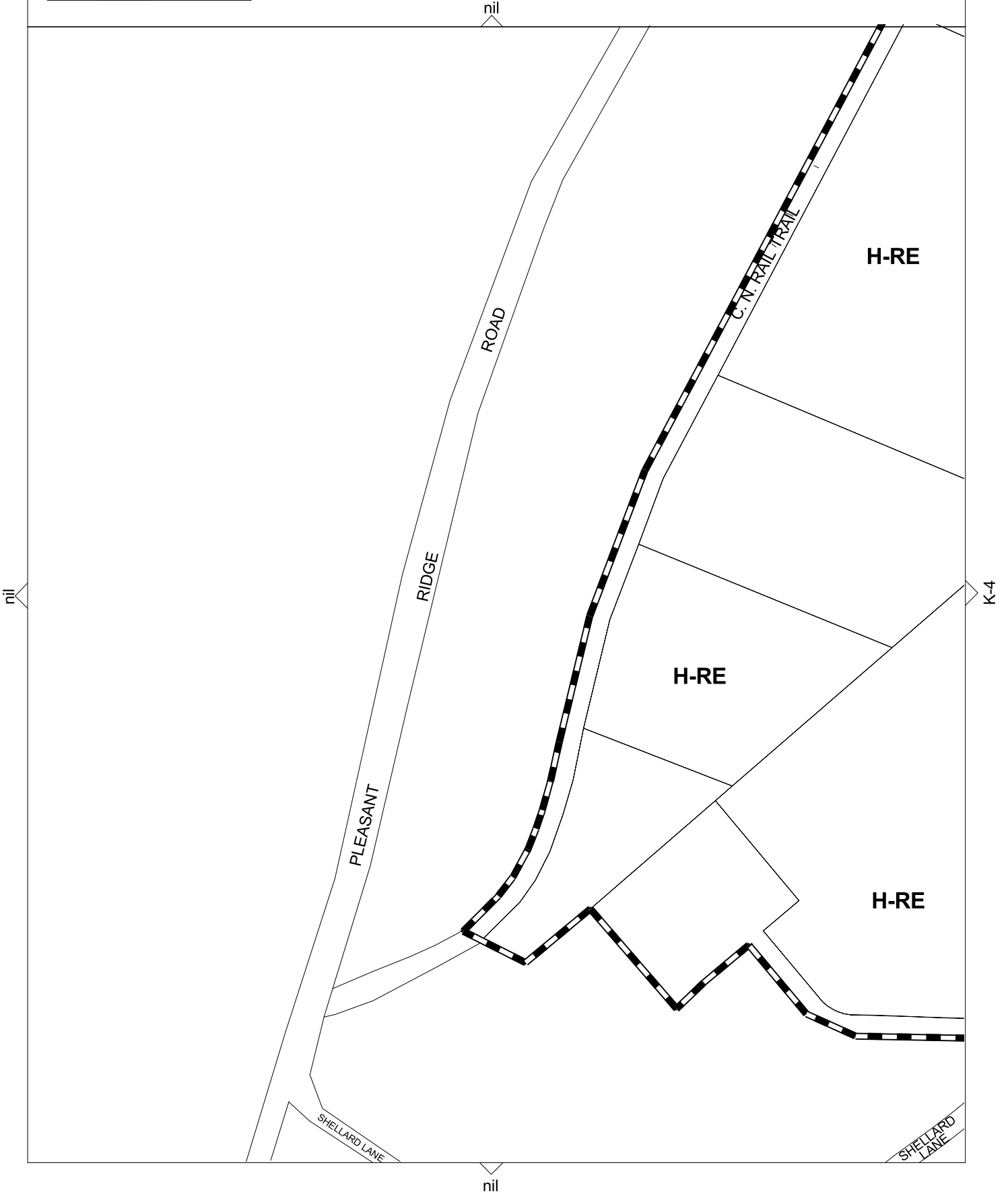
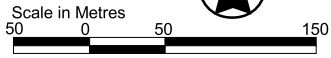
GRAND



nil

nil

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

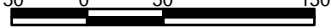




THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

- 177-2017 85-2022
- 141-2018 123-2022
- 197-2020 169-2022
- 70-2021
- 175-2021

Scale in Metres

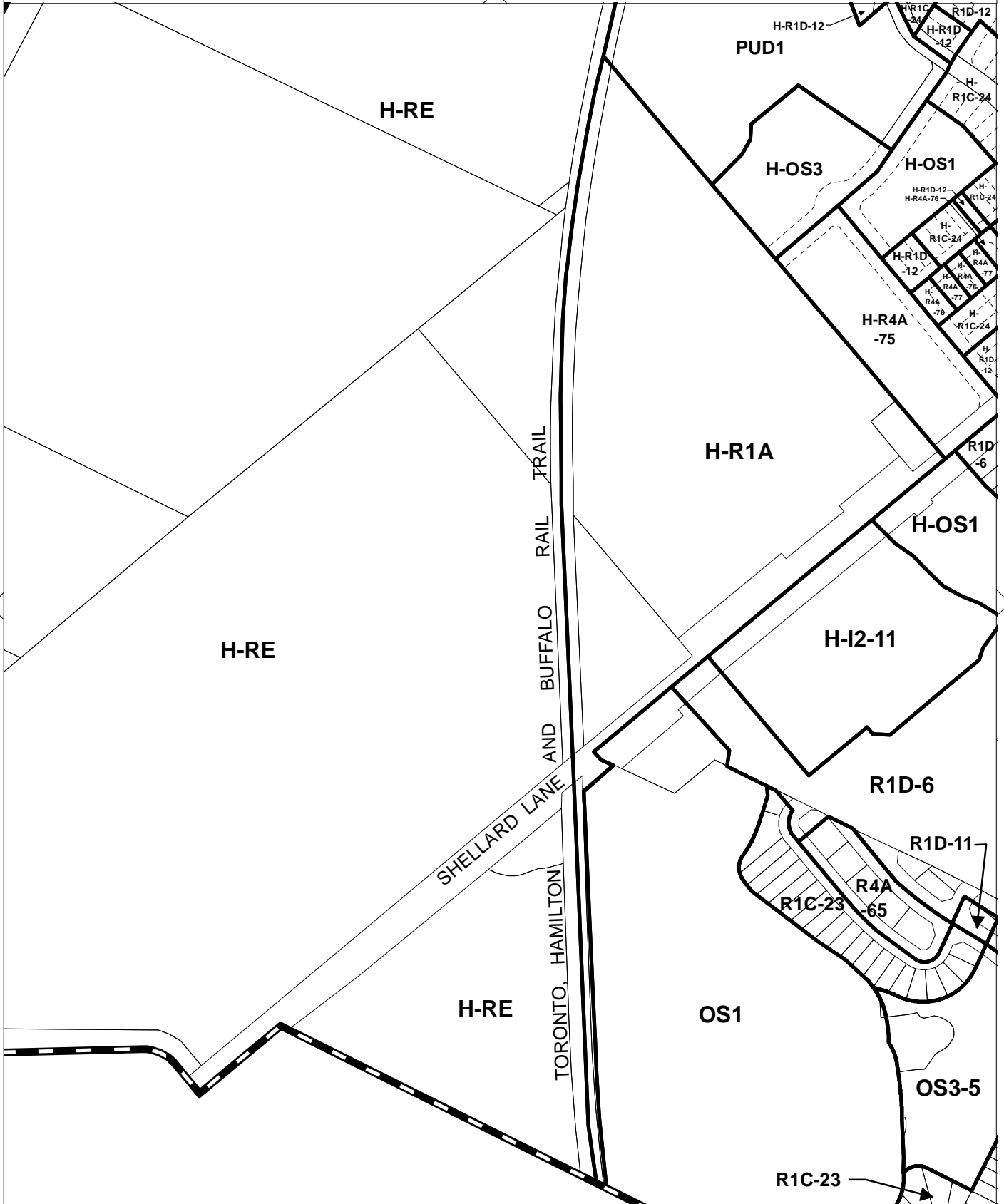


J-4

K-3

K-5

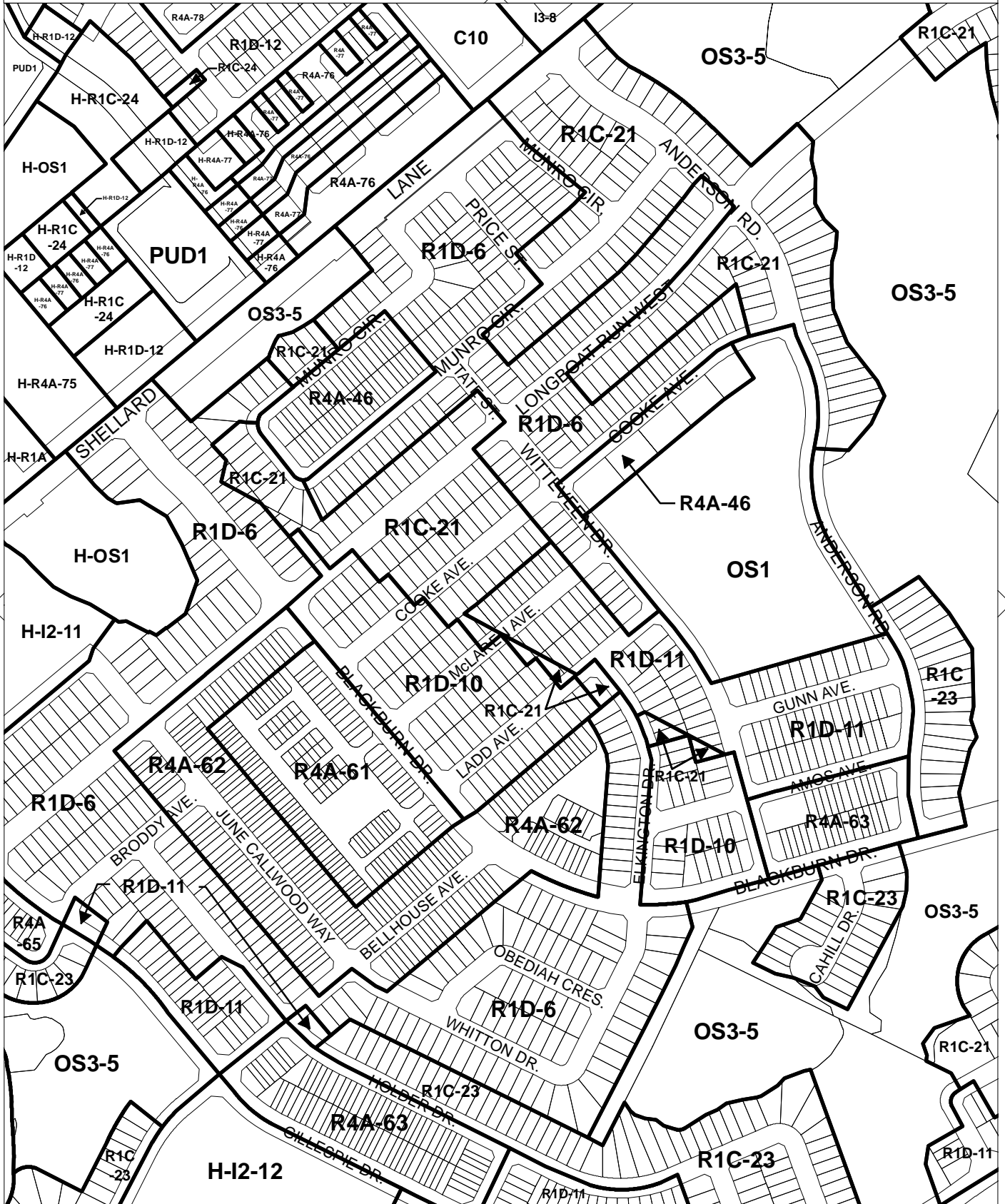
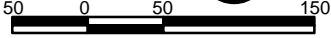
L-4



THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

O.M.B. Order	10-2016	141-2018	206-2019	175-2021	166-2023
R970724	94-2016	103-2019	207-2019	85-2022	
	7-2010	167-2016	102-2019	197-2020	123-2022
	119-2014	177-2017	122-2019	70-2021	169-2022
	66-2015	120-2018	J-5	101-2021	149-2023

Scale in Metres



K-4

K-6

# City of Brantford

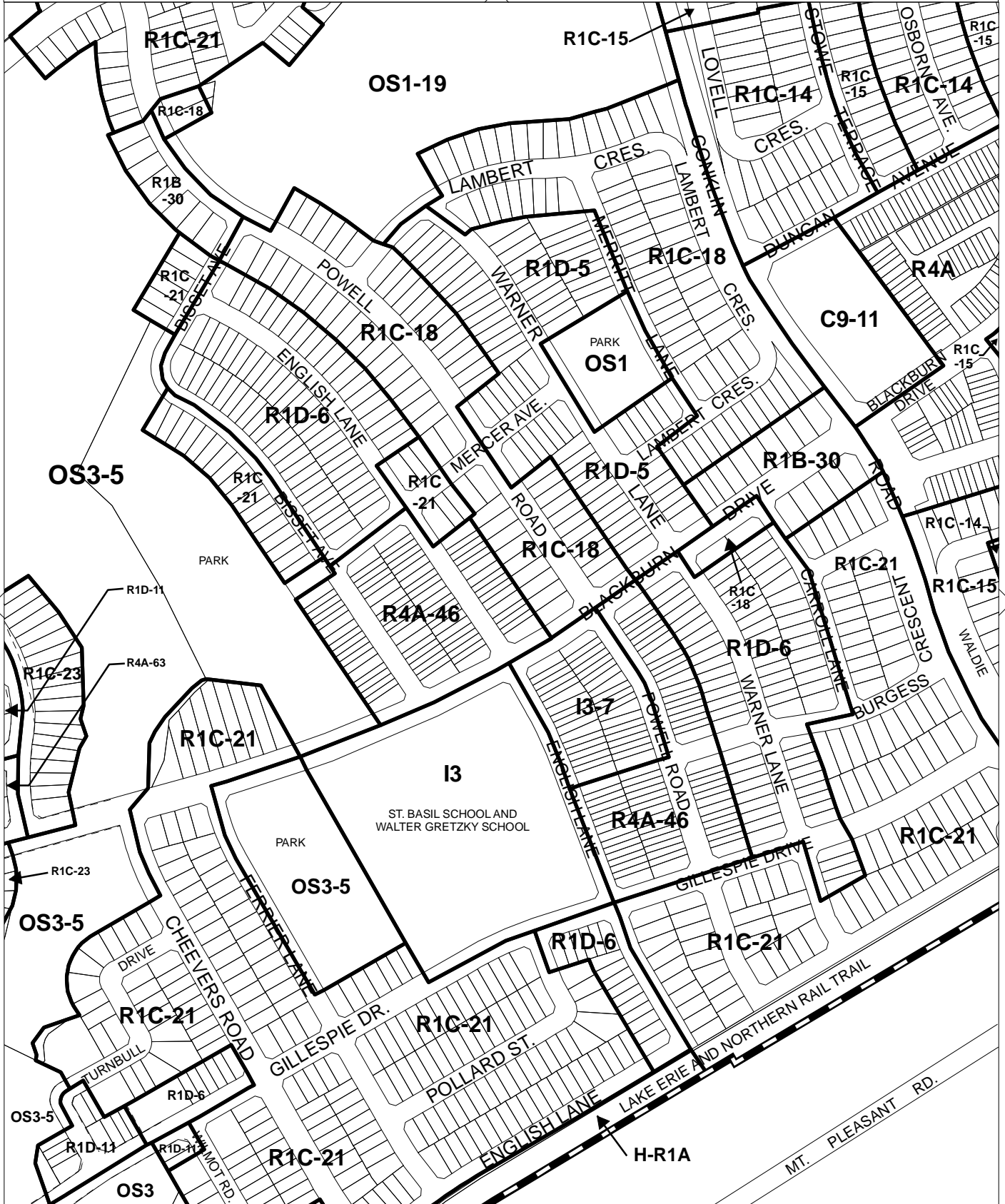
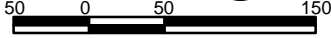
# SCHEDULE 'A'

# Map K-6

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

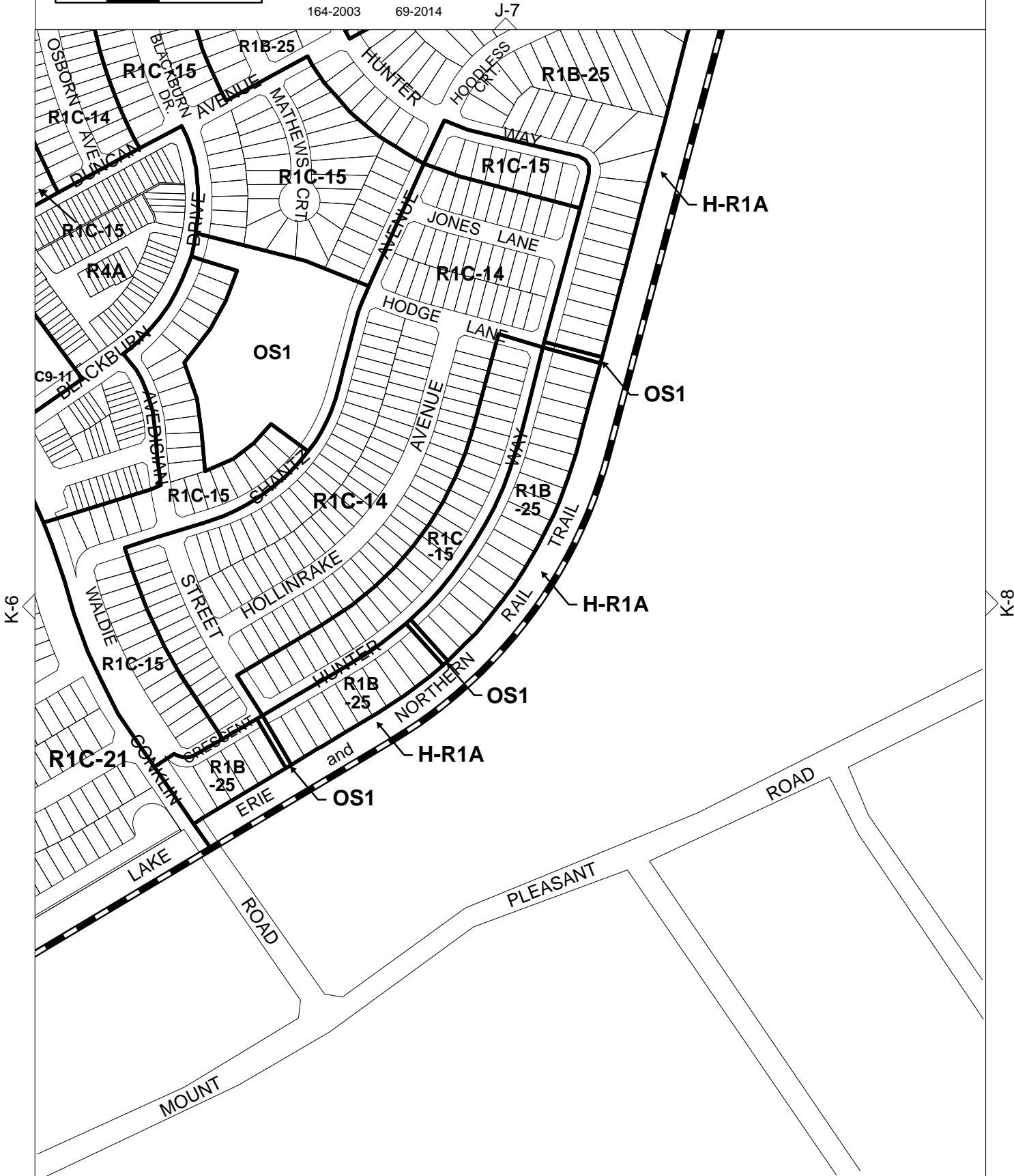
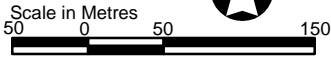
O.M.B. Order	114-2002	98-2012	66-2015	167-2015	175-2021
R970274	153-2004	84-2013	10-2016	141-2018	166-2023
74-99	122-2007	69-2014	73-2016	102-2019	
199-99	69-2009	119-2014	83-2016	206-2019	
203-2001	7-2010	J-6	94-2016	101-2021	

Scale in Metres

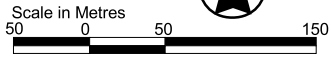


THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

74-99	153-2004	73-2016
199-99	158-2005	
203-2001	98-2012	
114-2002	84-2013	
164-2003	69-2014	



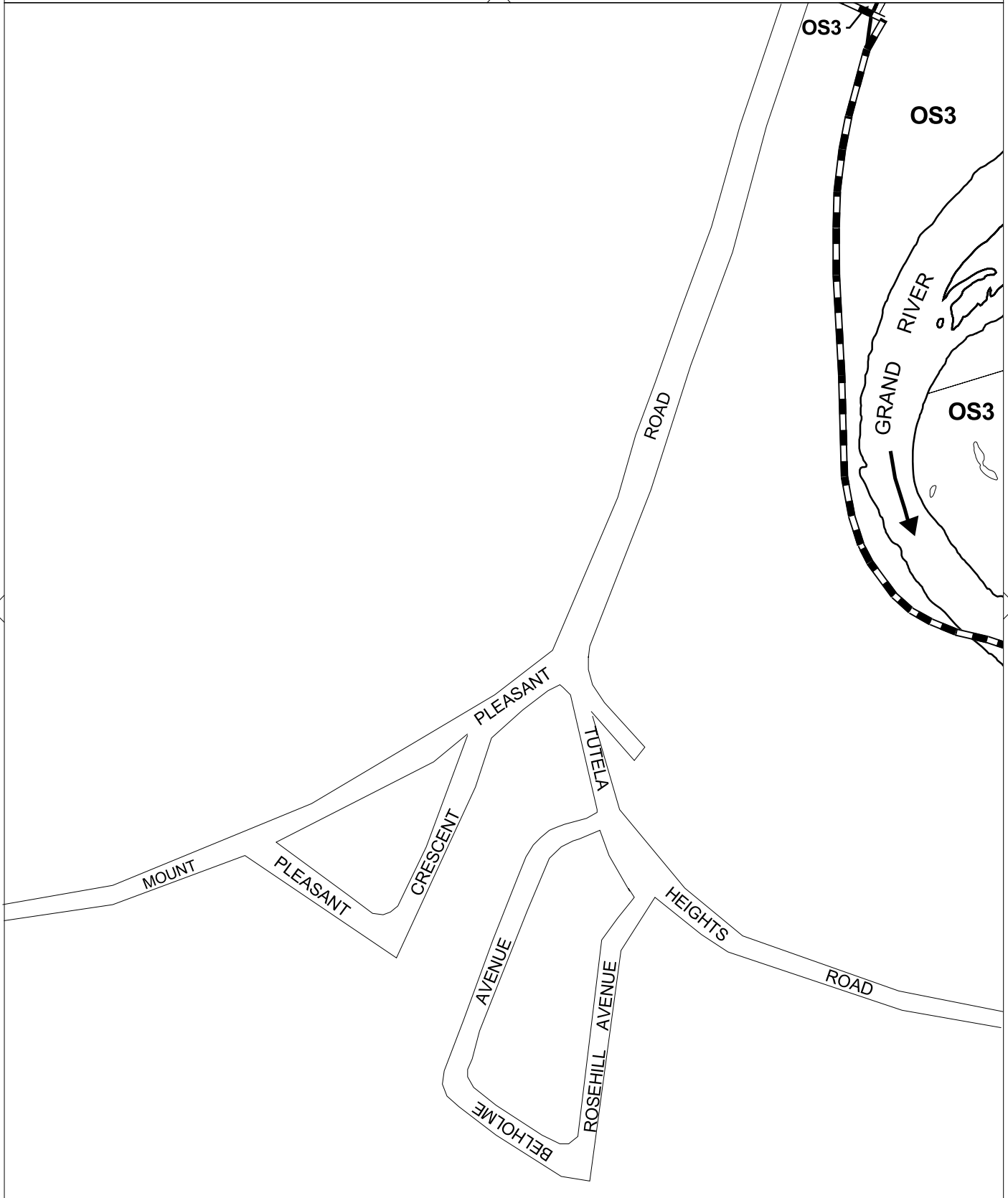
THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:  
123-99



J-8

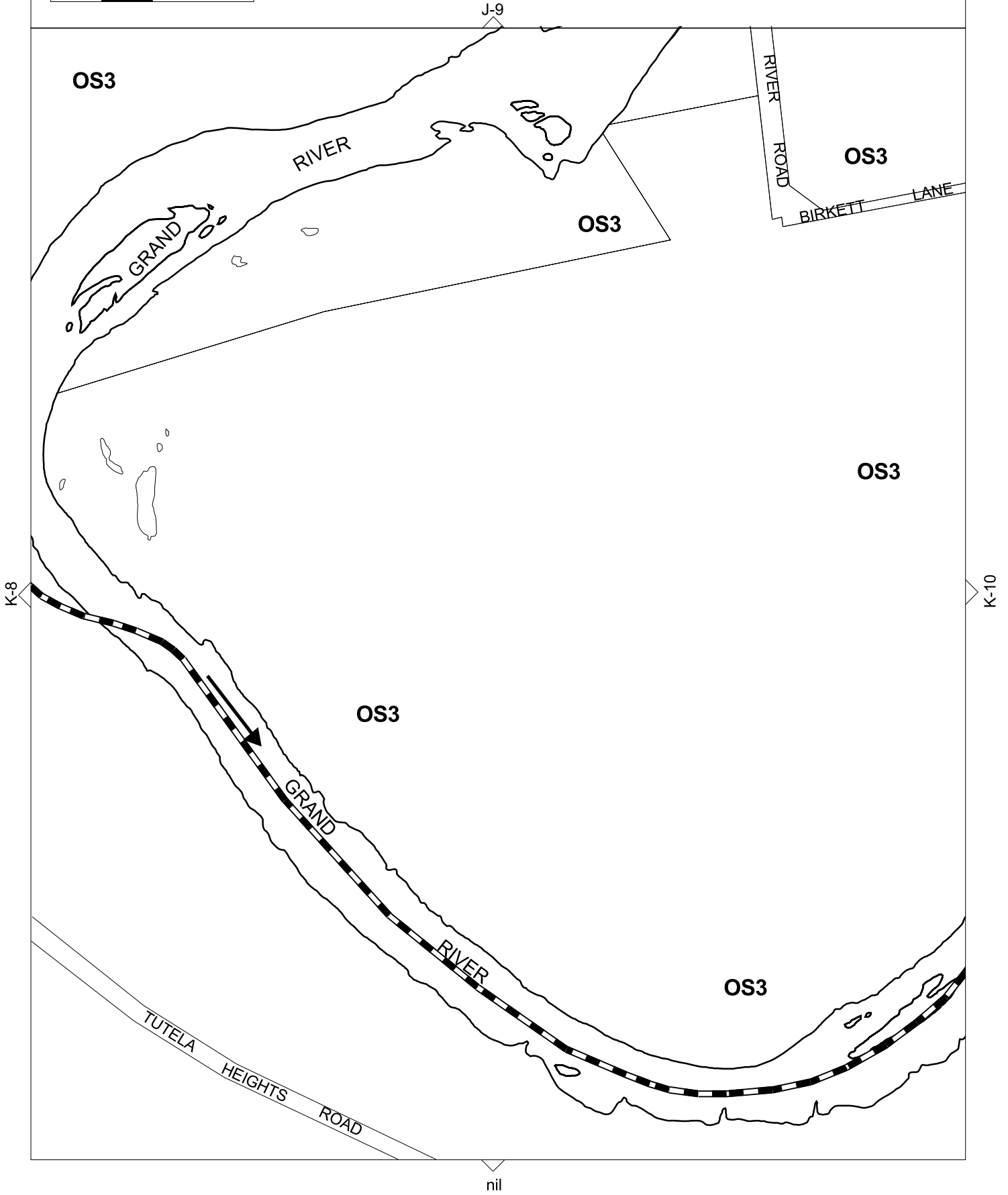
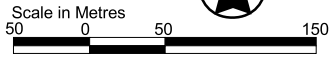
K-7

K-9



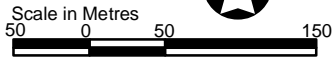
nil

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:



THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

50-2008  
150-2023



J-10

OS3

BIRKETT

F-H-R4A-88

F-H-R1D-14

LANE

F-H-RHD

F-H-R4A

OS3

OS3

K-9

OS3

K-11

GRAND

RIVER

HEIGHTS

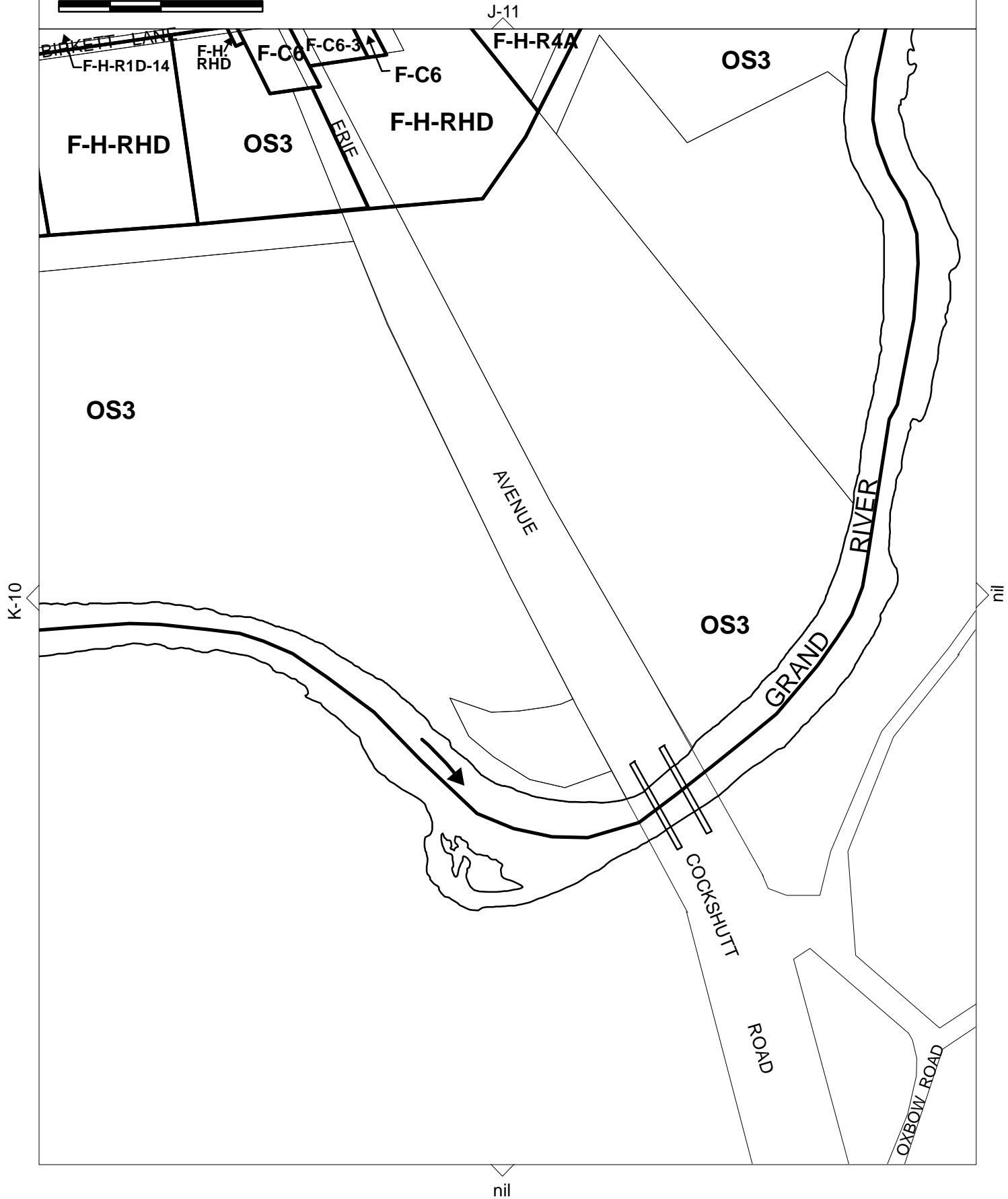
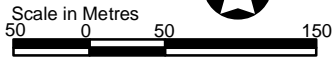
TUTELA

ROAD

nil

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

213-1991  
50-2008  
150-2023

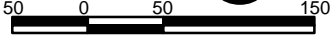




THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

141-2018  
175-2021

Scale in Metres



K-4

H-RE

H-R1A

OS3-5

OS1

SHELLARD LANE

H-RE

R1C-23

H-12-12

R1D-11

COUNTY OF BRANT

nil

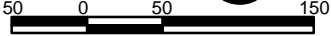
L-5

nil

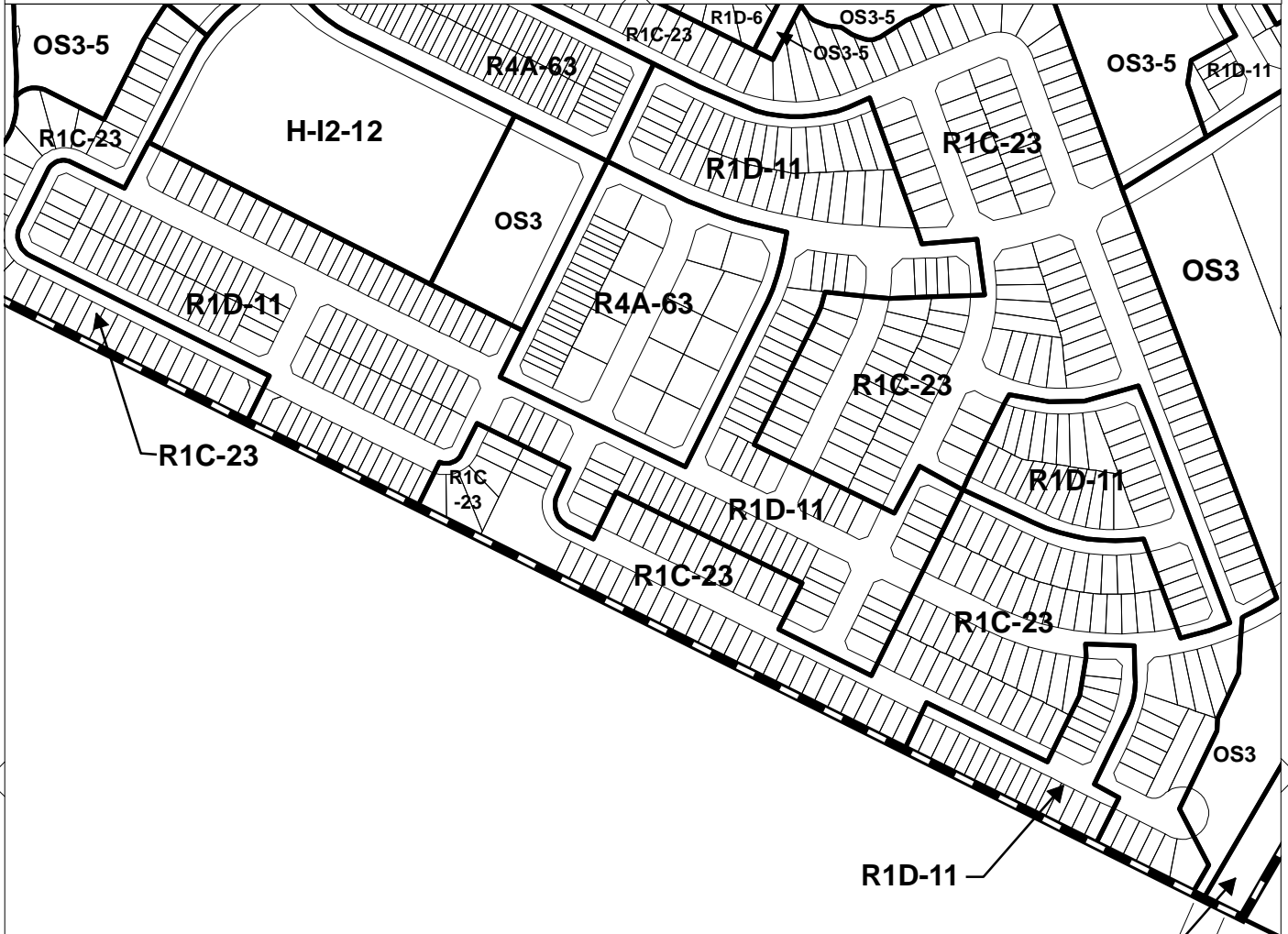
THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

- 141-2018
- 70-2021
- 175-2021
- 166-2023

Scale in Metres



K-5



L-4

L-6

COUNTY OF BRANT

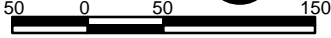
TORONTO, HAMILTON AND BUFFALO RAIL TRAIL

LAKE EIRIE AND NORTHERN RAIL TRAIL

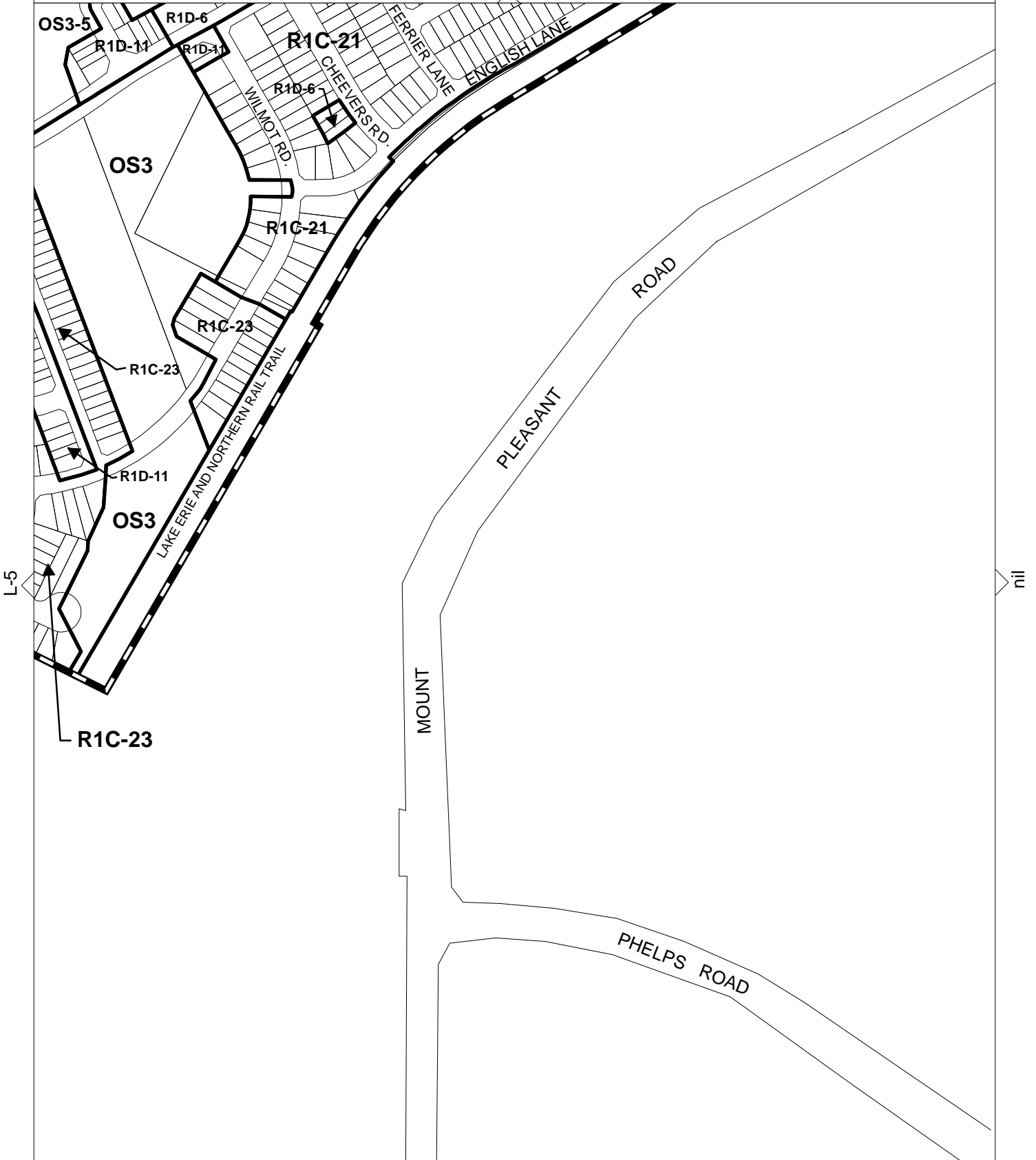
THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

O.M.B. ORDER	66-2015
R970274	141-2018
84-2013	175-2021
69-2014	166-2023
119-2014	

Scale in Metres



K-6

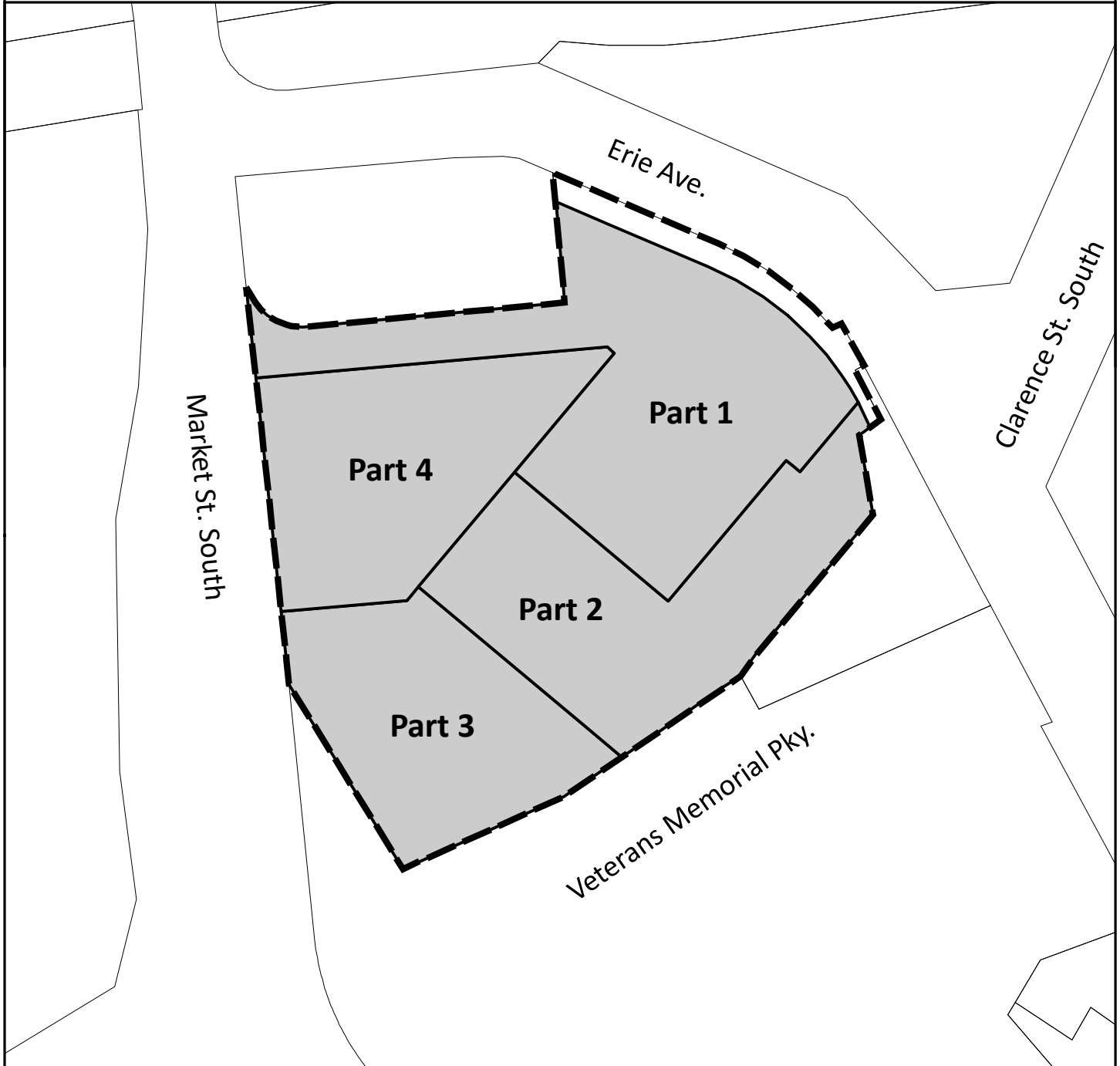


nil





0 5 10 20  
Metres

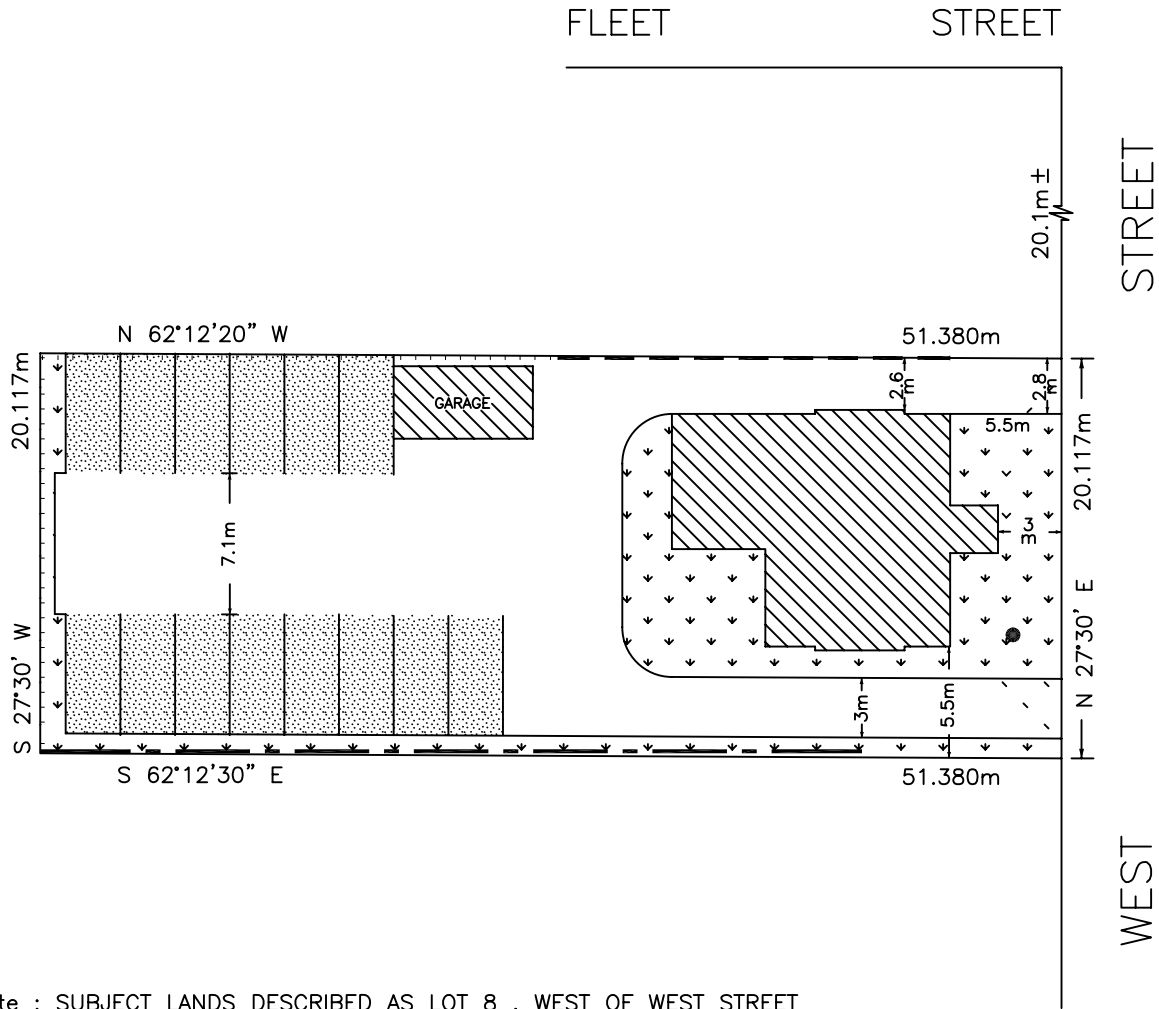
This schedule has been consolidated by bylaws:  
148-2022



**Legend**









-  Schedule 'B' Part 1, Part 2, Part 3, and Part 4
-  Subject Land

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:



Note : SUBJECT LANDS DESCRIBED AS LOT 8 , WEST OF WEST STREET

LEGEND

-  LOT COVERAGE – Maximum 180 m
-  LANDSCAPED AREA – includes Patios, Sidewalks
-  PARKING AREA
-  DRIVEWAYS – No Parking Permitted
-  1.2m High WOOD PRIVACY FENCE
-  1.5m High WOOD PRIVACY FENCE
-  1.8m High WOOD PRIVACY FENCE
-  LOCATION OF FREESTANDING SIGN

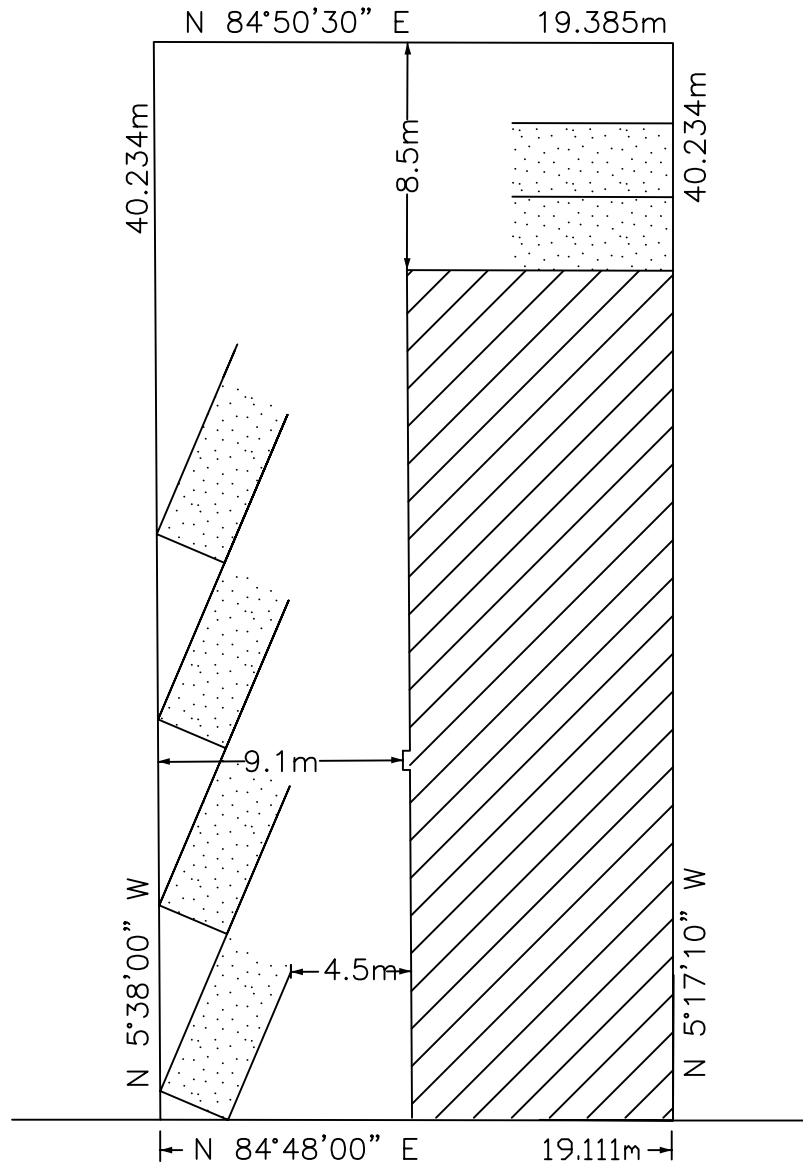
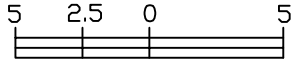
MISC. REQUIREMENTS

- PARKING – Minimum 2.75m width x 6m length Per Space  
Minimum 14 SPACES
- DRIVEWAYS – as shown
- HEIGHT OF BUILDING – Maximum 2 STOREY
- GROSS FLOOR AREA – Maximum 320 m

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:






Scale In Metres



COLBORNE

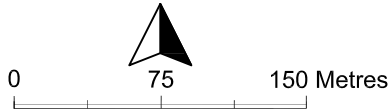
STREET

LEGEND

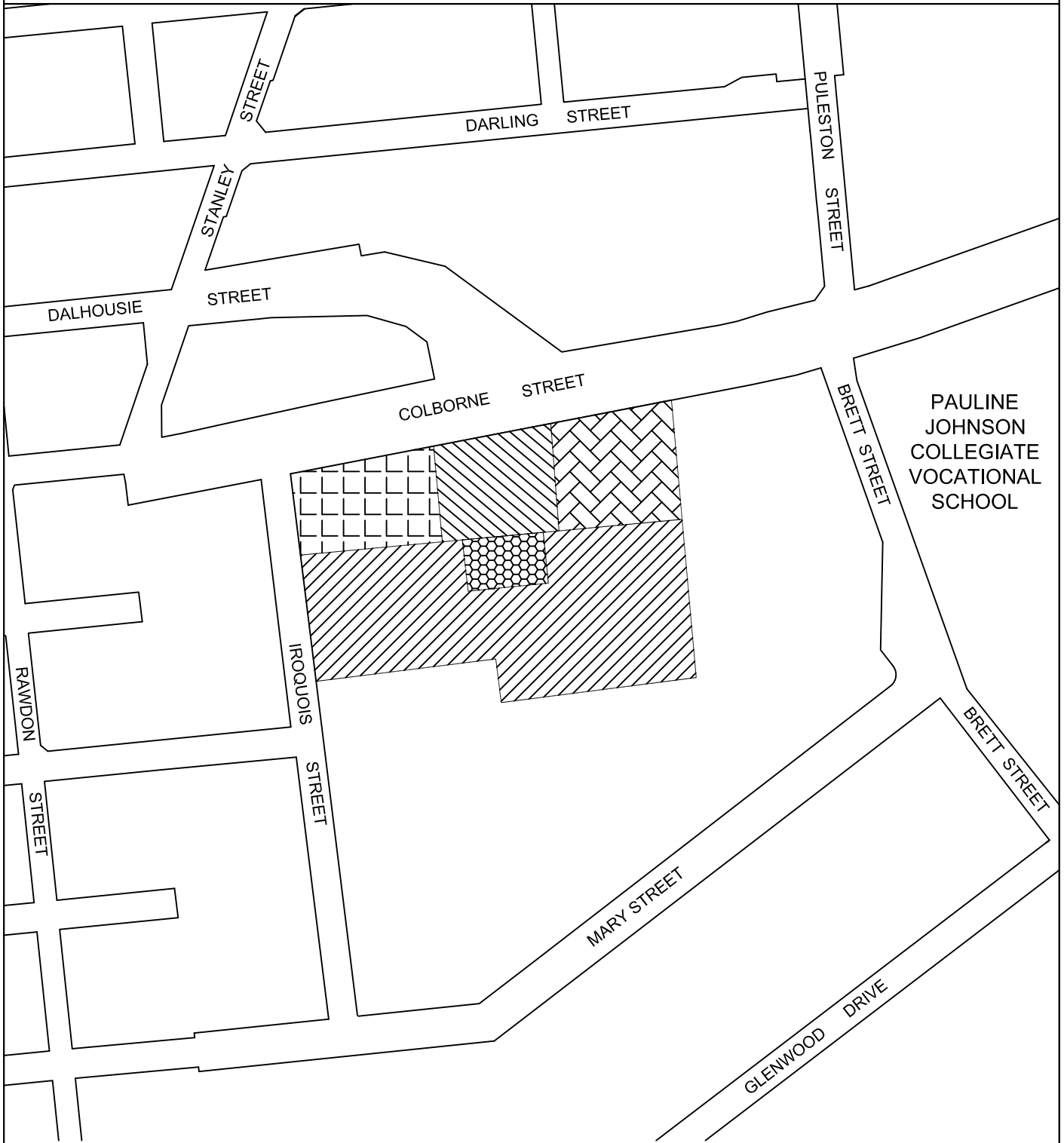
-  LOT COVERAGE – Maximum 315 m<sup>2</sup>
-  DRIVEWAYS and TRAFFIC AISLES
-  PARKING SPACES

MISC. REQUIREMENTS

- PARKING – Minimum 6 Spaces
- BUILDING HEIGHT – MAXIMUM 2 Storeys
- TOTAL NUMBER OF DWELLING UNITS – Maximum 6
- DWELLING FLOOR AREA – Minimum 58.0 m<sup>2</sup> /unit



THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:  
8-2020, 61-2021

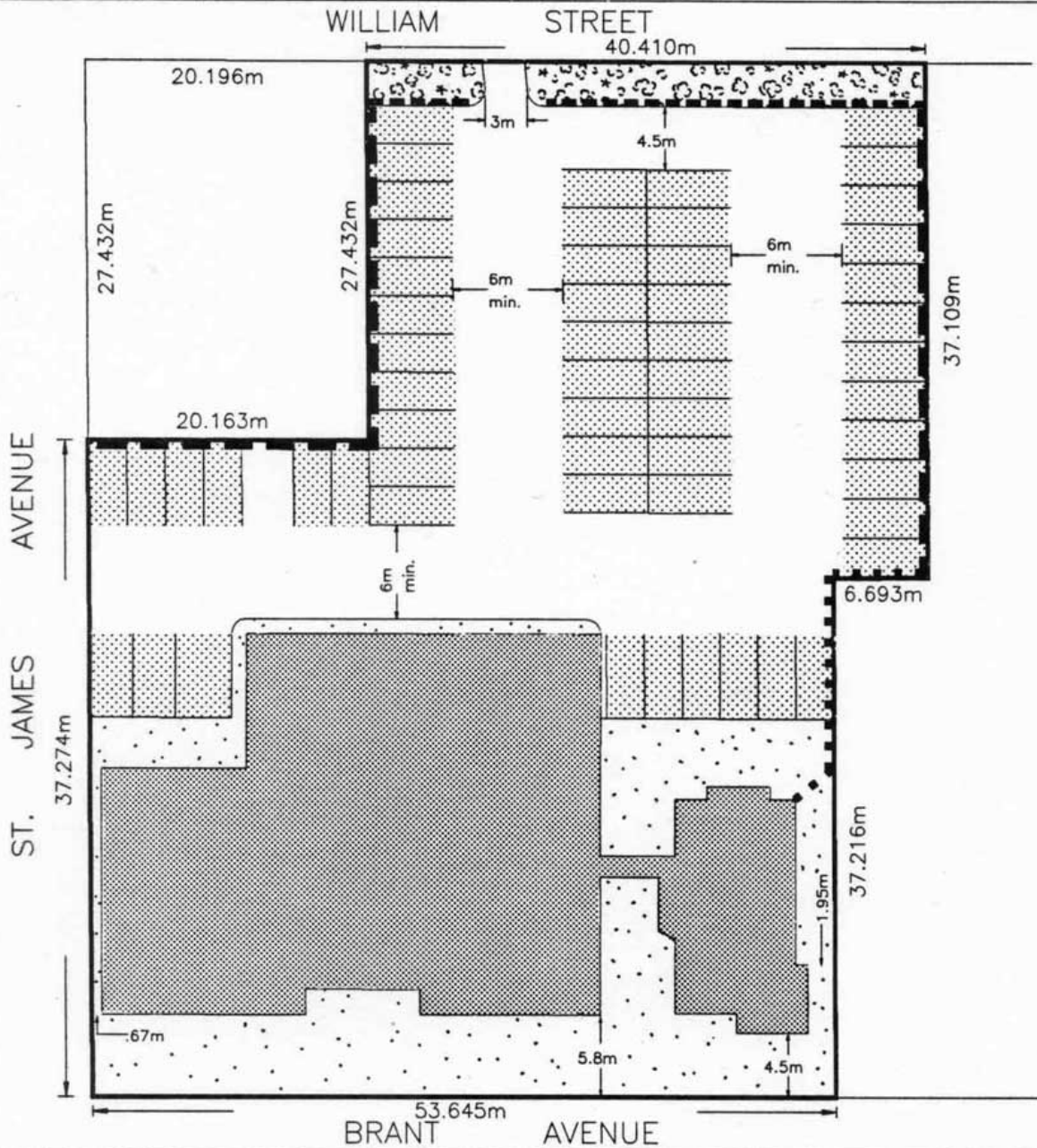


LEGEND

-  PART 1
-  PART 2
-  PART 3
-  PART 4
-  PART 5

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:  
60-91

Scale in Metres



LEGEND

- BUILDING LOCATION
- LANDSCAPED OPEN SPACE
- PARKING
- DRIVEWAYS & TRAFFIC AISLES (No Parking)
- BUFFER PLANTING STRIP
- PRIVACY SCREEN - Minimum 1.5m High
- WOOD FENCE - Minimum 1.0m High
- CHAIN LINK FENCE - Minimum 1.2m High

MISCELLANEOUS REQUIREMENTS

PARKING - Minimum Number of Parking Spaces Provided as per Section 9.4.3.2

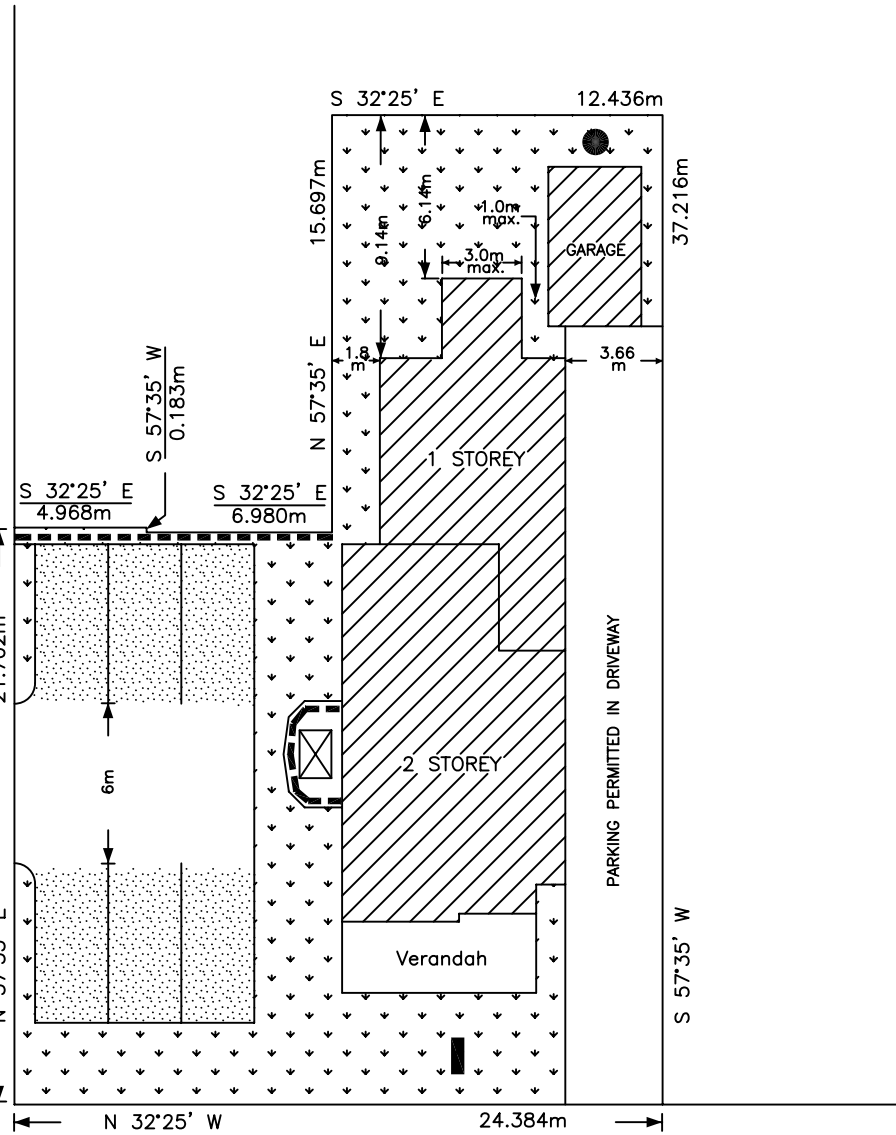


THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:



STREET

WATERLOO



BRANT

AVENUE

LEGEND

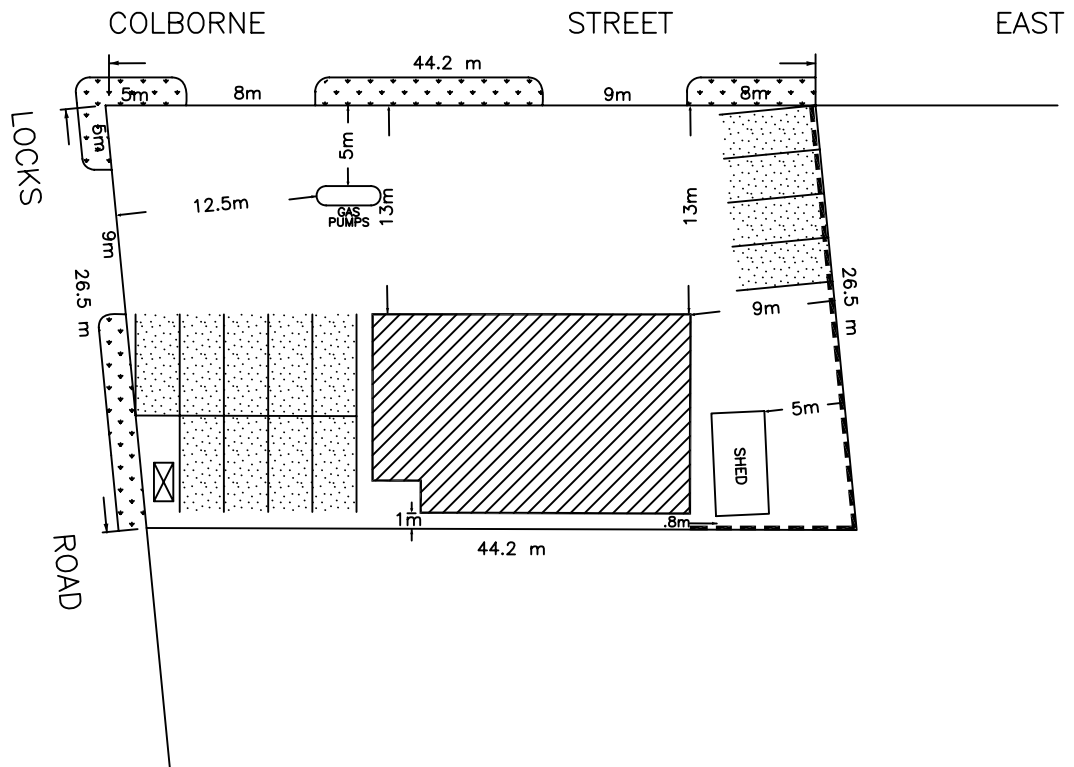
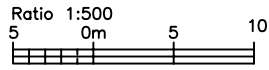
MISCELLANEOUS REQUIREMENTS

- LOT COVERAGE (Maximum)
- LANDSCAPED OPEN SPACE
- PARKING SPACES
- DRIVEWAYS and TRAFFIC AISLES - No parking permitted unless otherwise noted
- FREESTANDING SIGN LOCATION
- Minimum 1.8 m High WOOD PRIVACY FENCE
- LOCATION OF SATELLITE DISH (Maximum HEIGHT 7.5 m)
- GARBAGE STORAGE AREA

PARKING – Maximum 6 Spaces for Full Service Restaurant  
 Minimum 1 SPACE per 4 PERSONS of permitted capacity of FULL SERVICE RESTAURANT







FULL SERVICE RESTAURANT Gross Floor Area – Maximum 169 m<sup>2</sup>  
 (including Accessory Take-out Service)

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:



Note : SUBJECT LANDS DESCRIBED as PARTS 1 and 2 , PLAN 2R-3395

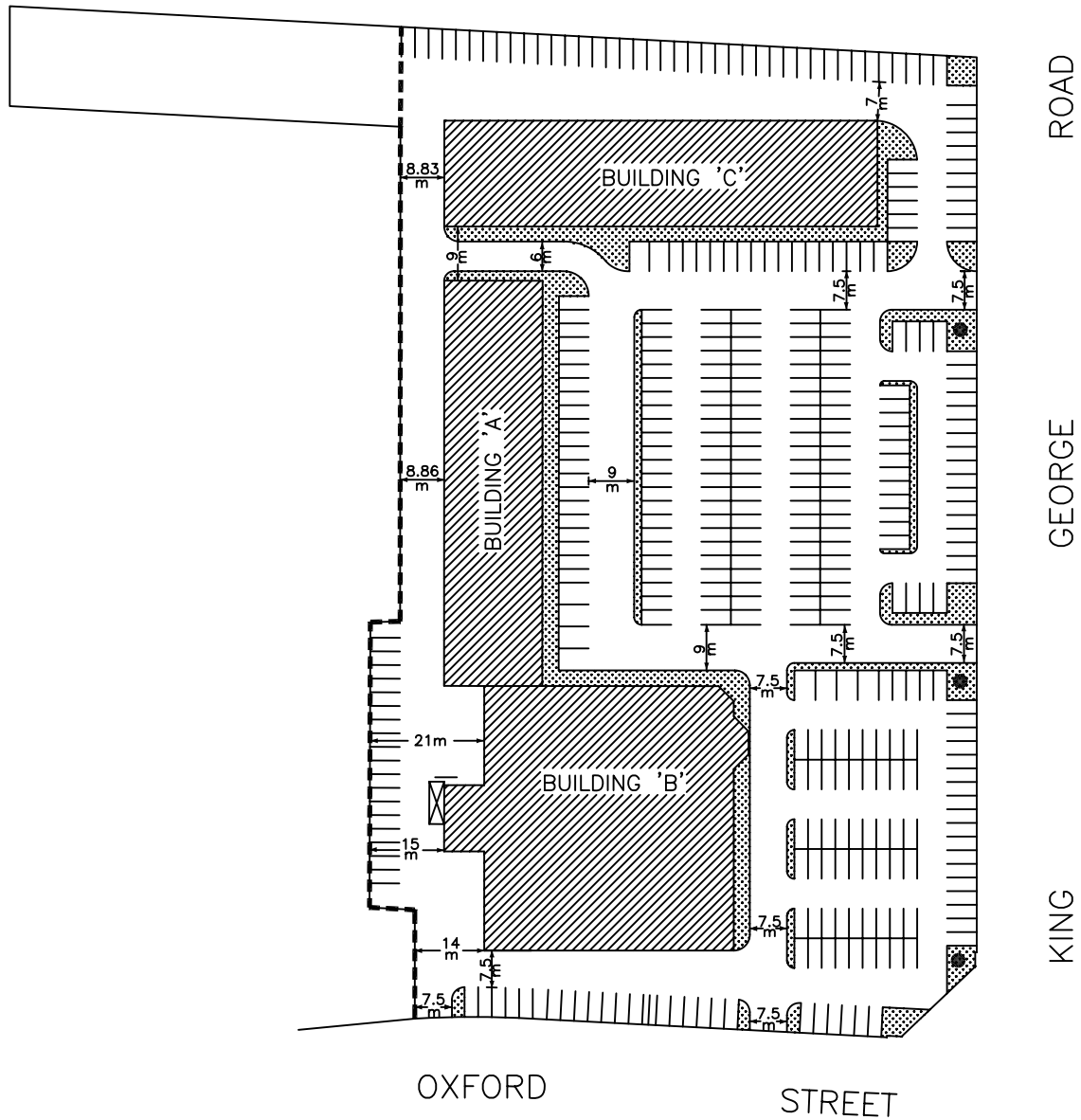
LEGEND

-  EXISTING 3 BAY AUTOMOBILE SERVICE STATION
-  DRIVEWAYS and TRAFFIC AISLES
-  PARKING SPACES
-  LANDSCAPED OPEN SPACE
-  WOOD PRIVACY FENCE - Minimum 1.8 m High
-  GARBAGE STORAGE LOCATION

MISC. REQUIREMENTS

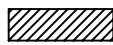

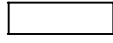
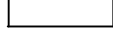



- PARKING - Minimum 13 Spaces
- GROSS FLOOR AREA - Maximum 250 m<sup>2</sup> (including Storage Shed)
- HEIGHT OF BUILDINGS - Maximum 1 Storey

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:



Note : SUBJECT LANDS CONSIST OF BLOCK 'E' IN R.P. 1307 ,  
PART OF LOT 5 and LOTS 6 and 7 IN SECTION 5 OF R.P. 1000 .

LEGEND

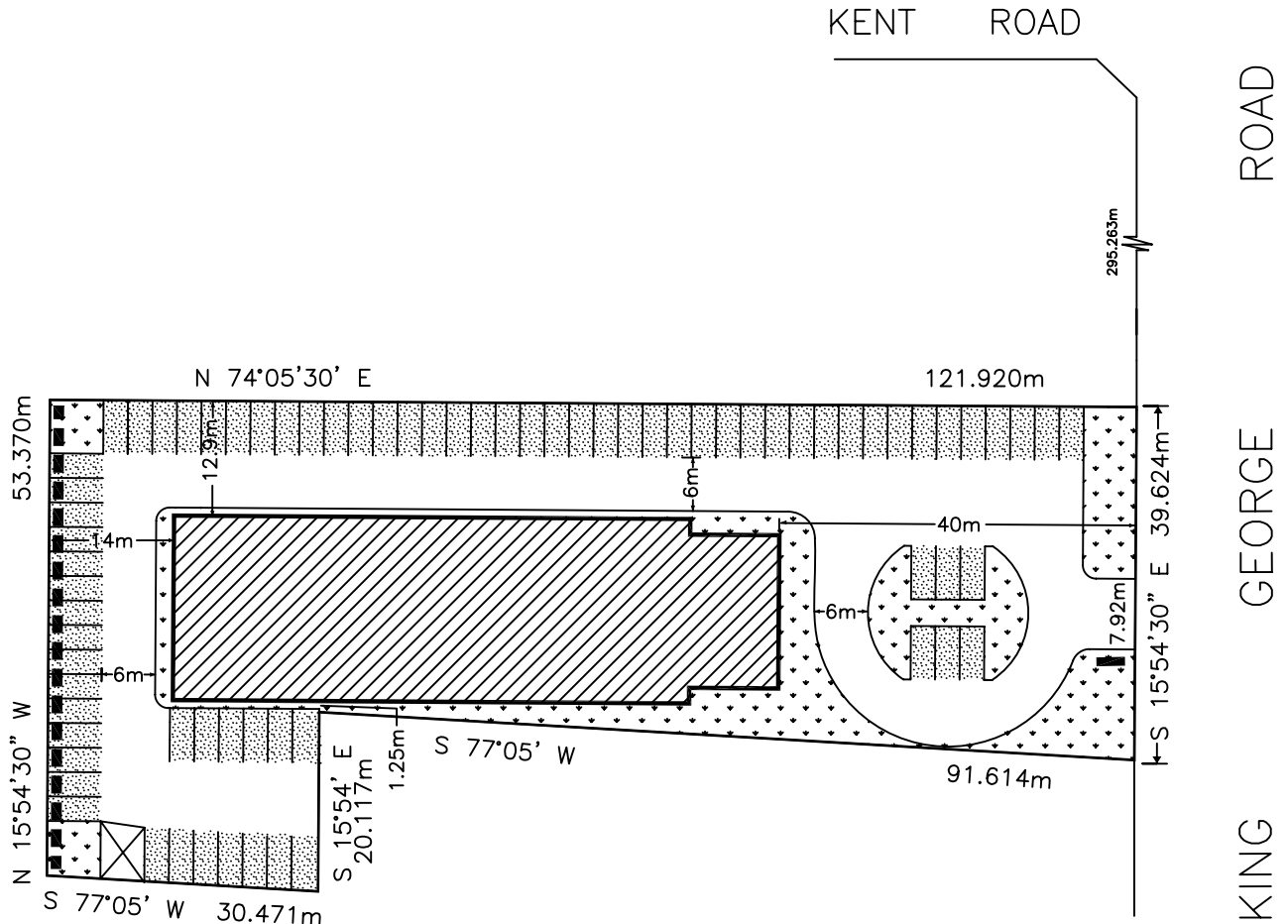
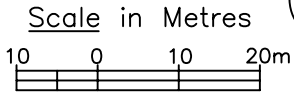
-  LOT COVERAGE - Building 'A' - Maximum 1,620 m<sup>2</sup>  
Building 'B' - Maximum 2,790 m<sup>2</sup>  
Building 'C' - Maximum 1,870 m<sup>2</sup>
-  LANDSCAPED OPEN SPACE
-  PARKING SPACES
-  DRIVEWAYS and TRAFFIC AISLES
-  POLE SIGN LOCATION
-  PRIVACY SCREEN FENCE - Minimum 1.8 m High
-  GARBAGE COMPACTOR AREA

MISCELLANEOUS REQUIREMENTS

- PARKING - Minimum 379 Spaces
- BUILDING HEIGHT - Maximum 1 Storey



THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:



Note : SUBJECT LANDS CONSIST OF PART 1 , PLAN 2R-2593

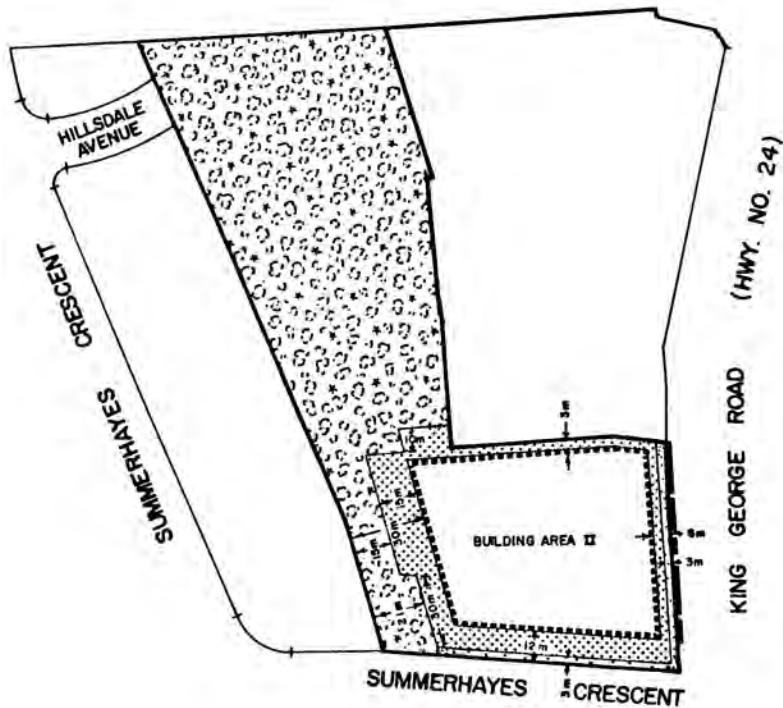
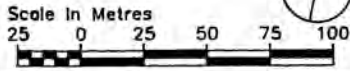
LEGEND

- LOT COVERAGE - Maximum 1310 m<sup>2</sup>
- LANDSCAPED OPEN SPACE
- PARKING SPACES
- DRIVEWAYS & TRAFFIC AISLES
- GARBAGE ENCLOSURE
- FREESTANDING SIGN LOCATION
- PRIVACY SCREEN FENCE - Minimum 1.8 m High







MISC. REQUIREMENTS

- PARKING - Minimum 69 SPACES
- BUILDING - GROSS FLOOR AREA Maximum 2,045 m<sup>2</sup>
- HEIGHT Maximum 2 STOREYS

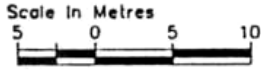
THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:  
42-2014



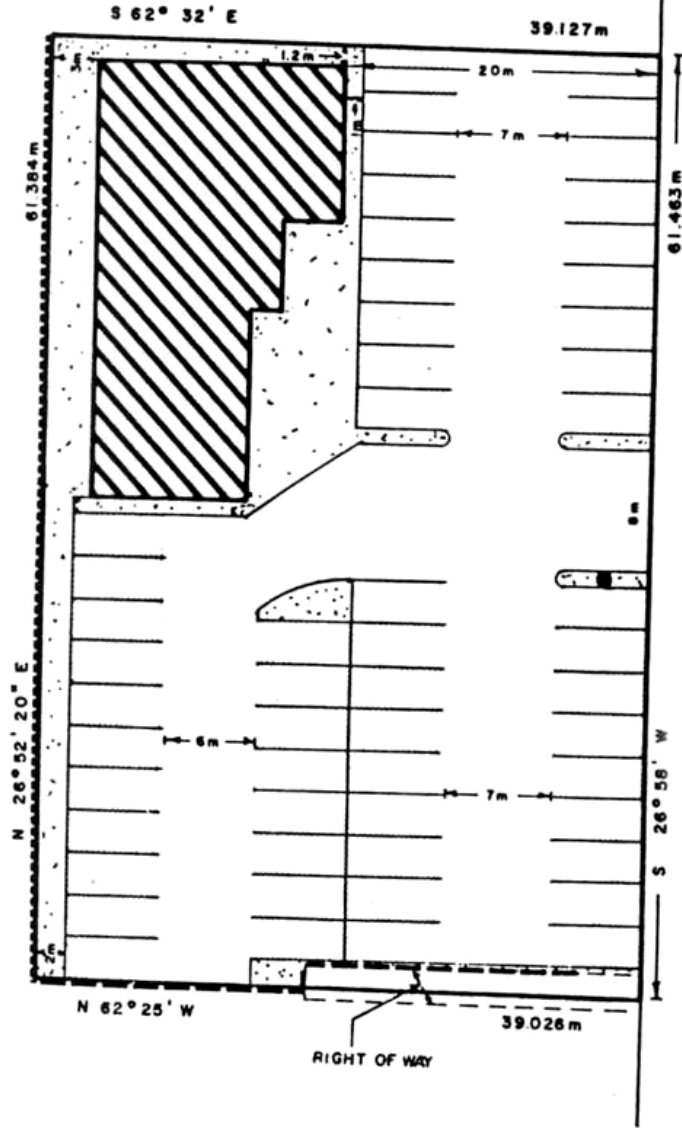
LEGEND

-  BUILDING AREA (Maximum)
-  LANDSCAPED OPEN SPACE
-  MAJOR OPEN SPACE
-  BOUNDARY OF LANDS SUBJECT TO THE PROVISIONS OF EXCEPTION C8-5 - Described AS PARTS 1, 2, and 3, PLAN 2R-2932
-  LIMITATION TO LOCATION OF POINTS OF INGRESS AND EGRESS TO THE PUBLIC STREET
-  RESTRICTED BUILDING AREA

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:










TERRACE HILL STREET



PAUL AVENUE  
ST.

LEGEND

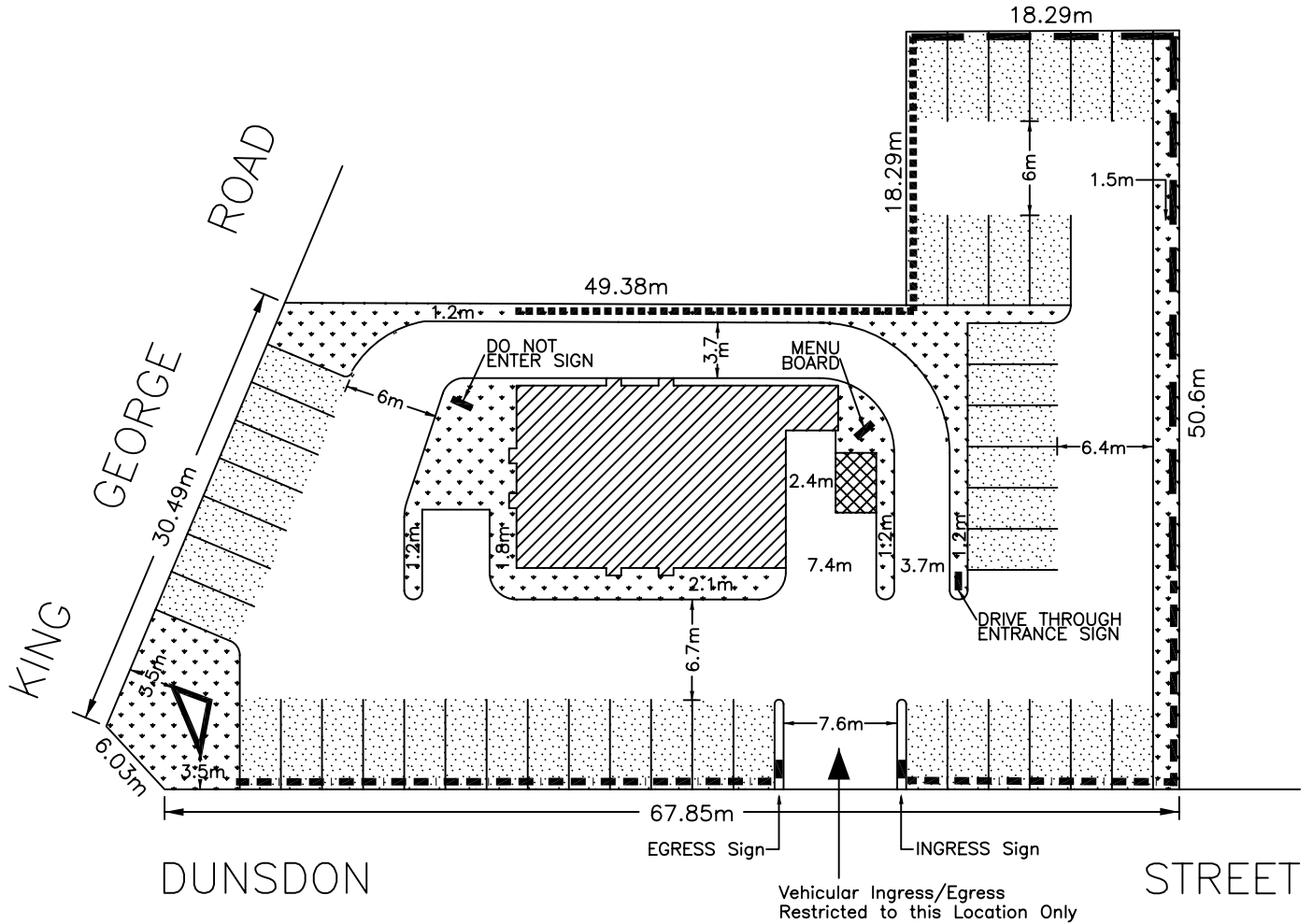
-  LOT COVERAGE - Maximum 353 m<sup>2</sup>
-  LANDSCAPED OPEN SPACE
-  PARKING SPACES
-  DRIVEWAYS & TRAFFIC AISLES
-  Minimum 1.8 m HIGH PRIVACY SCREEN FENCE
-  Minimum 1.5 m HIGH CHAIN LINK FENCE
-  FREESTANDING SIGN LOCATION

MISCELLANEOUS REQUIREMENTS

- PARKING - Minimum 55 SPACES
- GROSS FLOOR AREA - Maximum 1412 m<sup>2</sup>
- BUILDING HEIGHT - Maximum 4 STOREYS

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:  
25-91

Scale In Metres



Vehicular Ingress/Egress  
Restricted to this Location Only

LEGEND

- LOT COVERAGE – Maximum 240 m
- MINIMUM LANDSCAPED OPEN SPACE
- PARKING SPACES
- DRIVEWAYS and TRAFFIC AISLES
- GARBAGE STORAGE ENCLOSURE
- FREESTANDING SIGN LOCATION
- Minimum 1.0 m High PRIVACY SCREEN FENCE
- Minimum 1.2 m High PRIVACY SCREEN FENCE
- Minimum 1.8 m High PRIVACY SCREEN FENCE
- Minimum 1.2 m High CHAIN LINK FENCE

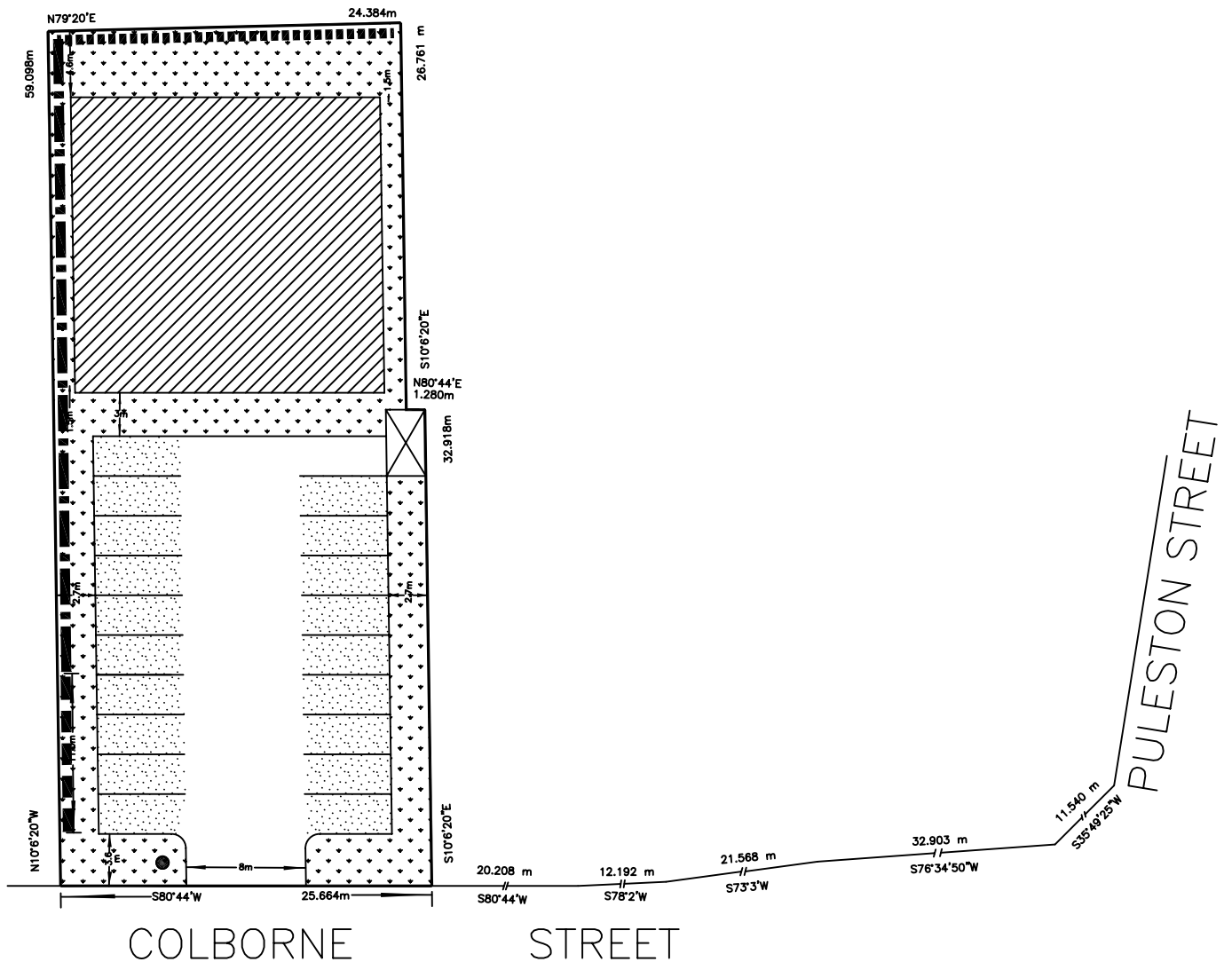
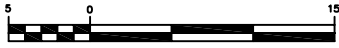
MISC. REQUIREMENTS

- BUILDING – Maximum HEIGHT 1 STOREY  
Maximum GROSS FLOOR AREA 240 m sq.
- PARKING – Minimum 43 SPACES



THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

Scale in Metres



NOTE: SUBJECT LANDS DESCRIBED AS PARTS 3 and 4, PLAN 2R-3285.

LEGEND

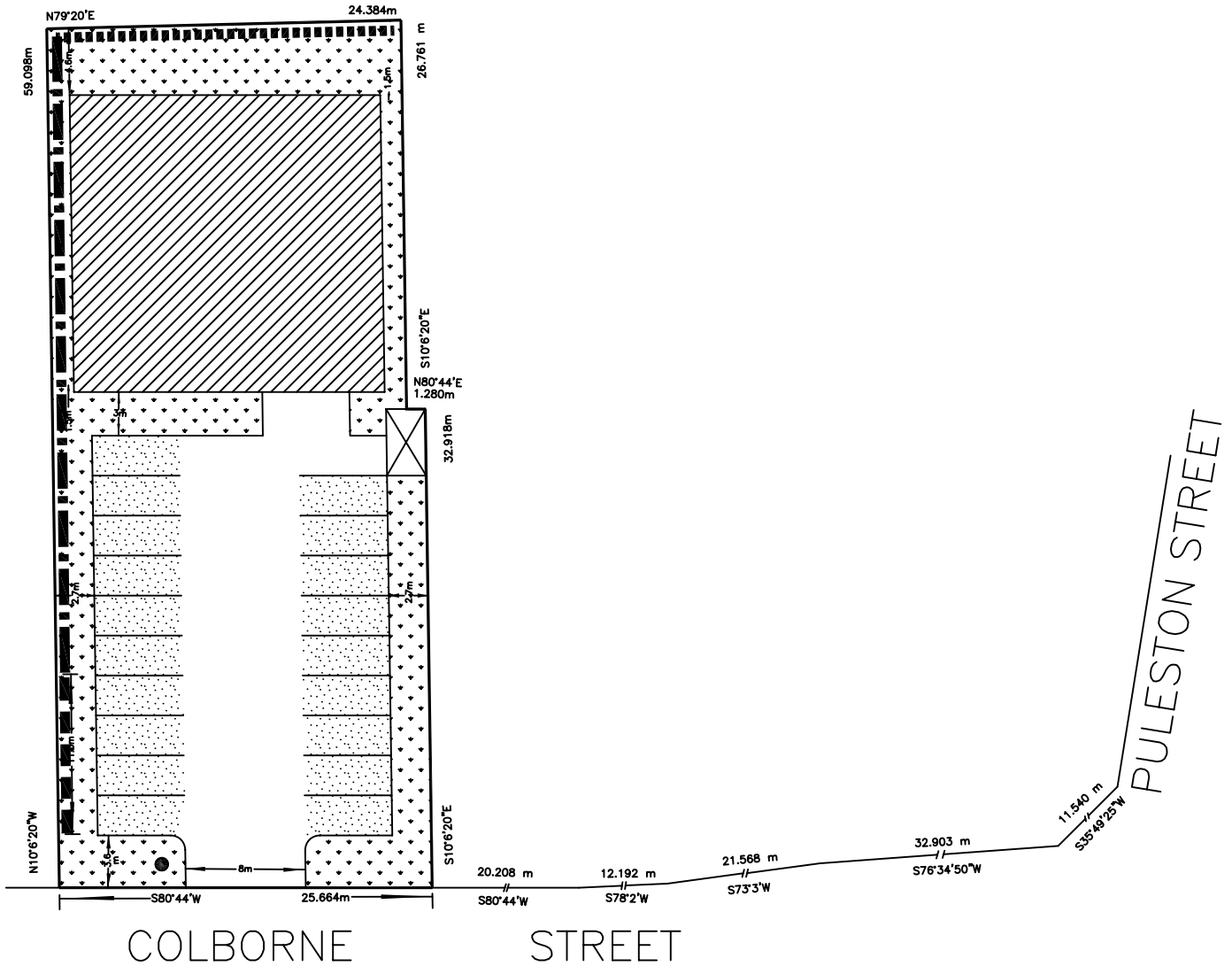
- LOT COVERAGE – Maximum 435<sup>2</sup> m
- LANDSCAPED OPEN SPACE
- PARKING SPACES
- DRIVEWAYS & TRAFFIC AISLES (No Parking)
- GARBAGE STORAGE AREA
- Minimum 1.2 m High Wood Privacy Fence
- Minimum 1.8 m High Wood Privacy Fence
- Minimum 1.5 m High Chain Link Fence
- Freestanding Sign

MISCELLANEOUS REQUIREMENTS

- BUILDING HEIGHT – Maximum 1 Storey
- PARKING – Minimum 19 Spaces
- GROSS FLOOR AREA – Maximum 435 m<sup>2</sup>

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

Scale in Metres



NOTE: SUBJECT LANDS DESCRIBED AS PARTS 3 and 4, PLAN 2R-3285.

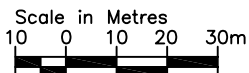
LEGEND

- LOT COVERAGE – Maximum 435 m<sup>2</sup>
- LANDSCAPED OPEN SPACE
- PARKING SPACES
- DRIVEWAYS & TRAFFIC AISLES (No Parking)
- GARBAGE STORAGE AREA
- Minimum 1.2 m High Wood Privacy Fence
- Minimum 1.8 m High Wood Privacy Fence
- Minimum 1.5 m High Chain Link Fence
- Freestanding Sign

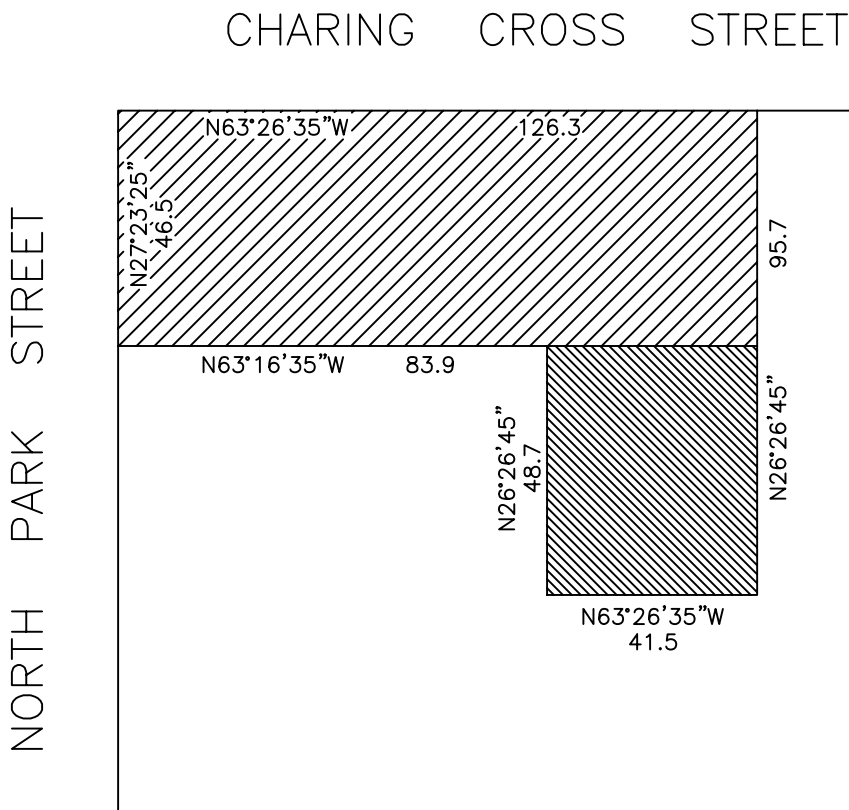
MISCELLANEOUS REQUIREMENTS

- BUILDING HEIGHT – Maximum 1 Storey
- PARKING – Minimum 19 Spaces
- GROSS FLOOR AREA – Maximum 435 m<sup>2</sup>

# City of Brantford SCHEDULE 'B' Map C8-69



THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:  
111-2001



Note: All dimensions are in Metric.

## LEGEND

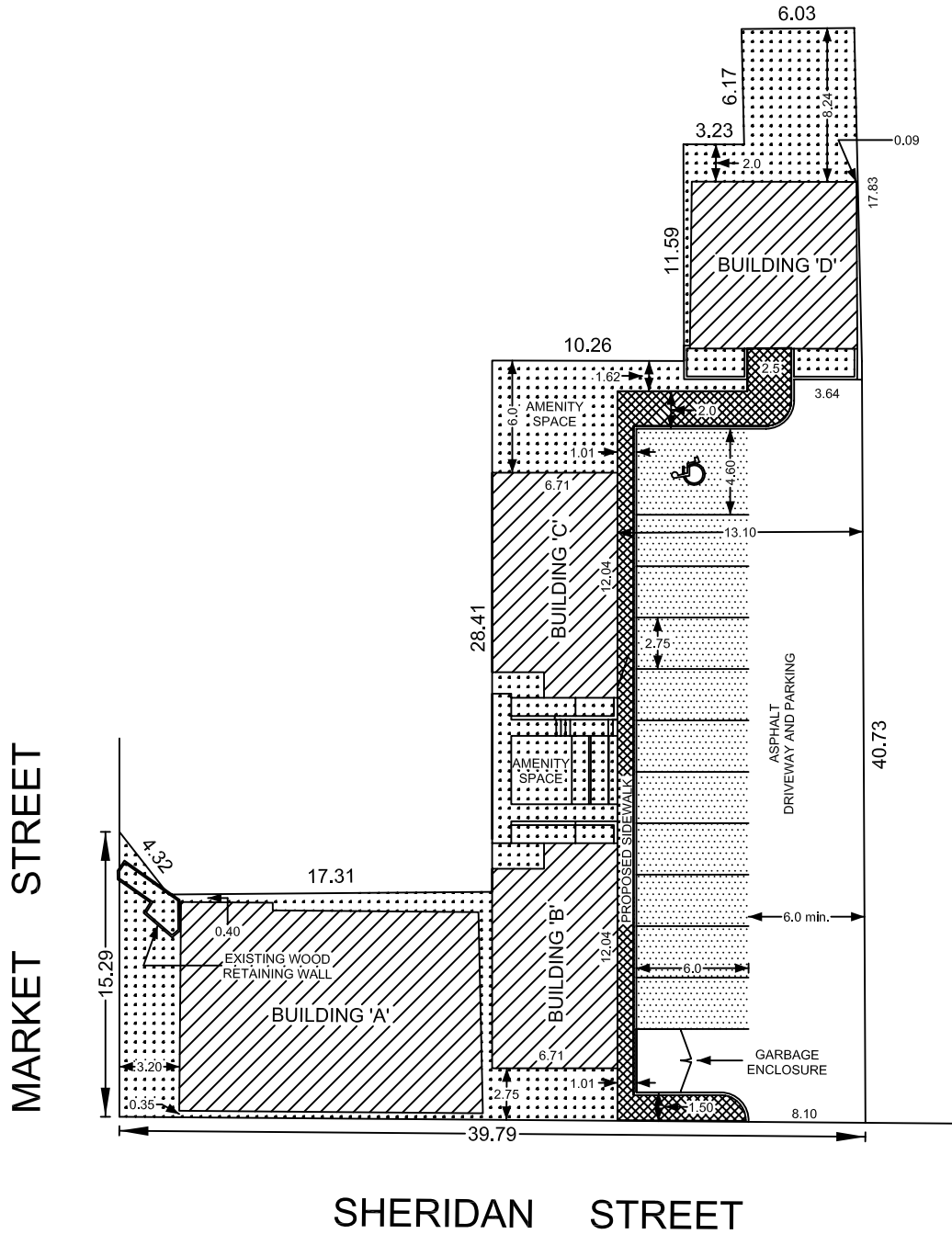
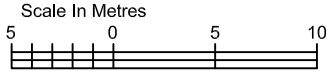


AREA "1"



AREA "2"

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:



**LEGEND**

- LOT COVERAGE - Maximum 408 sq.m.
- SIDEWALKS
- LANDSCAPED AREA
- PARKING AREA
- DRIVEWAYS - No Parking Permitted

**MISCELLANEOUS REQUIREMENTS**

- PARKING - Minimum 2.75m width x 6m length Per Space  
Minimum 4.60m width x 6m length Per Handicap Space  
Minimum 11 SPACES (INCLUDING 1 HANDICAP)
- DRIVEWAYS - as shown
- BUILDING 'A'  
Commercial Gross Floor Area - Minimum 160 sq.m.  
Building Height - Maximum 2 Storeys  
Dwelling Units- Minimum 50 sq.m./unit  
Total Number of Dwelling Units - Maximum 3 on second floor
- BUILDINGS 'B', 'C' AND 'D'  
Building Height - Maximum 2 Storeys  
Dwelling Units- Minimum 43.5 sq.m./unit  
Total Number of Dwelling Units - Maximum 8




0 5 10 20 Metres

This schedule has been consolidated by bylaws:  
13-2023

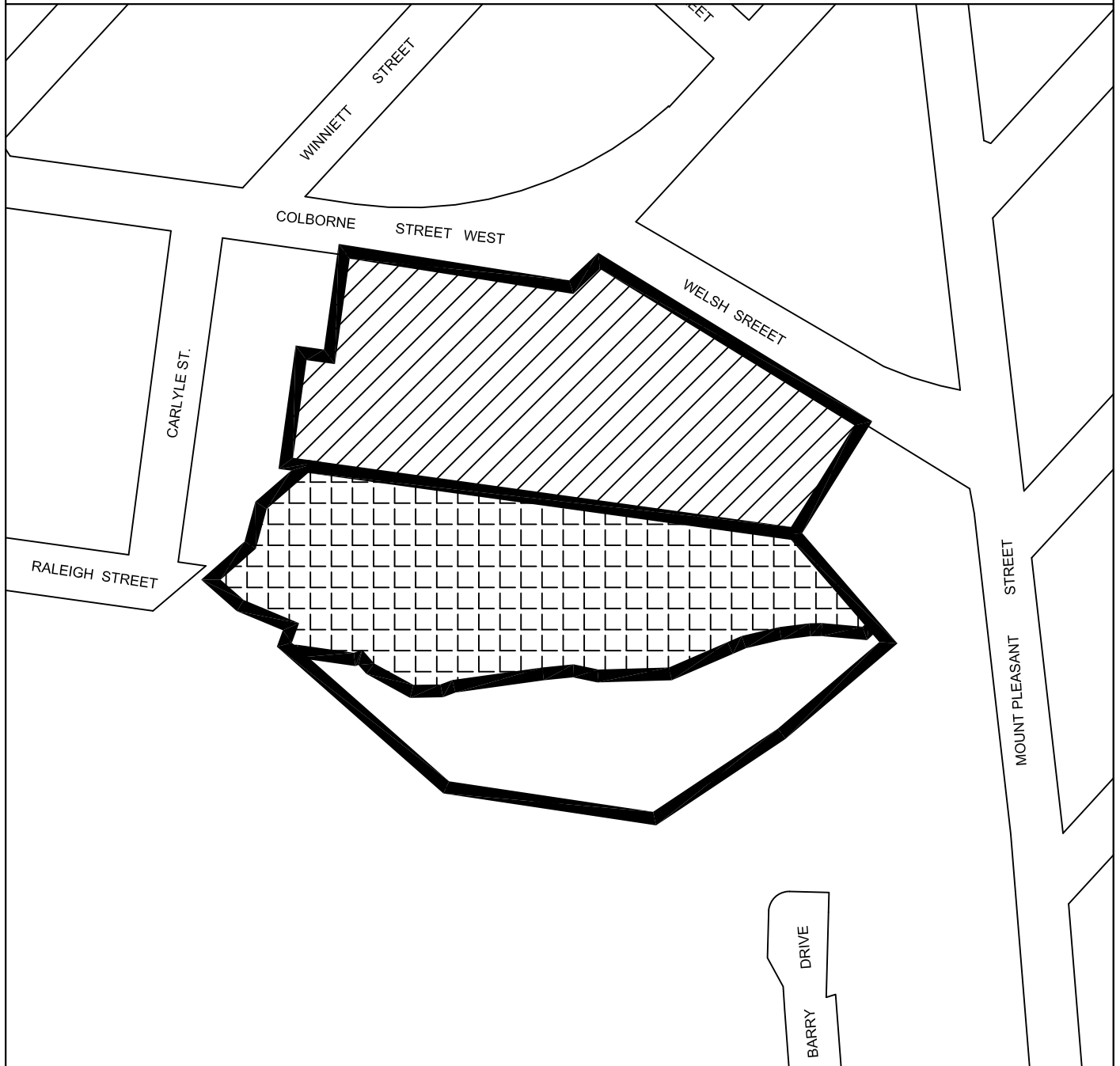


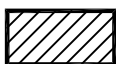
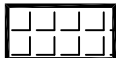
Legend

 Schedule 'B' Part 1 and Part 2



THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:  
130-2016

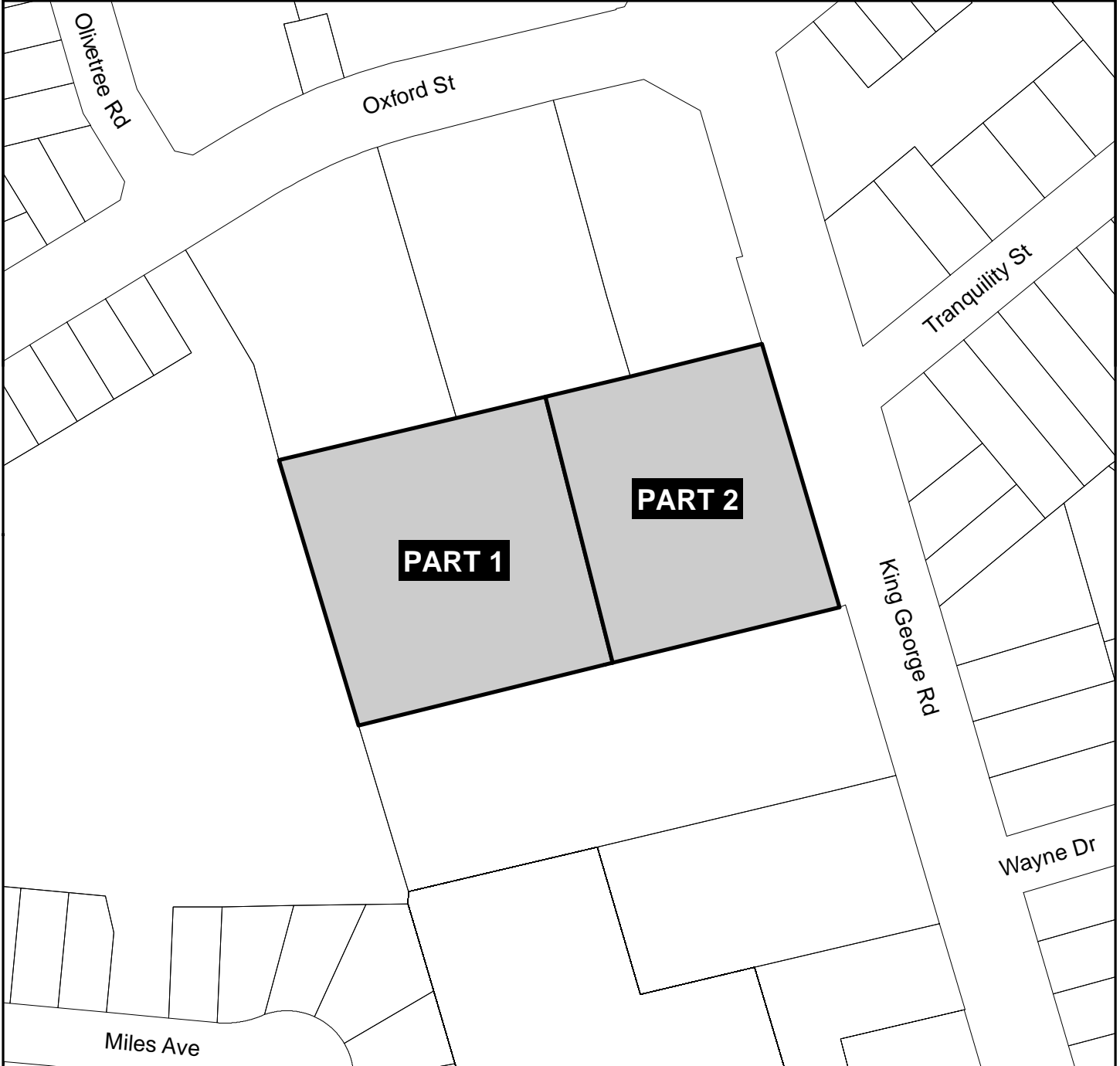


-  PART 1
-  PART 2




0 10 20 40  
Metres

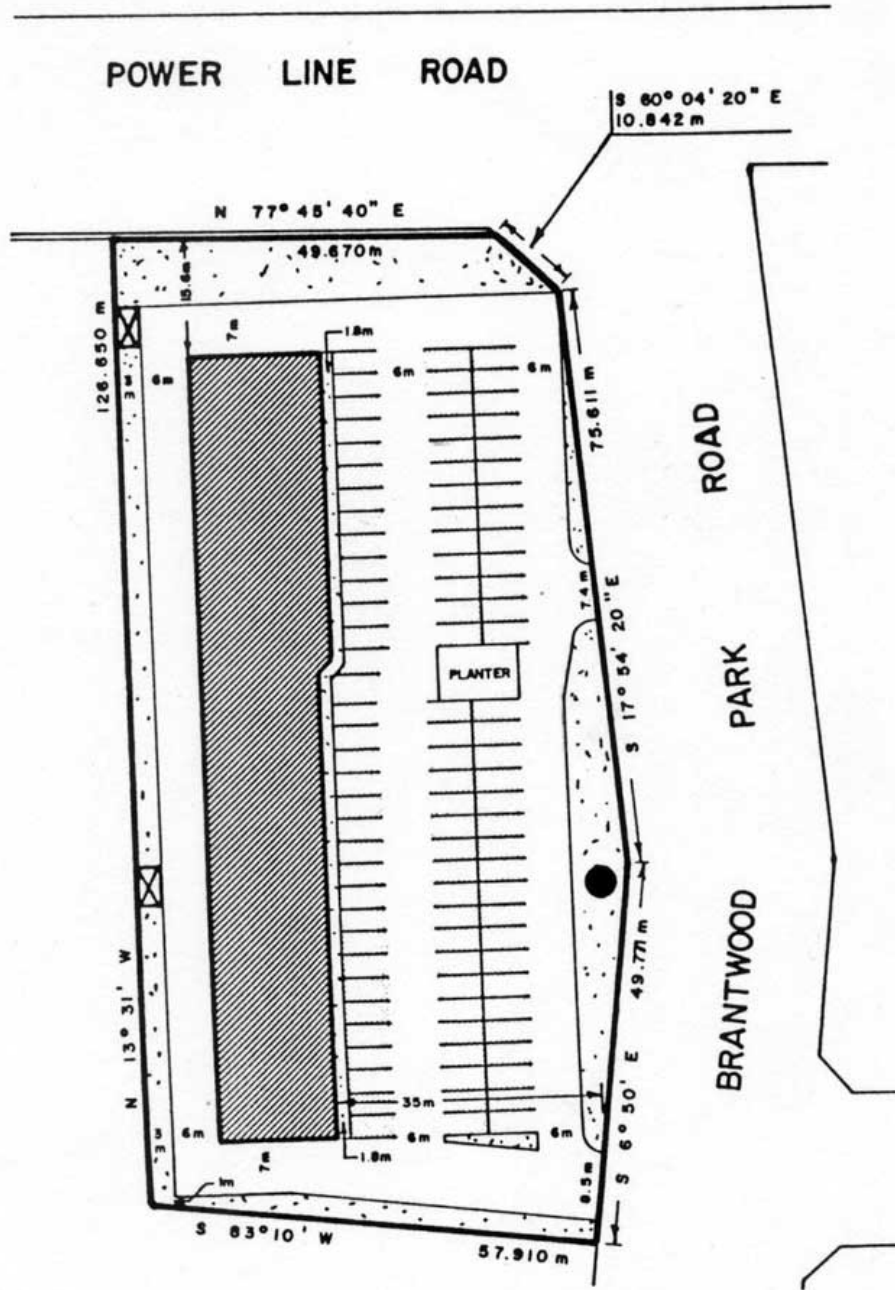
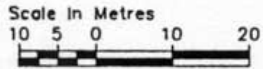
This schedule has been consolidated by bylaws:  
137-2022



Legend

 Schedule 'B' Parts 1 and 2

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:



LEGEND

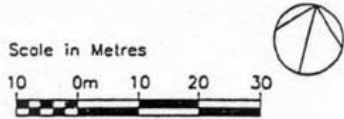
- LOT COVERAGE - Minimum 470 m<sup>2</sup>  
Maximum 1645 m<sup>2</sup>
- LANDSCAPED OPEN SPACE
- PARKING SPACES
- DRIVEWAYS & TRAFFIC AISLES
- GARBAGE COLLECTION AREA
- FREESTANDING SIGN LOCATION

MISCELLANEOUS REQUIREMENTS

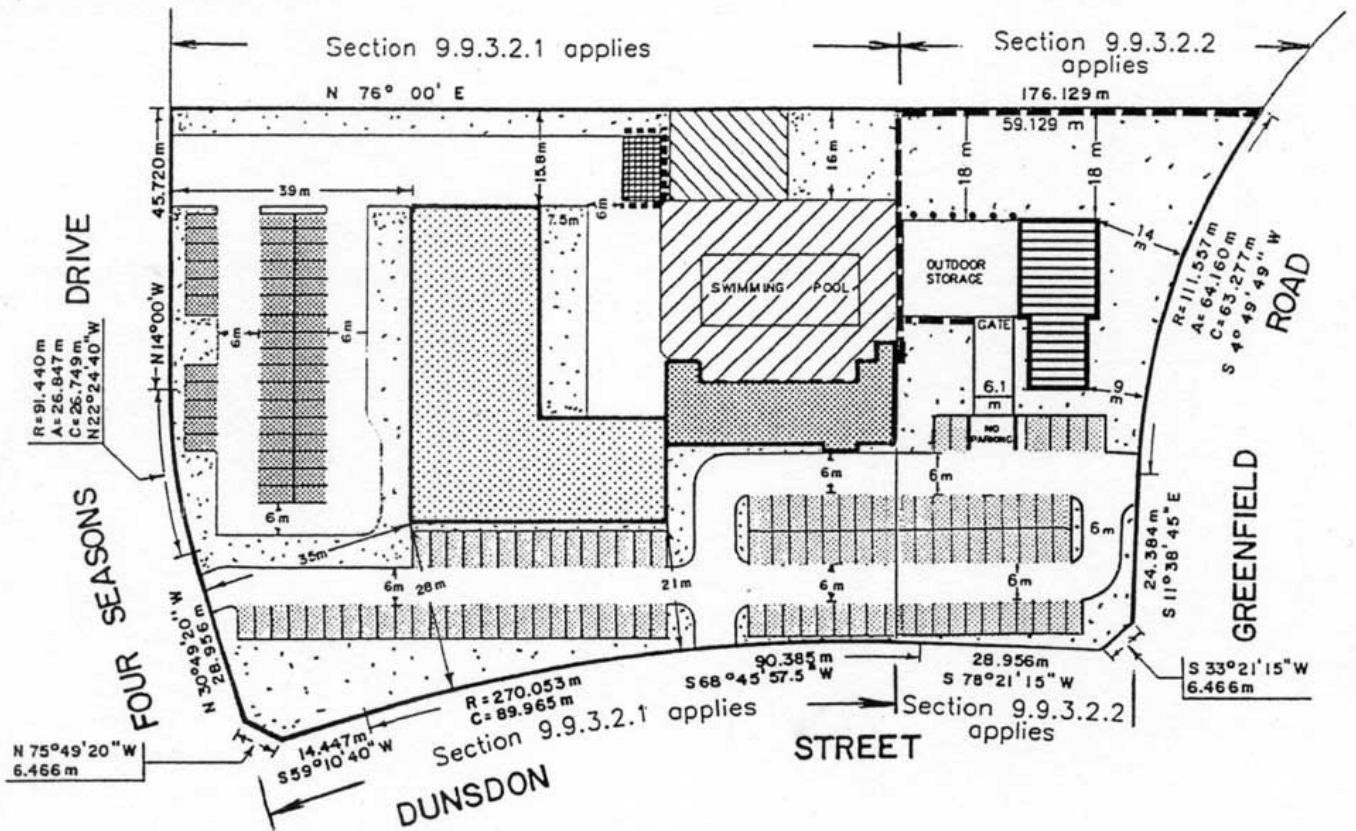
- PARKING - Minimum 98 SPACES  
Minimum 3 m Wide x 6 m Long PER SPACE
- GROSS FLOOR AREA - Minimum 470 m<sup>2</sup>  
Maximum 1645 m<sup>2</sup>







THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:  
17-91, 139-2002



NOTE: SUBJECT PROPERTY DESCRIBED AS  
BLOCK 'F', REGISTERED PLAN 1393.

PHASE 3 - RESIDENTIAL CONVERSION

LEGEND

- BUILDING AREA 'A' - Maximum Lot Coverage 1390 m<sup>2</sup>
- BUILDING AREA 'B' - Maximum Lot Coverage 555 m<sup>2</sup>
- BUILDING AREA 'C' - Maximum Lot Coverage 302 m<sup>2</sup>
- MINIMUM LANDSCAPING - Includes Sidewalks, Patios, play Areas
- COMMERCIAL PARKING
- RESIDENTIAL PARKING
- DRIVEWAYS - No Parking Permitted
- GARBAGE PICKUP AREA
- SWIMMING POOL AREA
- RESIDENTIAL RECREATIONAL AREA - Minimum 9 m<sup>2</sup> per Dwelling Unit
- 2.0 m High DECORATIVE SCREEN WALL
- 1.8 m High ARCHITECTURAL BLOCK WALL
- 1.8 m High WOOD FENCE

MISCELLANEOUS REQUIREMENTS

- PARKING - Minimum Commercial 95 Spaces  
Minimum Residential 45 Spaces  
Minimum 2.75m Width x 6m Length per Space
- driveways - As Shown
- MAXIMUM HEIGHT - Building Area 'A' 2 Storeys  
Building Area 'B' 1 Storey  
Building Area 'C' 1 Storey
- MAXIMUM GROSS FLOOR AREA - Building Area 'A' 2700 m<sup>2</sup>  
Building Area 'B' 555 m<sup>2</sup>  
Building Area 'C' 302 m<sup>2</sup>
- MAXIMUM NUMBER OF DWELLING UNITS - 30 restricted to the First Storey of the Northerly Wing and the Second Storey of Building Area 'A'
- All Dimensions are Minimum unless otherwise specified

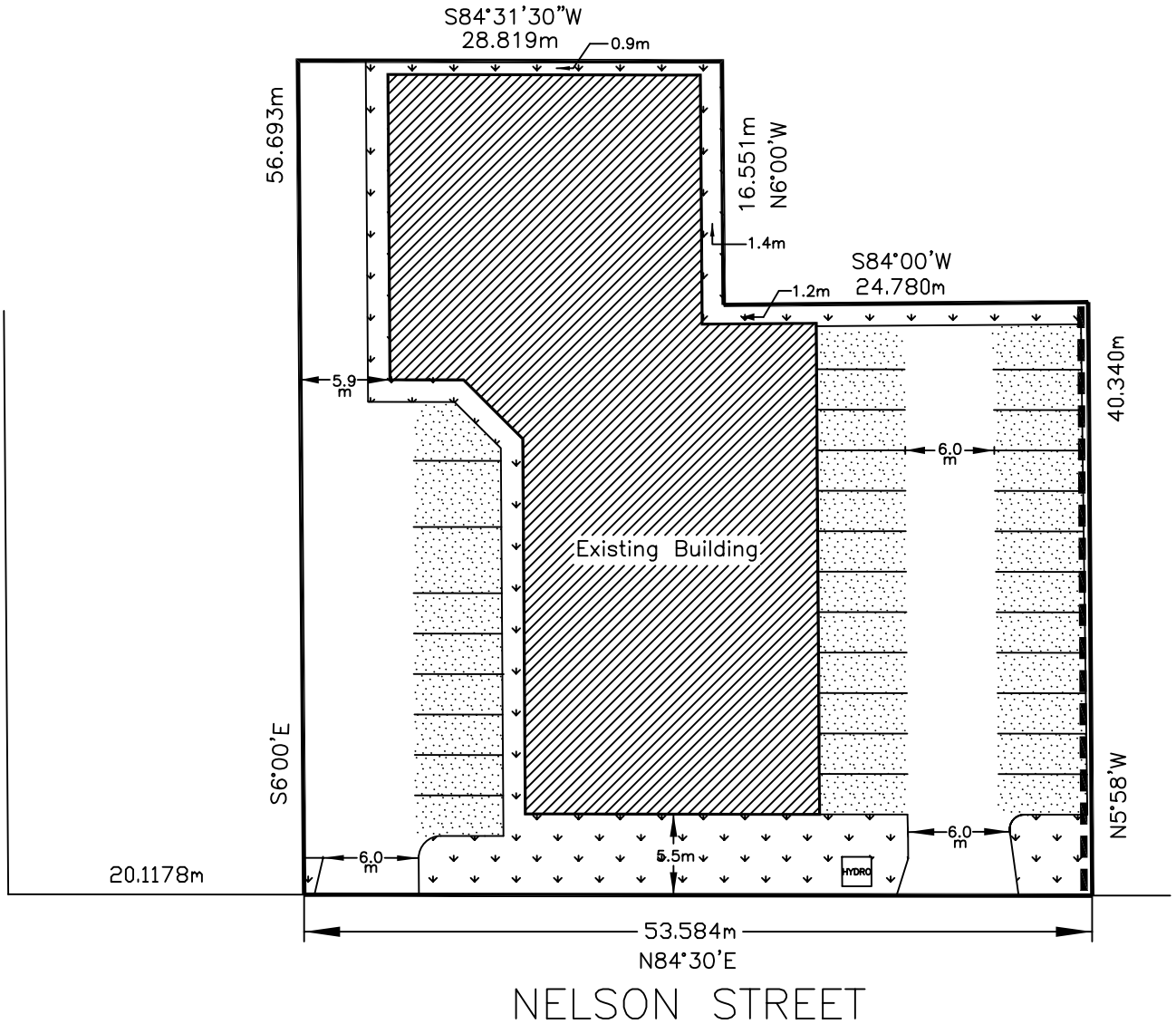
# City of Brantford SCHEDULE 'B' Map C9-5

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:  
40-92






Scale in Metres



CLARENCE STREET



## LEGEND

-  LOT COVERAGE – Maximum 1050m<sup>2</sup>
-  LANDSCAPED OPEN SPACE
-  PARKING
-  DRIVEWAYS & TRAFFIC AISLES (No Parking)
-  PRIVACY SCREEN – Minimum 1.5m High

## MISCELLANEOUS REQUIREMENTS

- PARKING – Minimum 30 Spaces
- BUILDING HEIGHT – Maximum 1 Storey
- GROSS FLOOR AREA – Maximum 1050m<sup>2</sup>
- LOT AREA – Minimum 0.25 ha.

Scale in Metres



DOWDEN AVE

CONKLIN ROAD

SHELLARD LANE

**LEGEND:**



Part 1 (Permits drive – through)



Part 2 (drive – through not permitted)

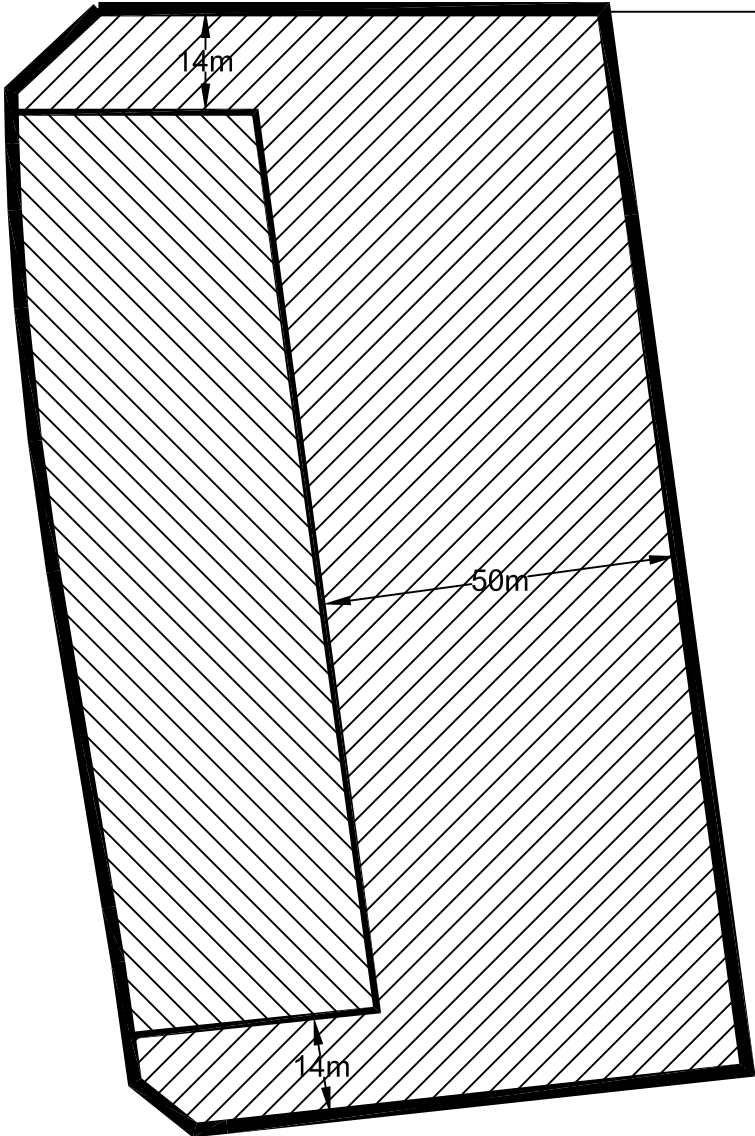
THIS MAP HAS BEEN CONSOLIDATED BY BYLAWS:  
73-2016





DUNCAN AVENUE

CONKLIN ROAD

BLACKBURN DRIVE

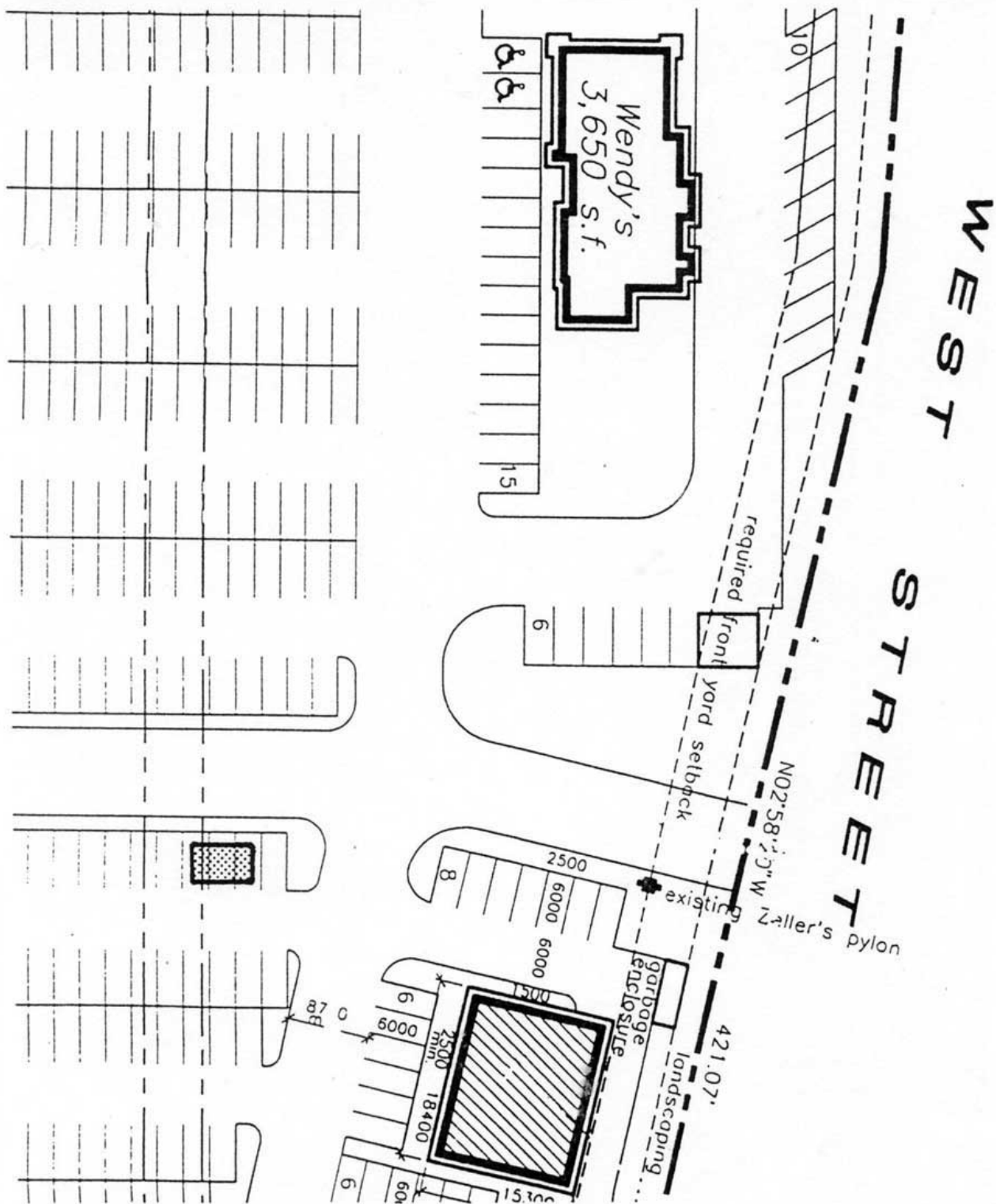
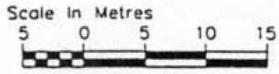


LEGEND

-  Part "1"
-  Part "2"



THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:  
15-97  
149-97



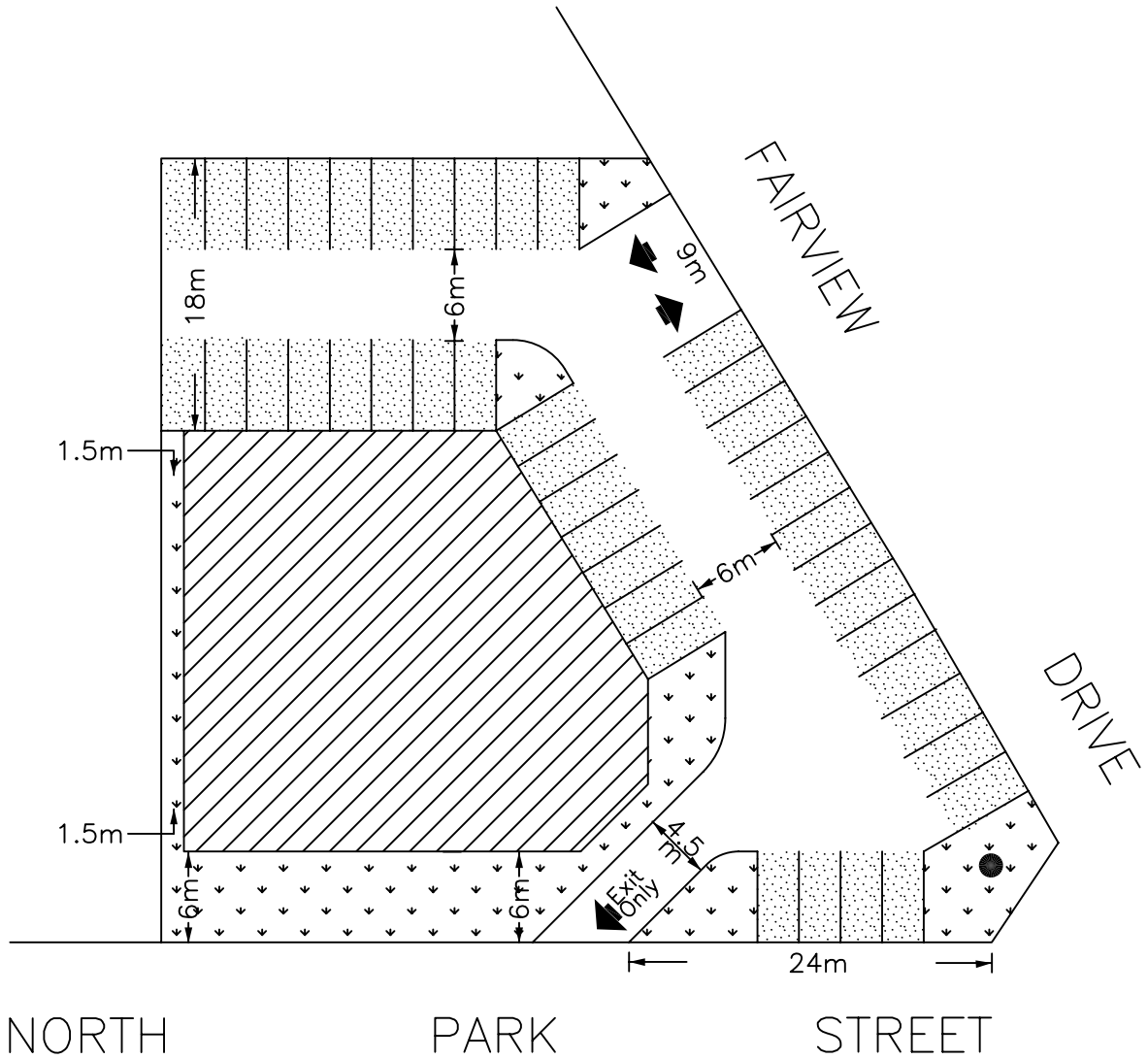
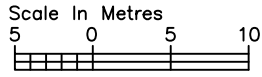
LEGEND



LOCATION OF CHIP HUT

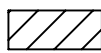
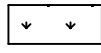
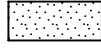
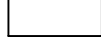

MISCELLANEOUS REQUIREMENTS

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:



Note : SUBJECT LANDS CONSIST OF LOTS 7 and 8 , SECTION 26 , REGISTERED PLAN 1000

LEGEND

-  LOT COVERAGE – Maximum 720 m
-  LANDSCAPED OPEN SPACE
-  PARKING SPACES
-  DRIVEWAYS and TRAFFIC AISLES
-  SIGN LOCATION

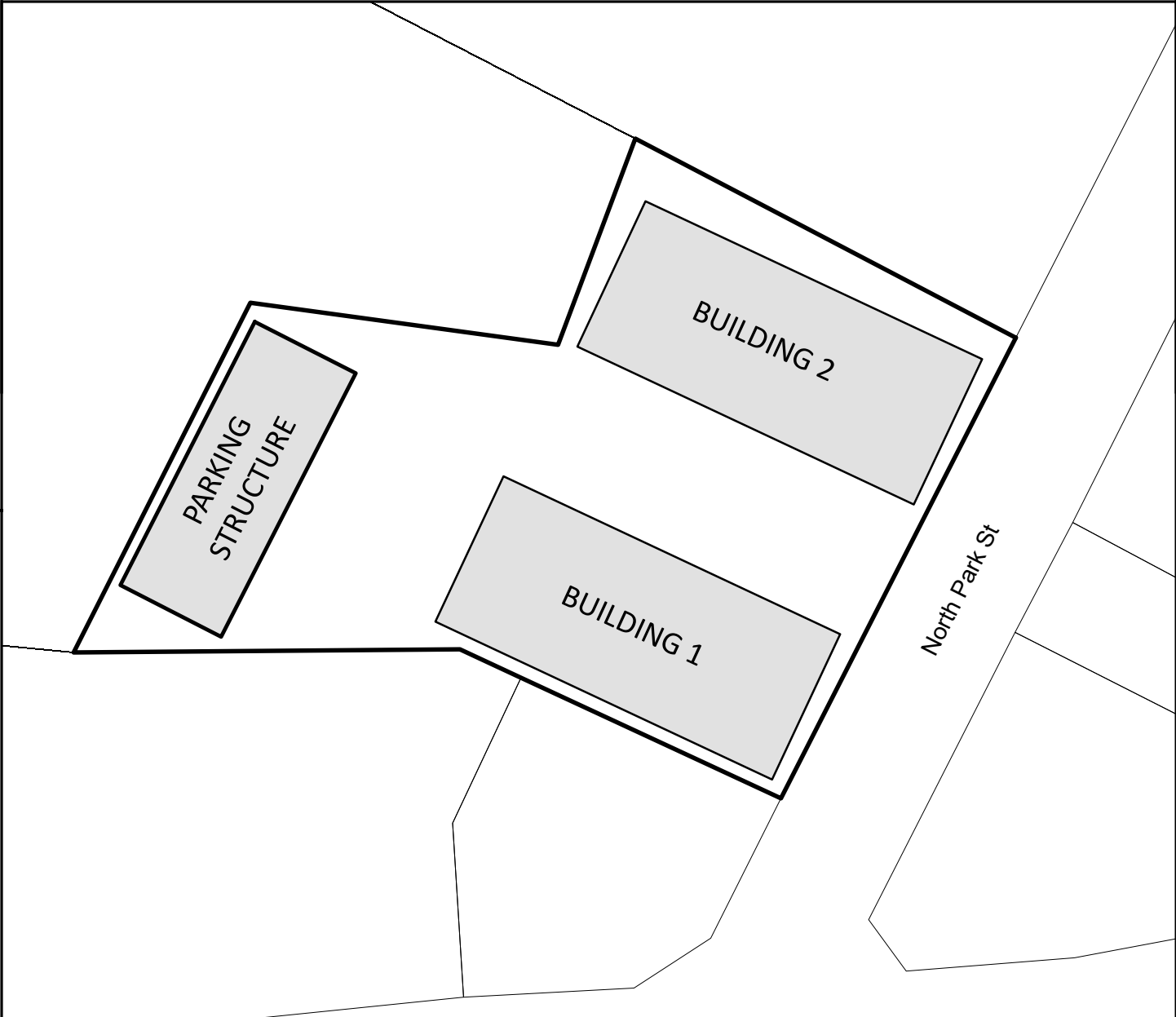
MISC. REQUIREMENTS

- PARKING – Minimum 42 SPACES
- BUILDING HEIGHT – Maximum 2 STORYS
- GROSS FLOOR AREA – Maximum 1400 m





0 5 10 20  
Metres

This schedule has been consolidated by by-laws:  
76-2024



**LEGEND:**

-  SUBJECT LAND
-  BUILDINGS 1 AND 2, AND PARKING STRUCTURE

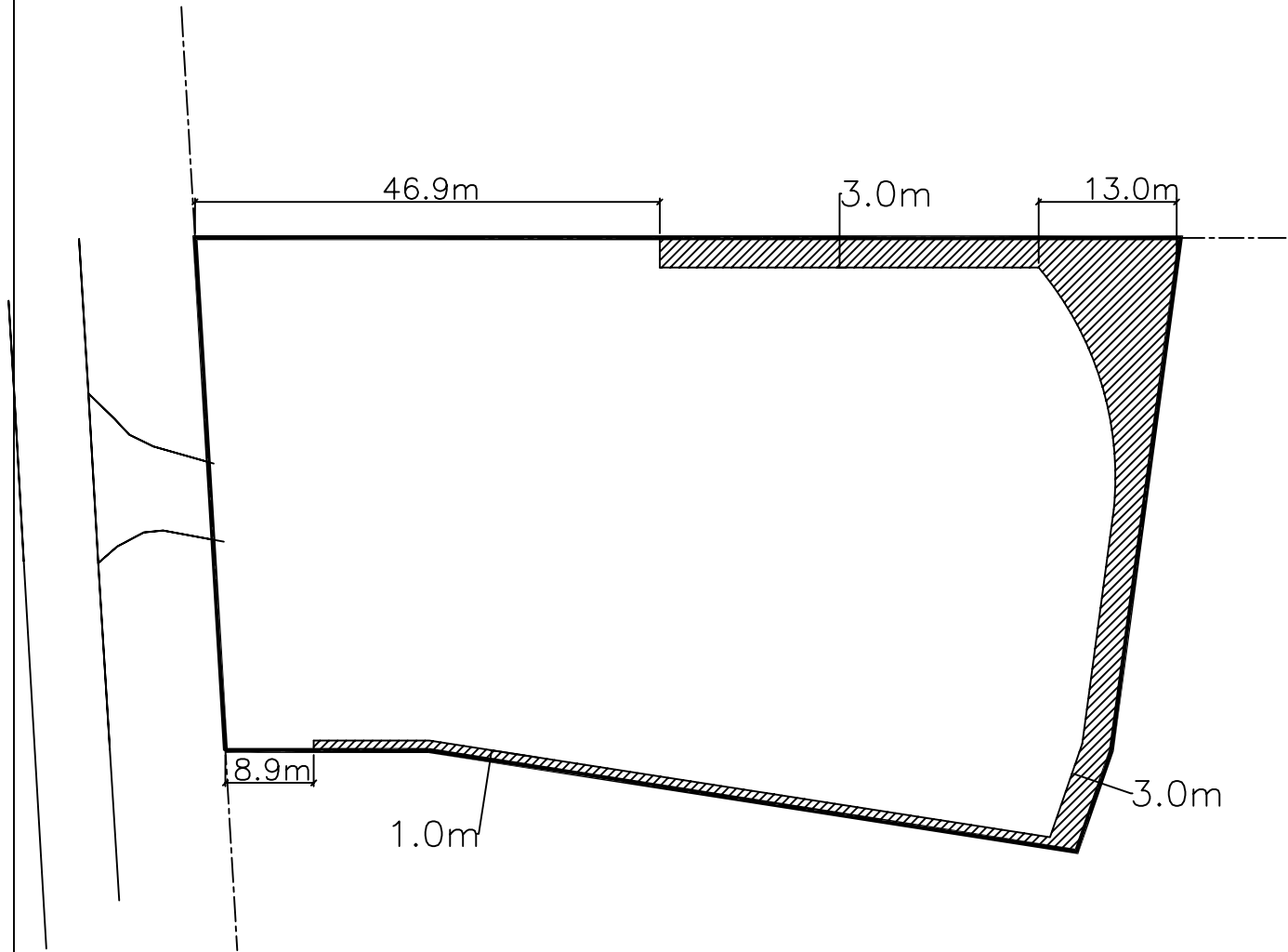
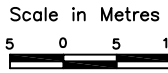
**REQUIREMENTS:**

- MAXIMUM HEIGHT: BUILDING 1: 16 STOREYS
- BUILDING 2: 9 STOREYS
- PARKING STRUCTURE: 1 STOREY





THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:



**LEGEND:**

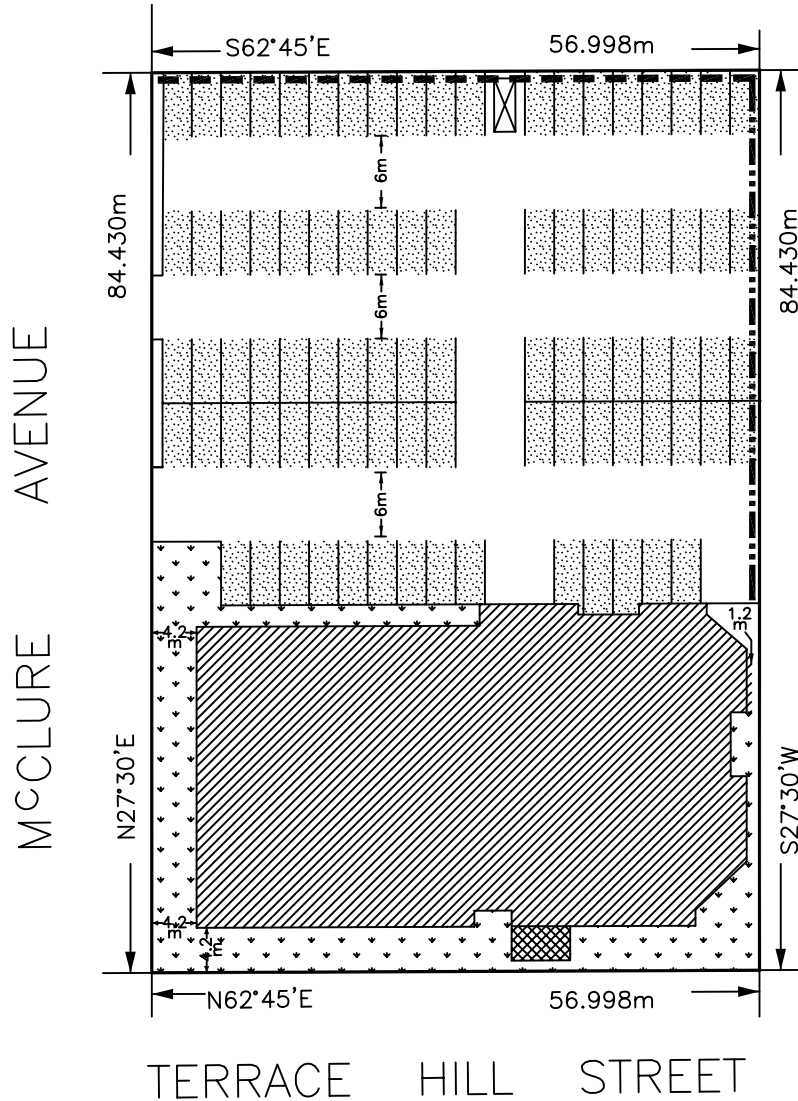
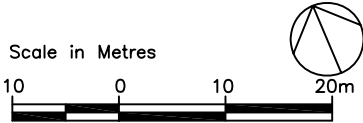


BUFFERING











SUBJECT LAND BOUNDARY

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:



LEGEND

-  LOT COVERAGE – Maximum 1480 m<sup>2</sup>
-  LANDSCAPED OPEN SPACE
-  PARKING SPACES
-  DRIVEWAYS & TRAFFIC AISLES (No Parking)
-  SEASONAL OUTDOOR PATIO Maximum 25.0 m<sup>2</sup>
-  GARBAGE DISPOSAL
-  HIGH PRIVACY FENCE Minimum 1.8 m
-  HIGH BARRIER Minimum 0.6 m

MISCELLANEOUS REQUIREMENTS

- PARKING – Minimum 87 SPACES
- BUILDING HEIGHT – Maximum 2 STOREYS
- GROSS FLOOR AREA – Maximum 3200 m<sup>2</sup>

This is Schedule 'B', Map M2-54



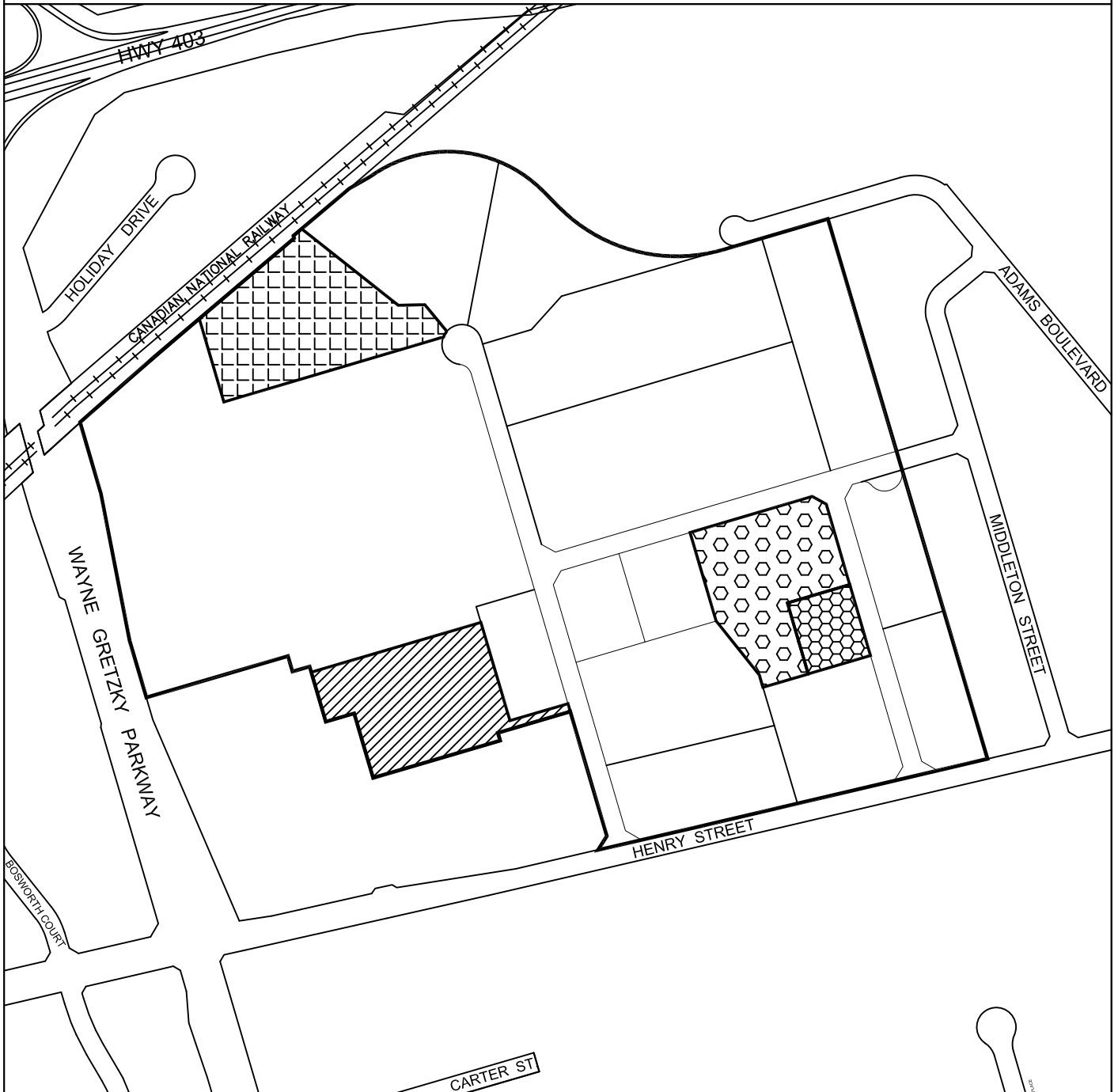
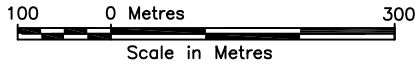
0 25 50 100 Metres



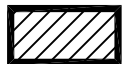
Legend

 PART 1

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS: 3-2019



LEGEND



MINIMUM LOT WIDTH = 26.8 m



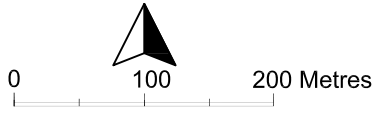
MINIMUM FRONT YARD = 9.5 m



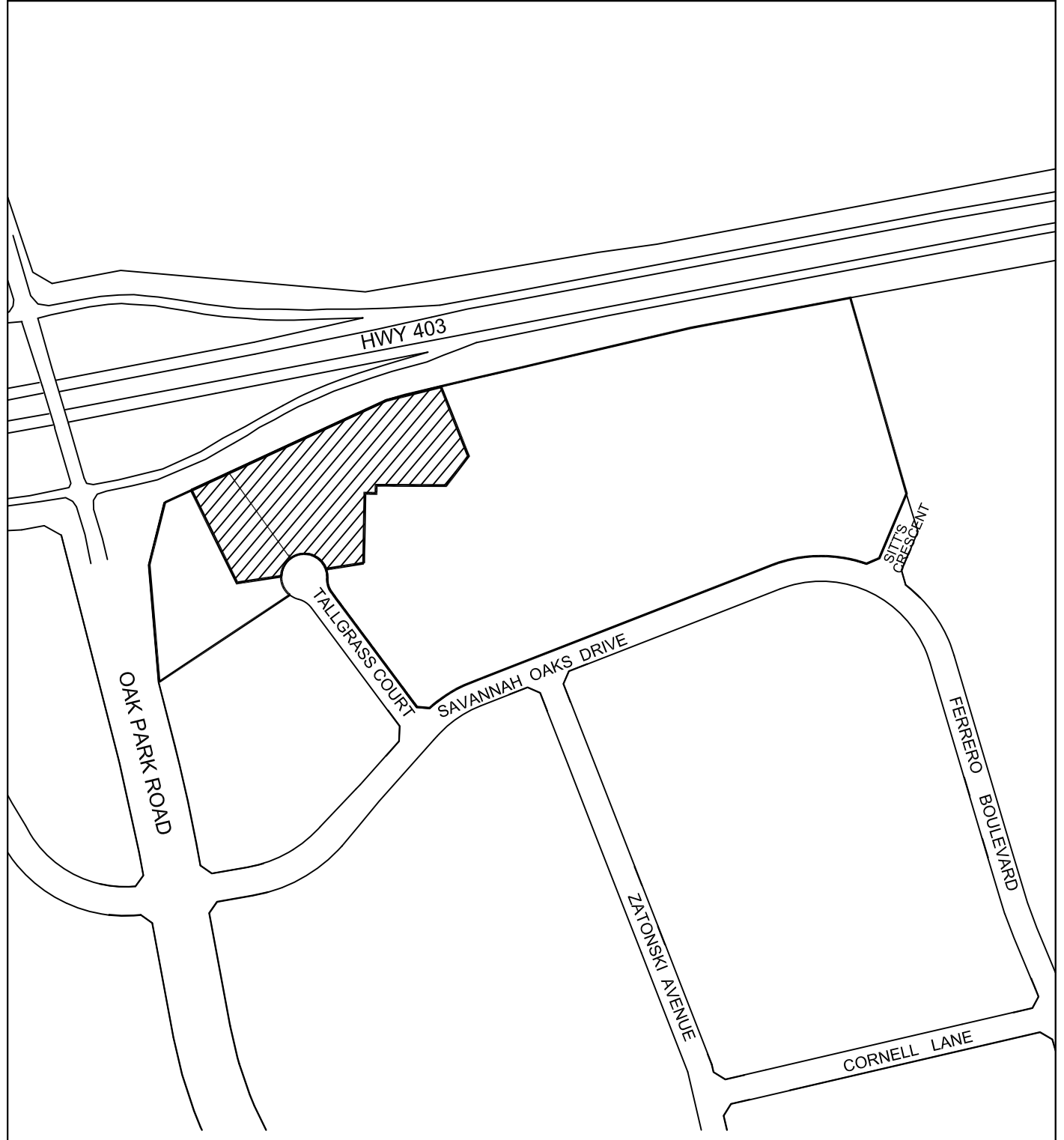
MINIMUM LOT WIDTH = 11.0 m



MINIMUM FRONT YARD = 9.5 m



THIS MAP HAS BEEN CONSOLIDATED BY BYLAWS:  
11-2020



LEGEND





THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:  
25-91  
175-96



CHARING CROSS STREET

CLOVERDALE AVENUE

42.5m

N 63°02'10" W  
15.240m

56.845m

S 27°44'50" W

S 27°44'30" W  
17.678m

15.240m  
S 63°02'10" E

4.5m

11.5m

74.523m

1m

22m

N 27°44'50" E

LEGEND

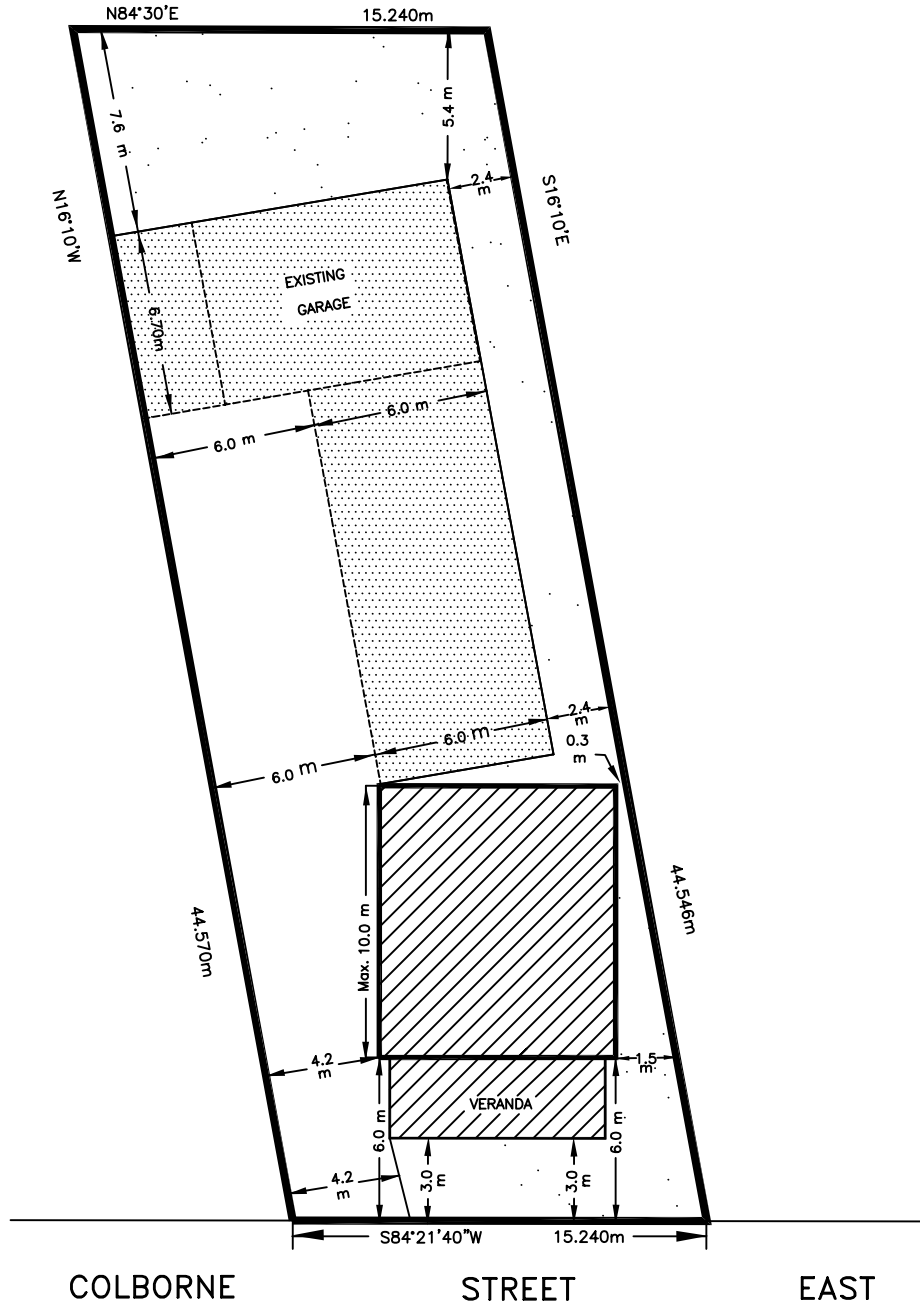
- LOT COVERAGE - Maximum 380 m<sup>2</sup>
- LANDSCAPED OPEN SPACE
- PARKING SPACES
- DRIVEWAYS & TRAFFIC AISLES
- PRIVACY SCREEN FENCE - Minimum 1.8m High

MISCELLANEOUS REQUIREMENTS





- PARKING - Minimum 12 SPACES
- GARBAGE ENCLOSURE

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:  
115-92

Scale in Metres



LEGEND

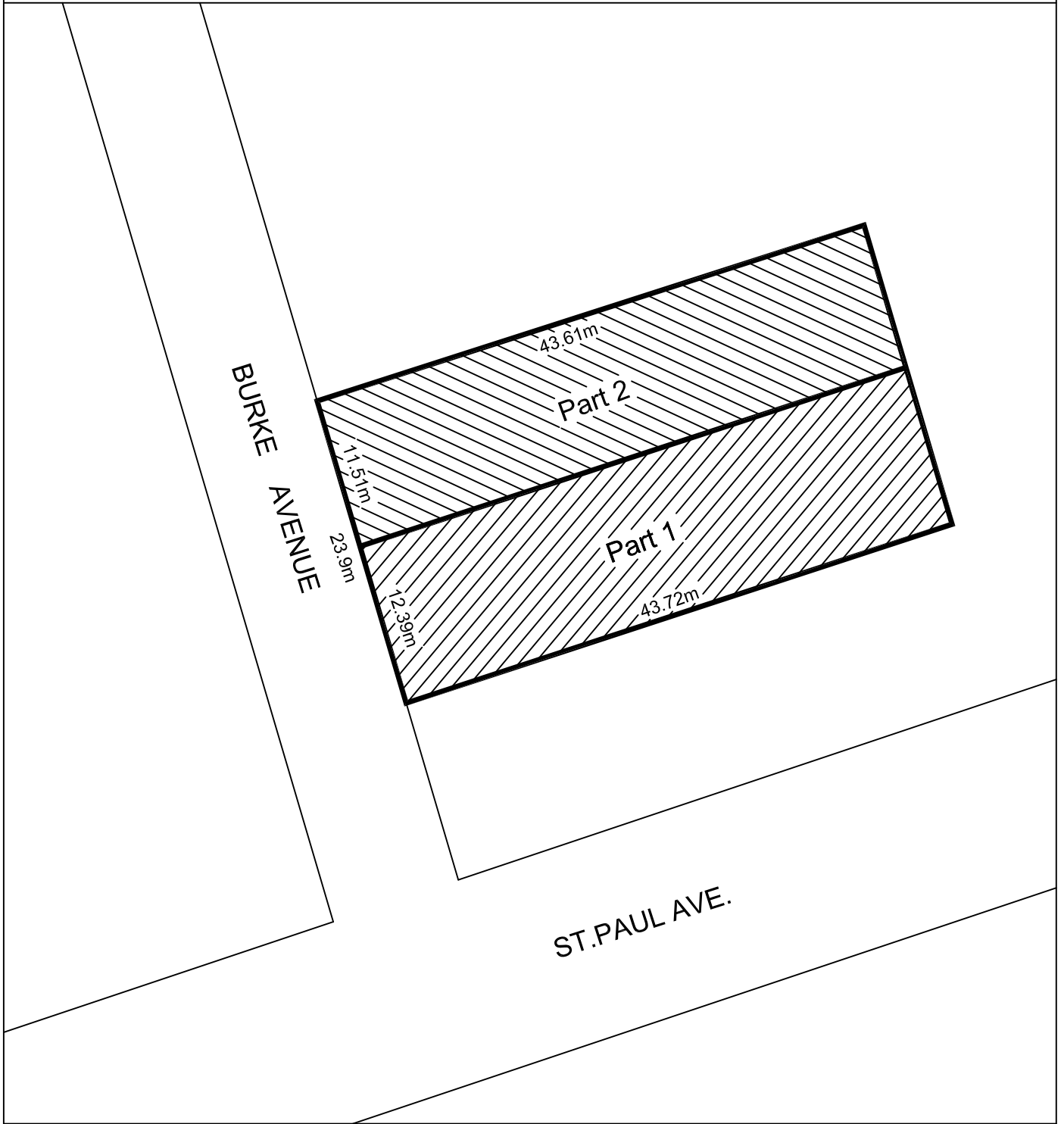
-  EXISTING BUILDING
-  LANDSCAPED OPEN SPACE
-  DRIVEWAYS - NO PARKING PERMITTED
-  PARKING AREA, EXCLUDING DRIVEWAYS AND TRAFFIC AISLES

MISCELLANEOUS REQUIREMENTS

PARKING - Minimum 6 SPACES  
Minimum 3.0m wide x 6.0 long PER SPACE



THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:  
7-2013



LEGEND

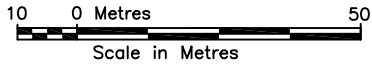


Part "1"



Part "2"

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS: 77-2013, 60-2018, 104-2019



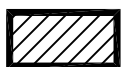
BOYS AND GIRLS CLUB OF BRANTFORD

MOUNT PLEASANT STREET

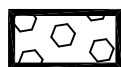
STREET

Steve Brown Sports Complex

LEGEND



MINIMUM LOT WIDTH = 11m



MINIMUM LOT AREA = 335m<sup>2</sup>  
MINIMUM LOT WIDTH = 11m



MINIMUM LOT AREA = 335m<sup>2</sup>  
MINIMUM REAR YARD = 4.5m

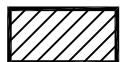
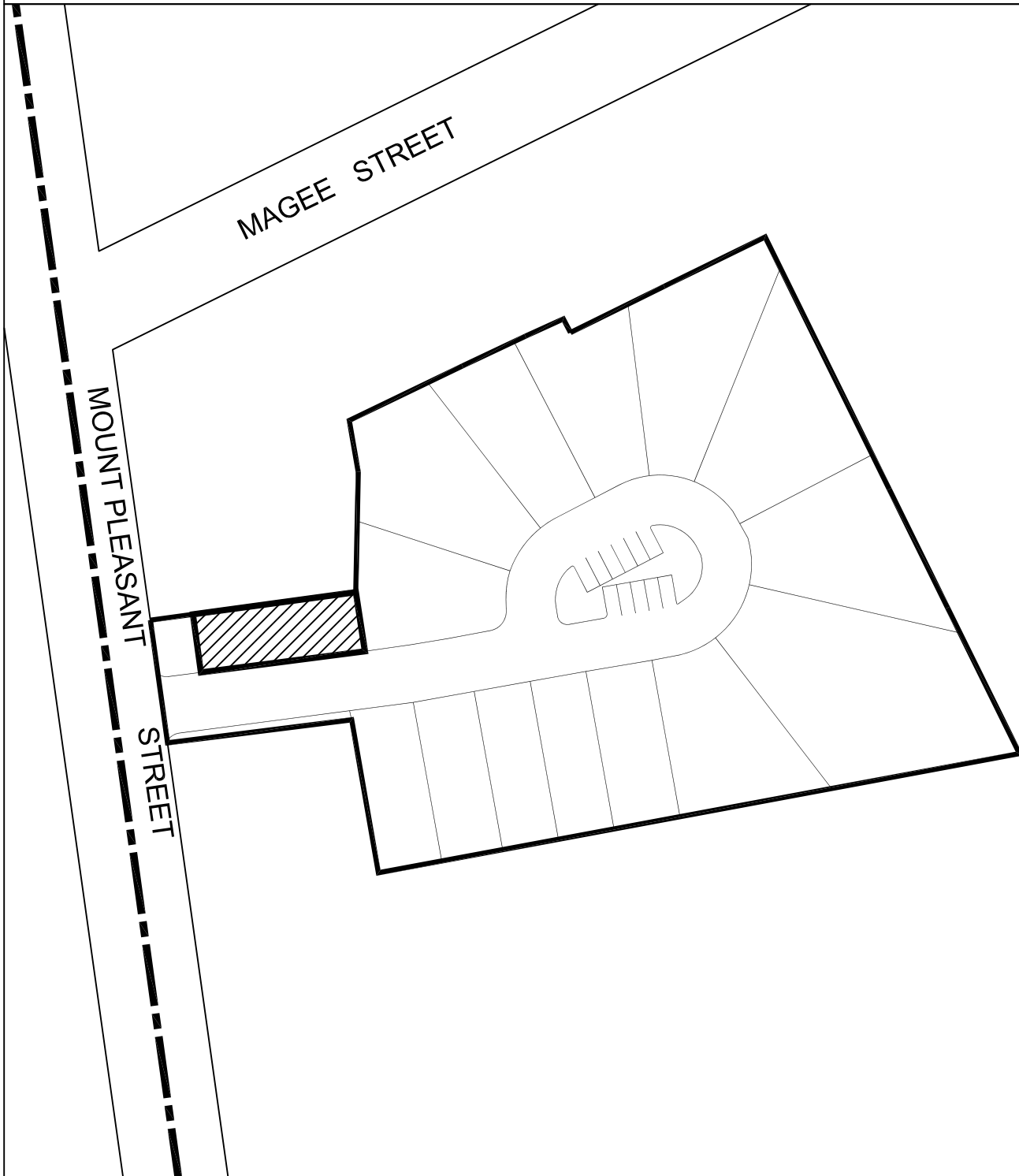
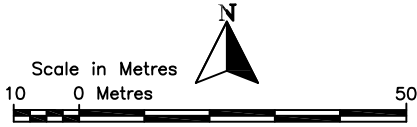


MINIMUM LOT AREA = 415m<sup>2</sup>



MINIMUM FRONT YARD = 3.25m

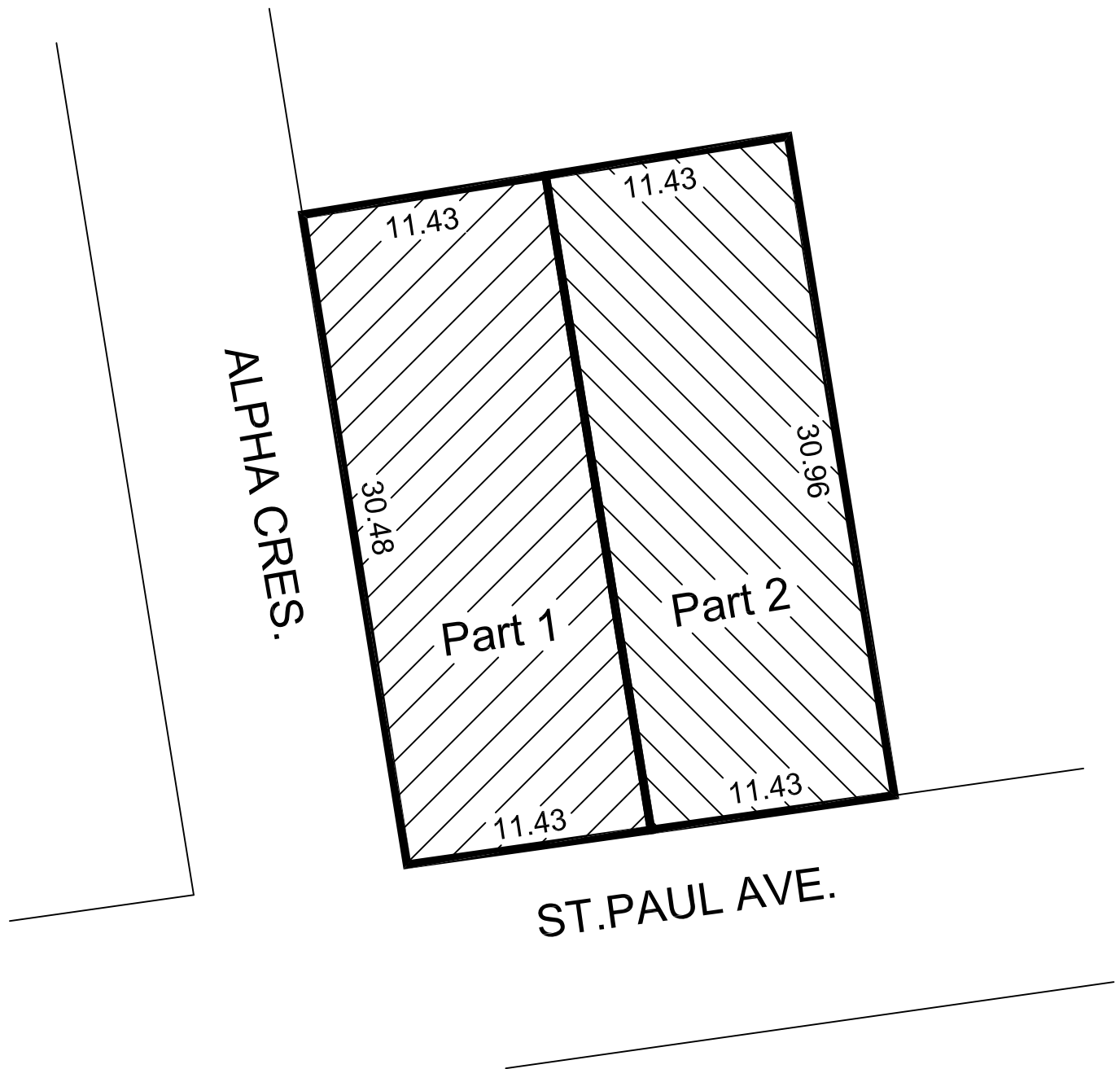
THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS: 24-2016



Front Yard - Minimum 2.5m

Rear Yard - Minimum 1.5m

Interior Side Yard - Minimum 7.5m on one side and 3m on the other side



LEGEND

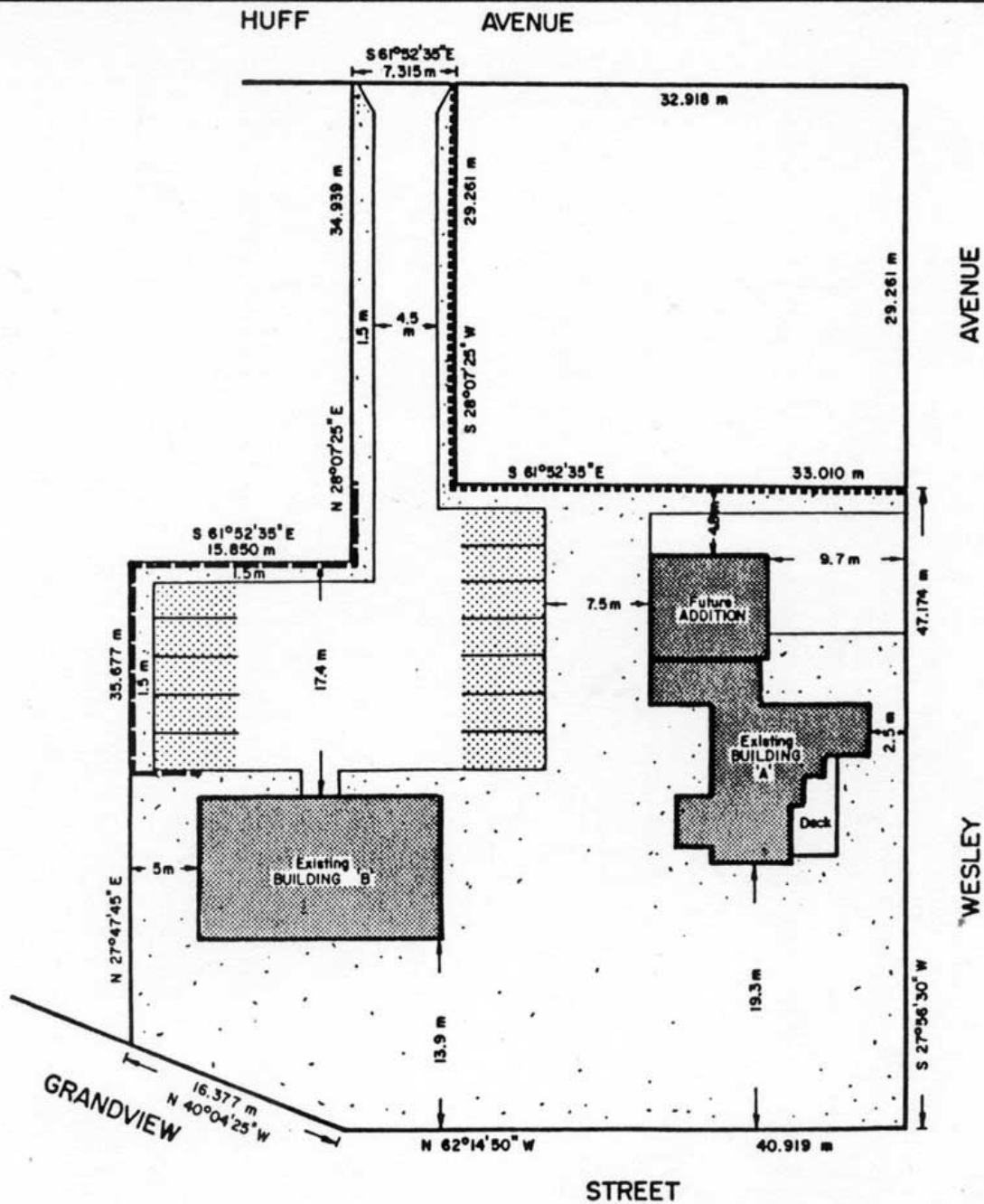
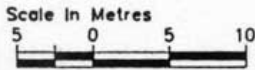


Part "1"





Part "2"

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:



**NOTE:** SUBJECT LANDS DESCRIBED AS PARTS 1, 2, and 3, PLAN 2R-2590.

**LEGEND**

-  MAXIMUM PERMITTED LOT COVERAGE (FUTURE ADDITION - Maximum  $70 m^2$ )
-  LANDSCAPED OPEN SPACE
-  PARKING SPACES
-  DRIVEWAYS & TRAFFIC AISLES
-  Minimum 1.5 m high PRIVACY SCREEN FENCE
-  Minimum 1.8 m high PRIVACY SCREEN FENCE

**MISCELLANEOUS REQUIREMENTS**

PARKING - Minimum 12 SPACES for Building 'B'  
 Minimum 2 SPACES for Building 'A'  
 Combined Within Future Addition

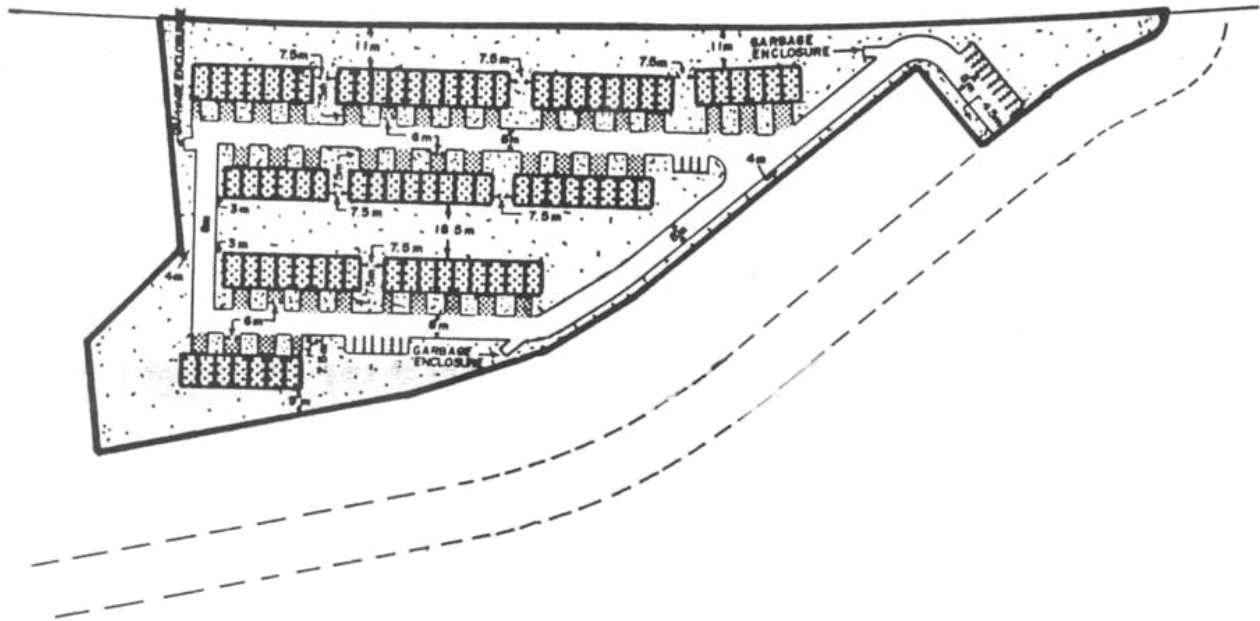
THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

Scale in Metres








COLBORNE STREET WEST

(THE KING'S HIGHWAY No. 53)



**NOTE:** SUBJECT PROPERTY DESCRIBED AS PART 2, PLAN 2R-2924

**LEGEND**

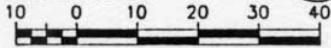
-  LOT COVERAGE - Maximum 5,400 m<sup>2</sup>
-  LANDSCAPED OPEN SPACE
-  PARKING SPACES
-  PRIVATE INDIVIDUAL DRIVEWAYS - Parking Permitted
-  DRIVEWAYS & TRAFFIC AISLES

**MISCELLANEOUS REQUIREMENTS**

- BUILDING HEIGHT - Maximum 2 Storeys
- DWELLING UNITS - Maximum 77 Units
- SURFACE PARKING - Minimum 20 SPACES  
Minimum 3m width x 6m length PER SPACE

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

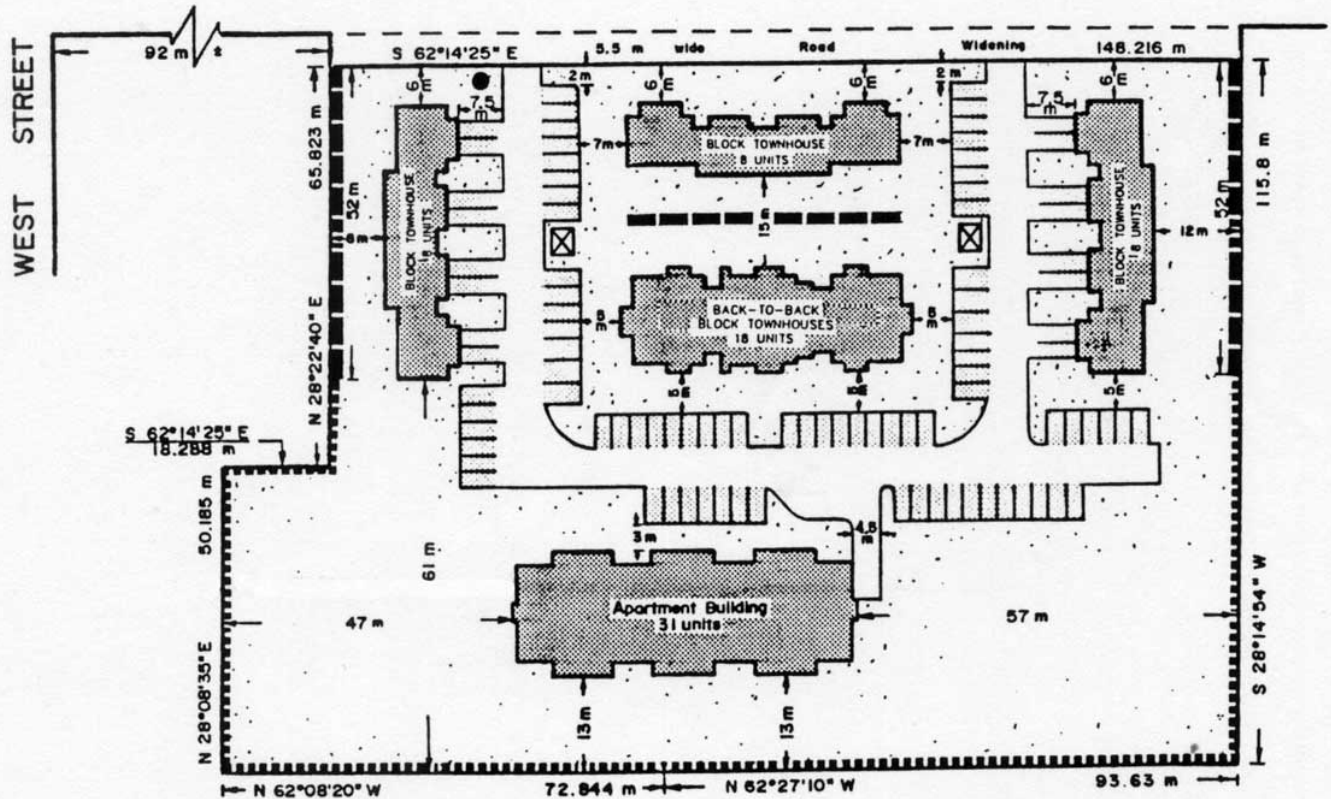
Scale in Metres



CHARING

CROSS

STREET



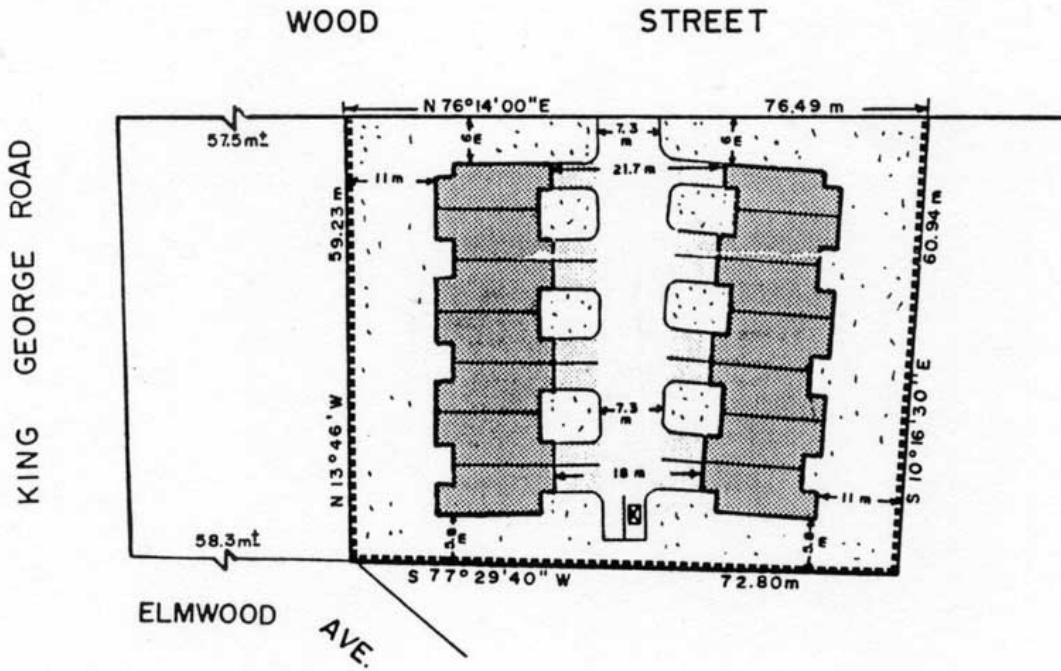
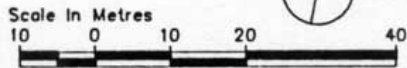
LEGEND

- LOT COVERAGE - Maximum 3,100 m<sup>2</sup>
- LANDSCAPED OPEN SPACE
- PARKING SPACES
- DRIVEWAYS & TRAFFIC AISLES
- GARBAGE STORAGE ENCLOSURE
- CHAIN LINK FENCE - Minimum 1.5 m High
- WOOD PRIVACY FENCE - Minimum 1.8 m High
- FREESTANDING SIGN LOCATION

MISCELLANEOUS REQUIREMENTS

- PARKING - Minimum 110 SPACES (including individual garages)
- BUILDING HEIGHT - Maximum 3 Storeys
- GROSS FLOOR AREA - Maximum 7,800 m<sup>2</sup>
- TOTAL NUMBER OF DWELLING UNITS - Maximum 73

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:



LEGEND

- LOT COVERAGE - Maximum 1500 m<sup>2</sup>
- LANDSCAPED OPEN SPACE
- PARKING SPACES (not including private garages)
- DRIVEWAYS and TRAFFIC AISLES
- 1.8 m HIGH WOOD PRIVACY FENCE
- GARBAGE STORAGE ENCLOSURE

MISCELLANEOUS REQUIREMENTS

- PARKING - Minimum 29 SPACES (including individual PRIVATE GARAGES)
- BUILDING HEIGHT - Maximum 2 STOREY
- TOTAL NUMBER OF DWELLING UNITS - Maximum 14

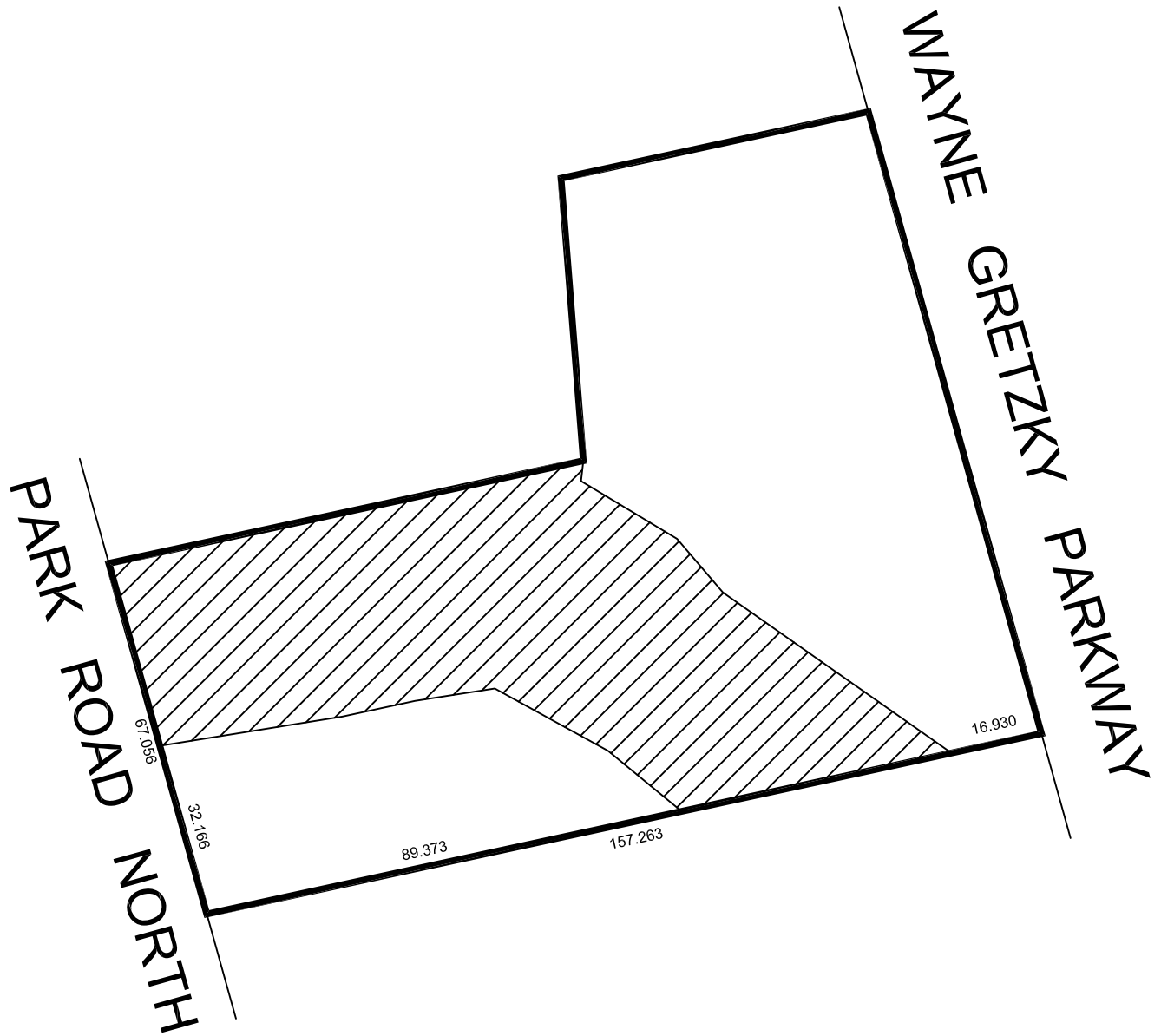




Scale in Metres



THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS :  
72-2002



LEGEND

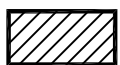
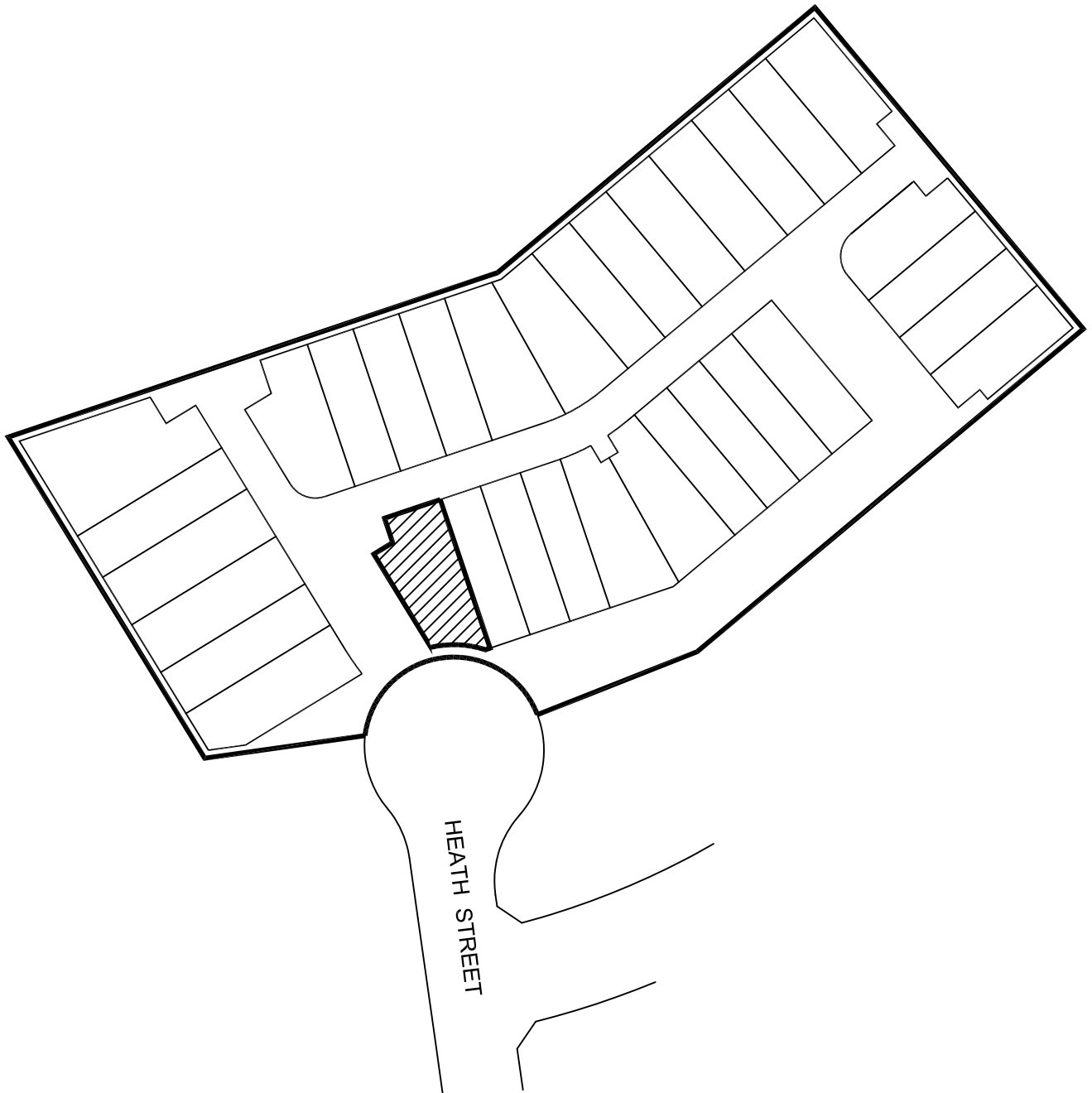


BOUNDARY OF LANDS SUBJECT TO THE PROVISIONS OF THE R4A-29 ZONE.  
DESCRIBED AS PARTS 1 TO 10 INCLUSIVE IN PLAN 2R-5927.



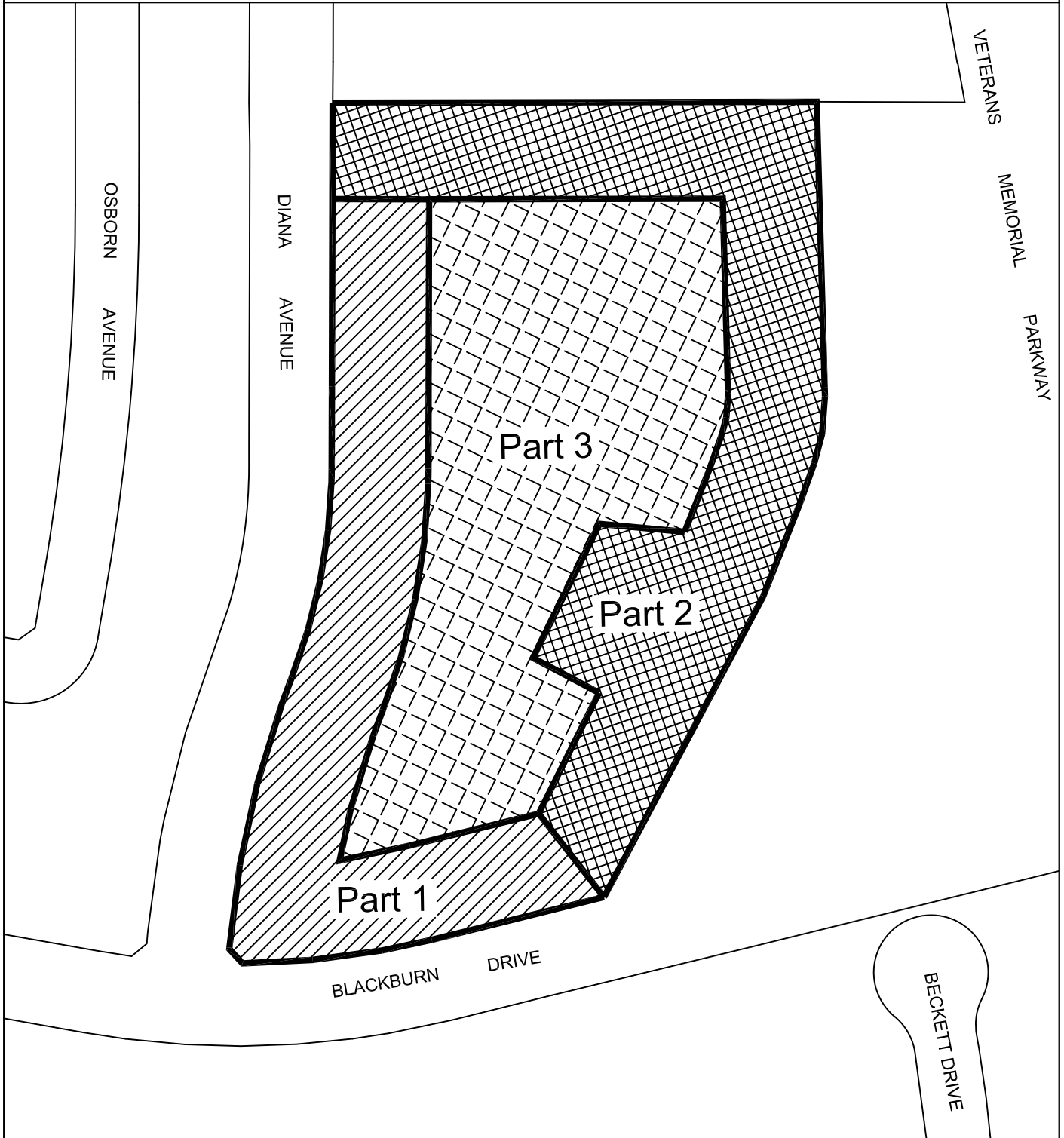
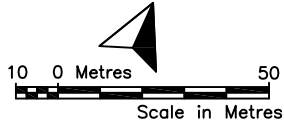
DEVELOPMENT SETBACK LIMIT.  
DESCRIBED AS PARTS 2 TO 7 INCLUSIVE AND PARTS 9 AND 10 IN PLAN 2R-5927.

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS: 110-2013

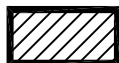


REAR YARD SETBACK - 5.0 m

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS: 96-2017



LEGEND



Part "1"

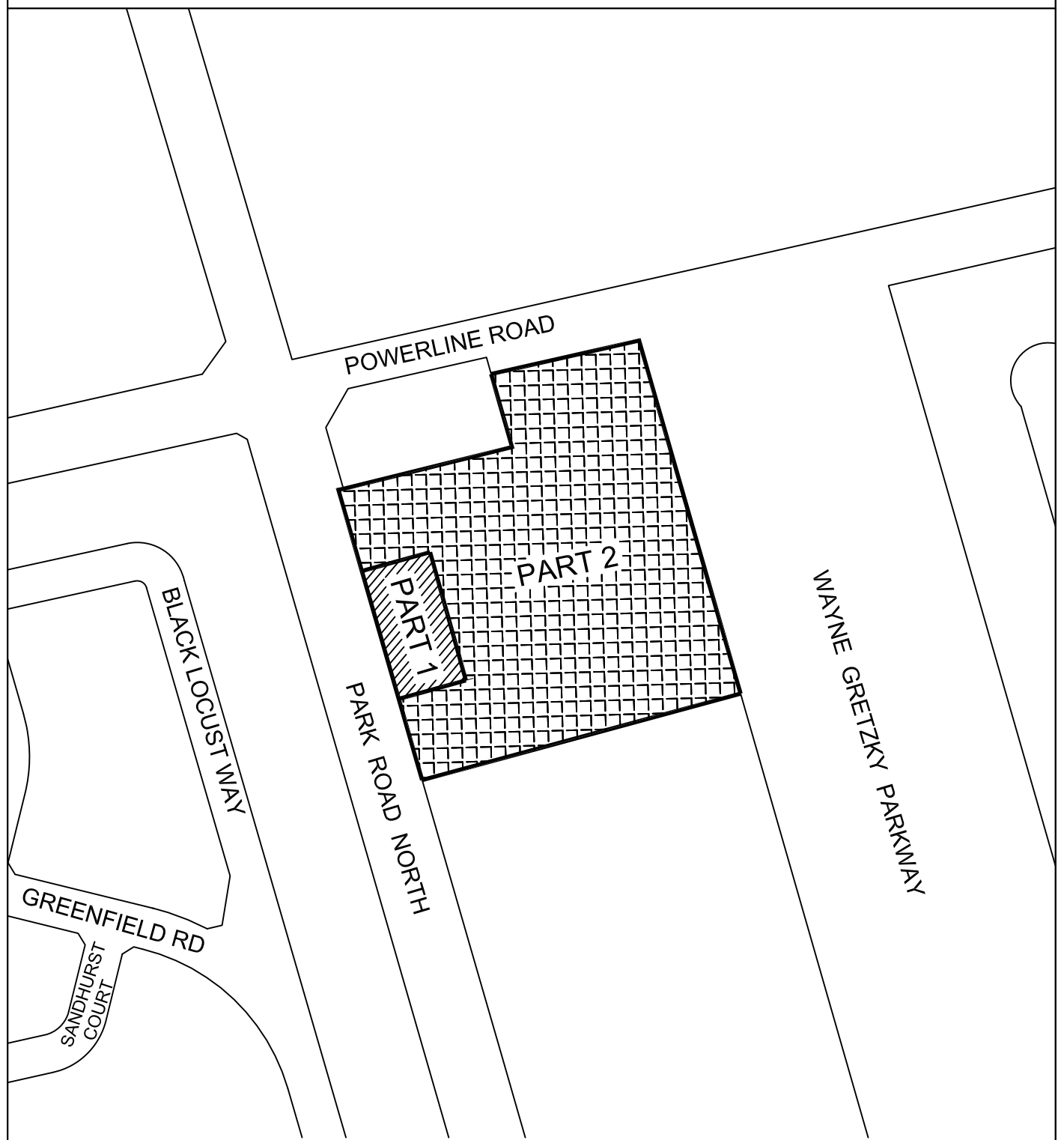
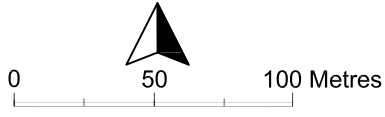


Part "2"



Part "3"

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS: 83-2019

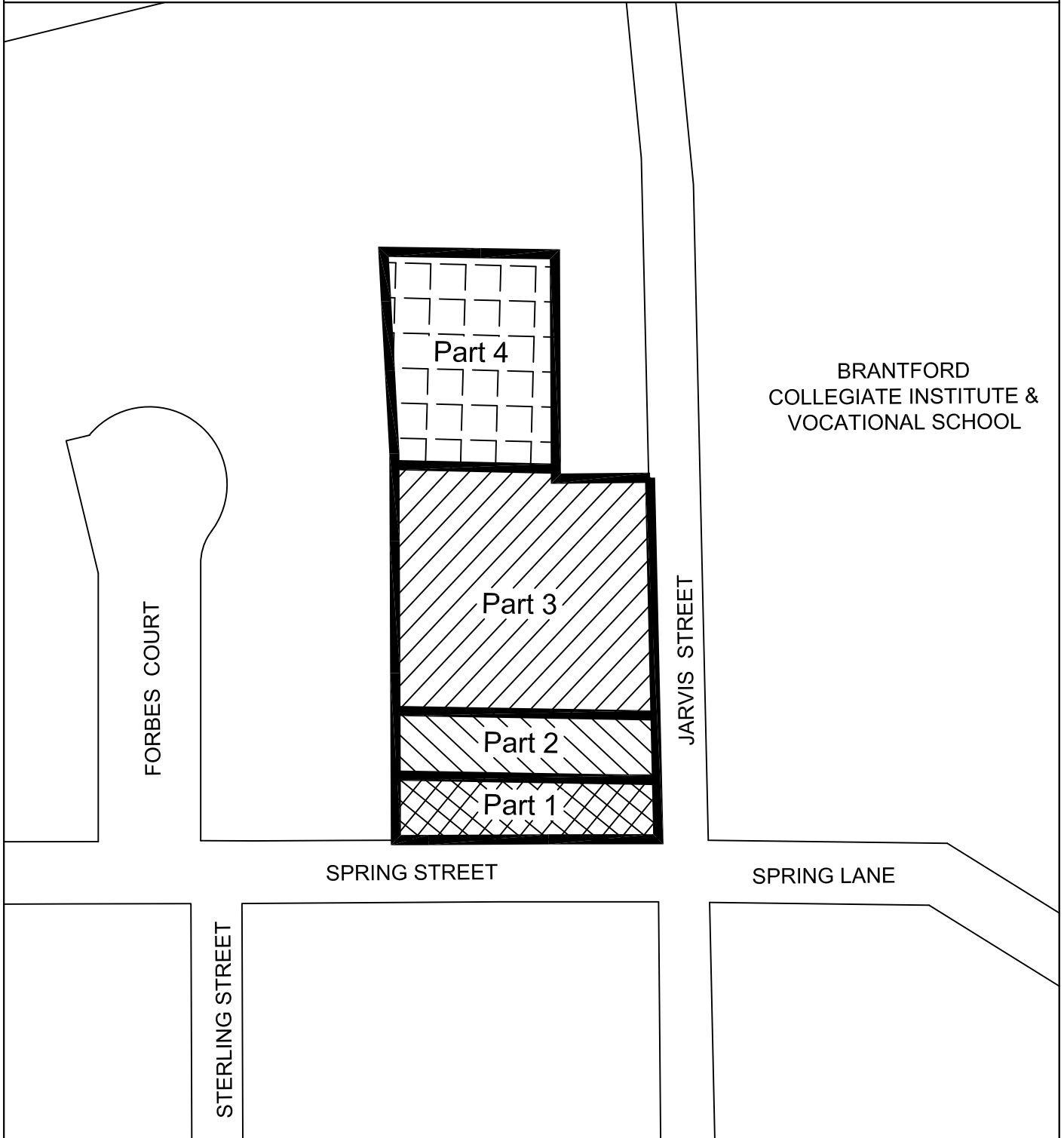
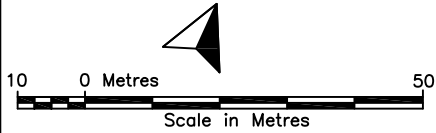


LEGEND

 PART 1

 PART 2

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS: 4-2018  
104-2019



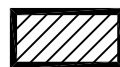
LEGEND



Part "1"



Part "2"

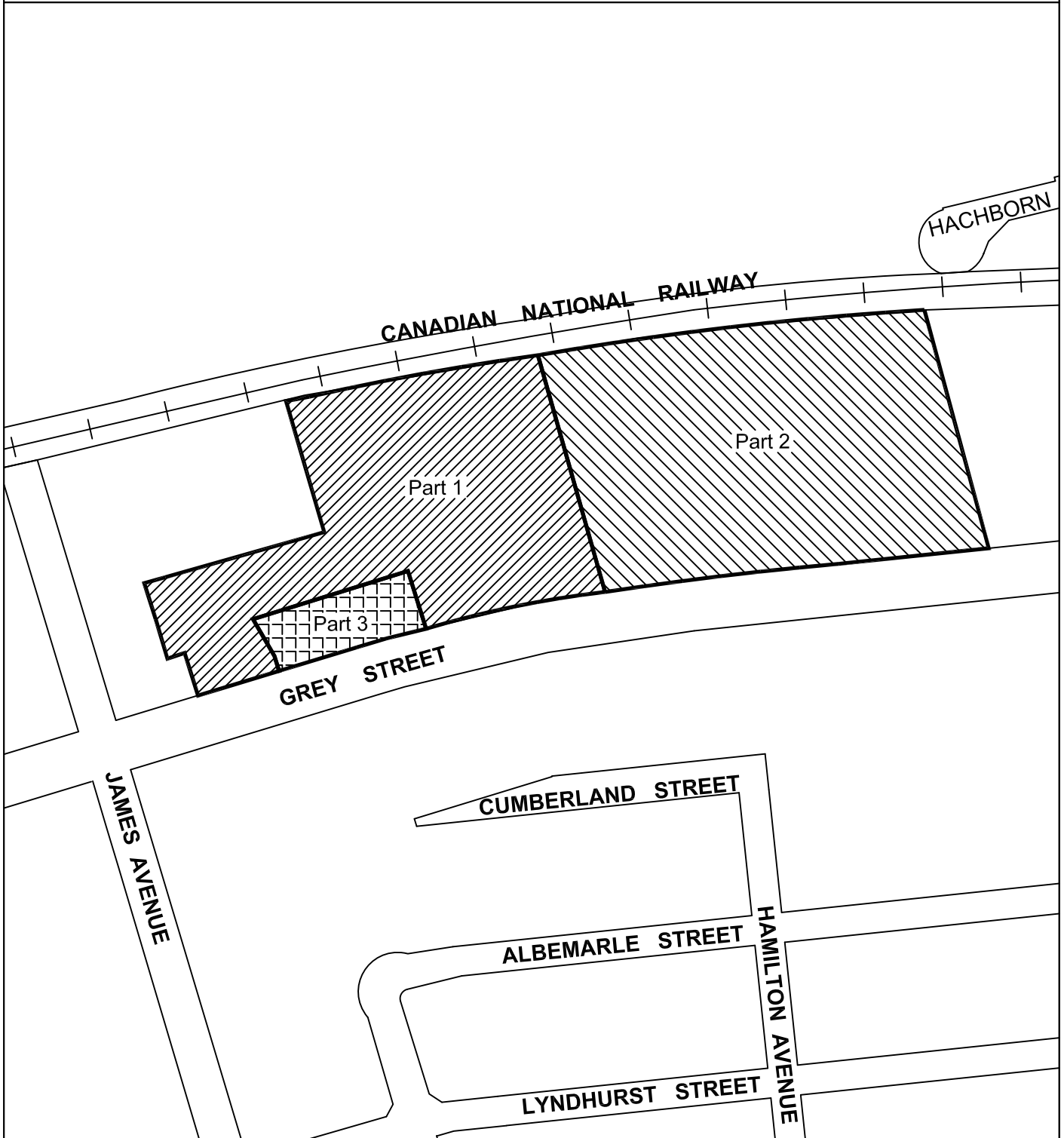


Part "3"

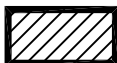


Part "4"

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS: 159-2018  
104-2019



LEGEND



Part 1

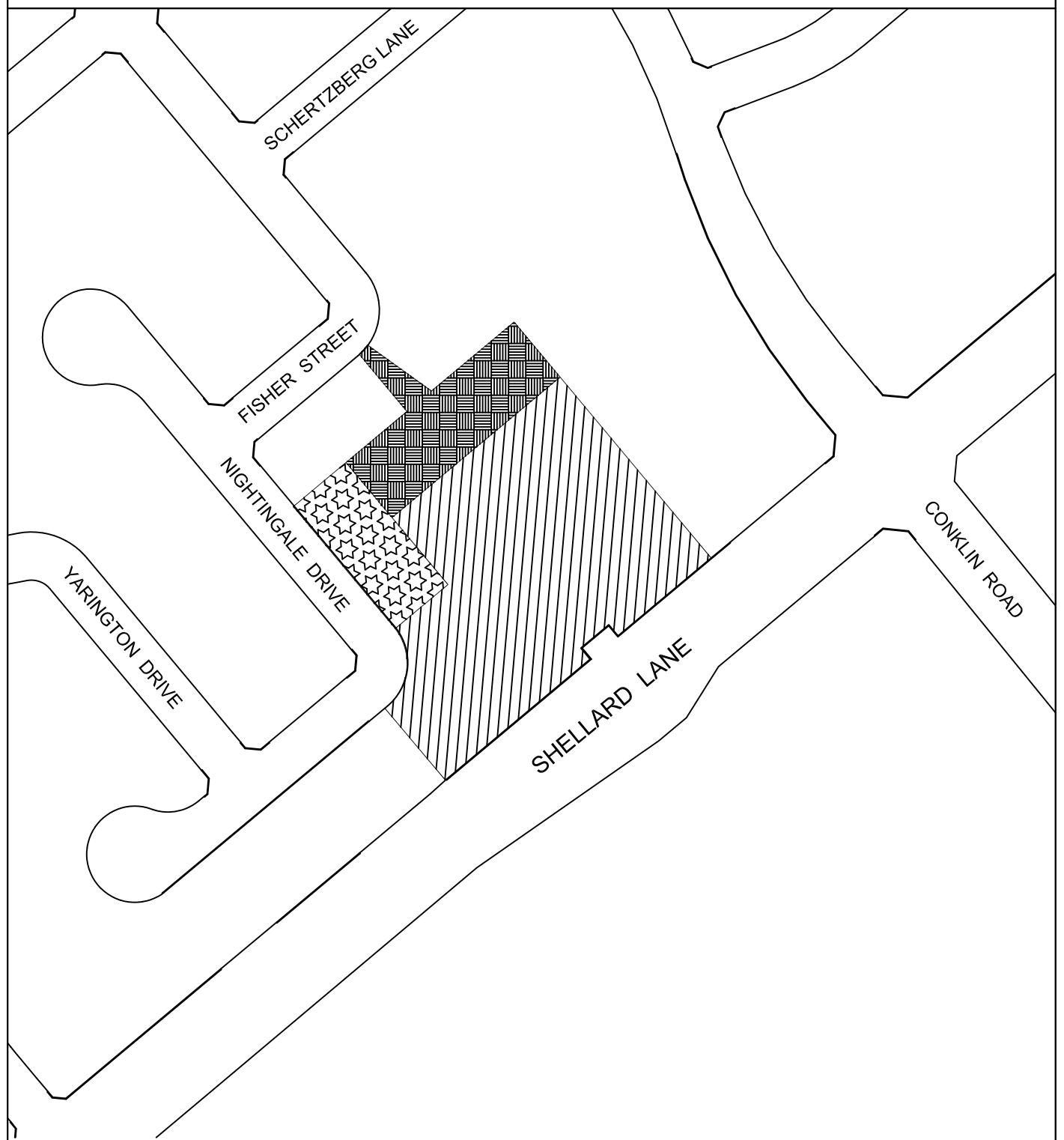
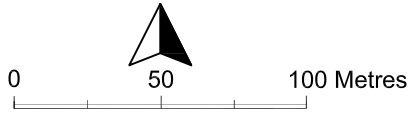


Part 2



Part 3

THIS IS SCHEDULE 'B', MAP R4A-81



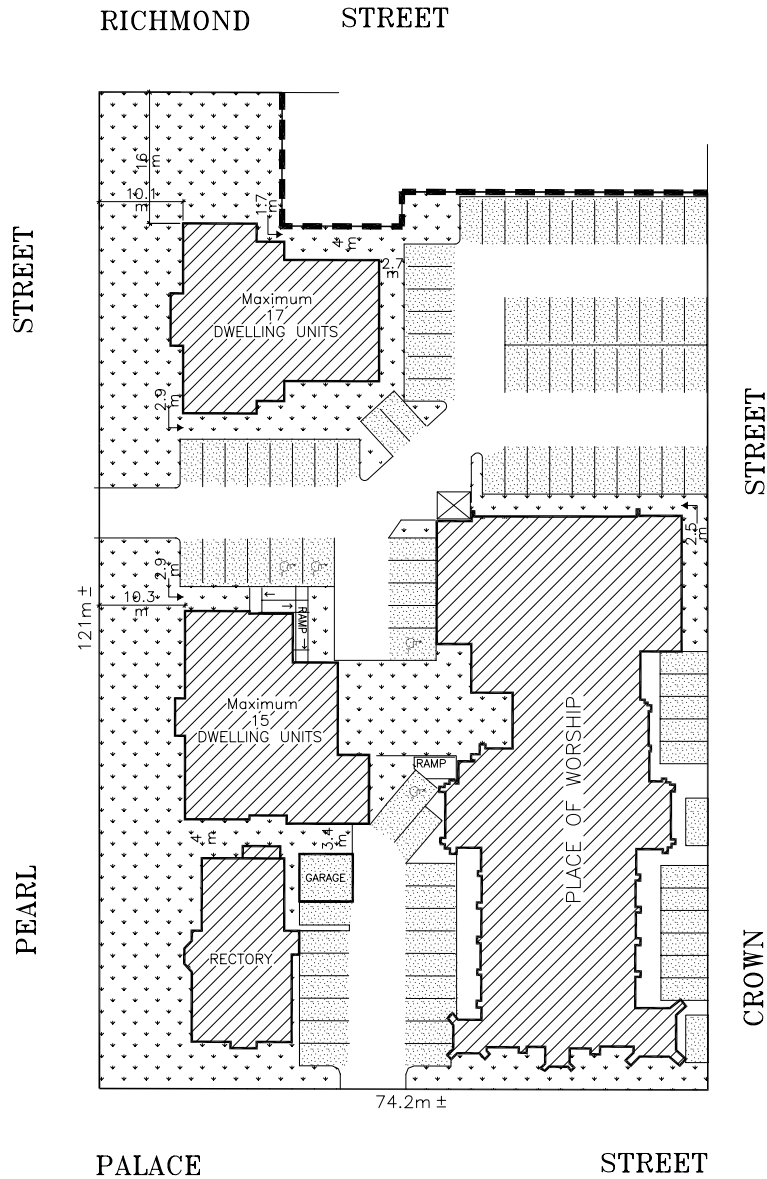
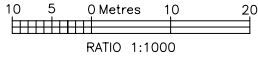
LEGEND

-  PART 1
-  PART 2
-  PART 3





THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:  
O.M.B. ORDER  
R910607



Note : LANDS SUBJECT TO THE PROVISIONS OF THIS BYLAW  
CONSIST OF LOTS 1 TO 4 INCLUSIVE AND PART OF LOT 5 WEST OF CROWN STREET AND  
LOTS 7 TO 10 INCLUSIVE AND PART OF LOT 11 EAST OF PEARL STREET .

LEGEND

- Maximum LOT COVERAGE
- LANDSCAPED OPEN SPACE
- PARKING AREA
- DRIVEWAYS – no parking permitted
- GARBAGE STORAGE ENCLOSURE
- PRIVACY SCREEN FENCE – minimum 1.5m high

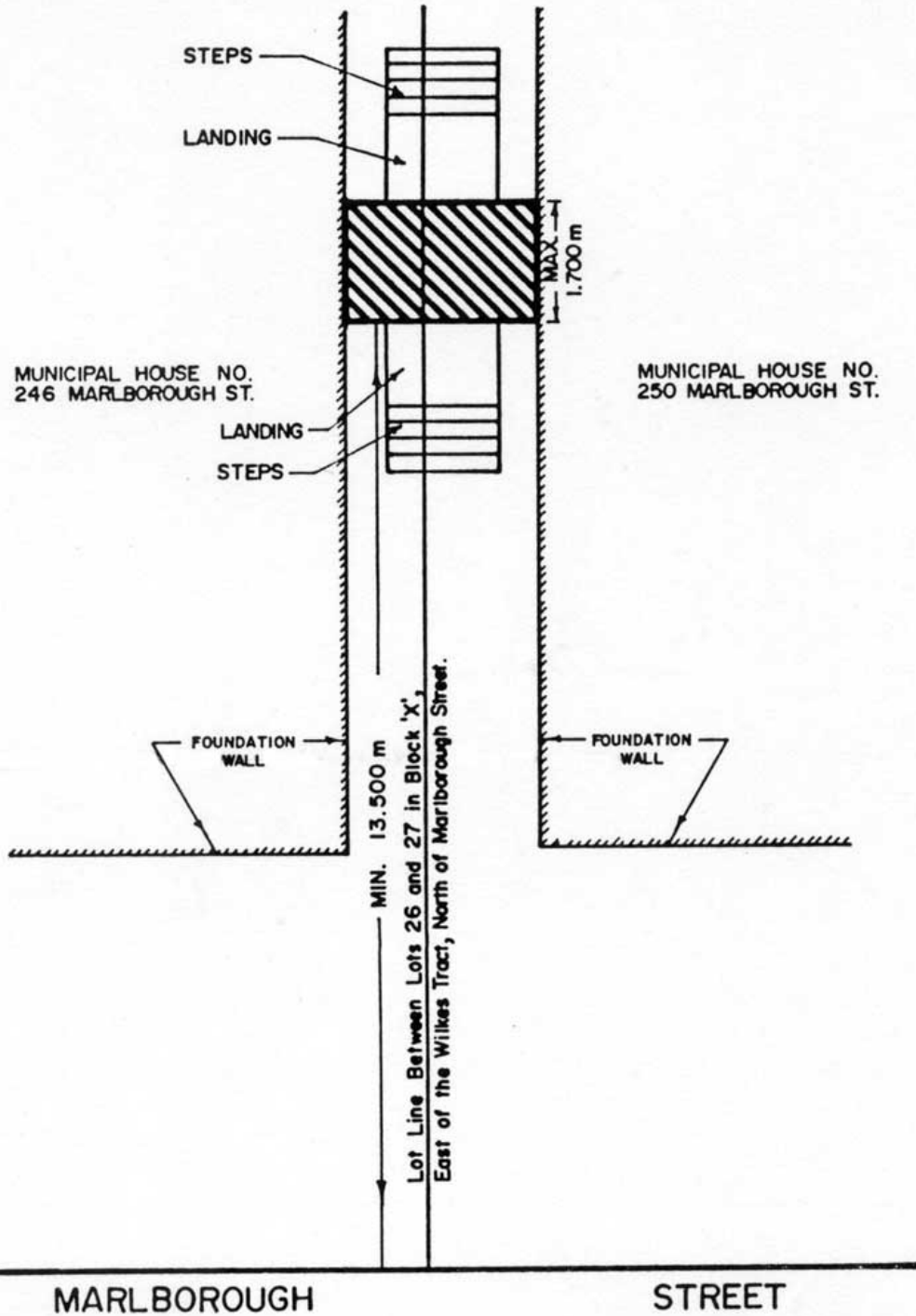
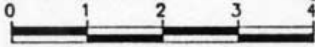
MISC. REQUIREMENTS

- PARKING – minimum 2.75m width x 6m length per SPACE
- minimum 100 SPACES including 55 for Place of Worship
- 1.4 SPACES per Dwelling Unit
- DRIVEWAYS – as shown
- minimum 6m wide



THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

Scale In Metres

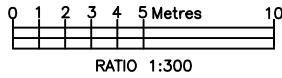


LEGEND



LINKING STRUCTURE DESCRIBED IN THIS BYLAW.

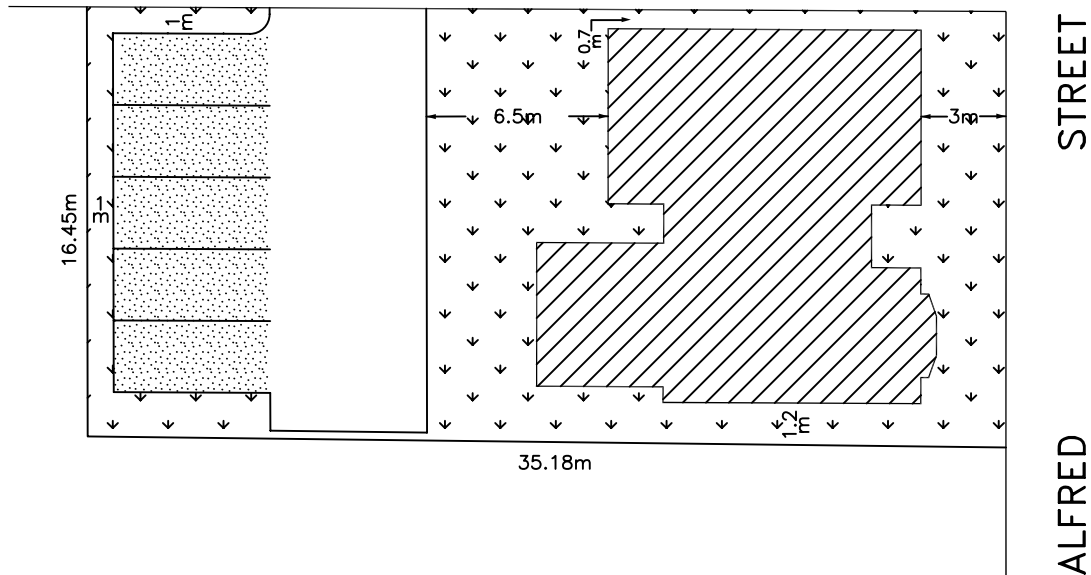
MISCELLANEOUS REQUIREMENTS



THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:  
214-91

NELSON

STREET



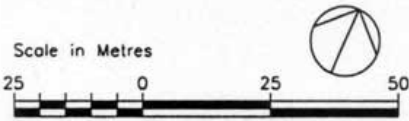
Note : LANDS SUBJECT TO THE PROVISIONS OF THIS BYLAW CONSIST OF PARTS 1 AND 2 IN PLAN 2R-4096

LEGEND

- Maximum LOT COVERAGE - 180 m<sup>2</sup>
- LANDSCAPED OPEN SPACE - includes Sidewalks
- PARKING AREA
- DRIVEWAYS - no parking permitted

MISC. REQUIREMENTS

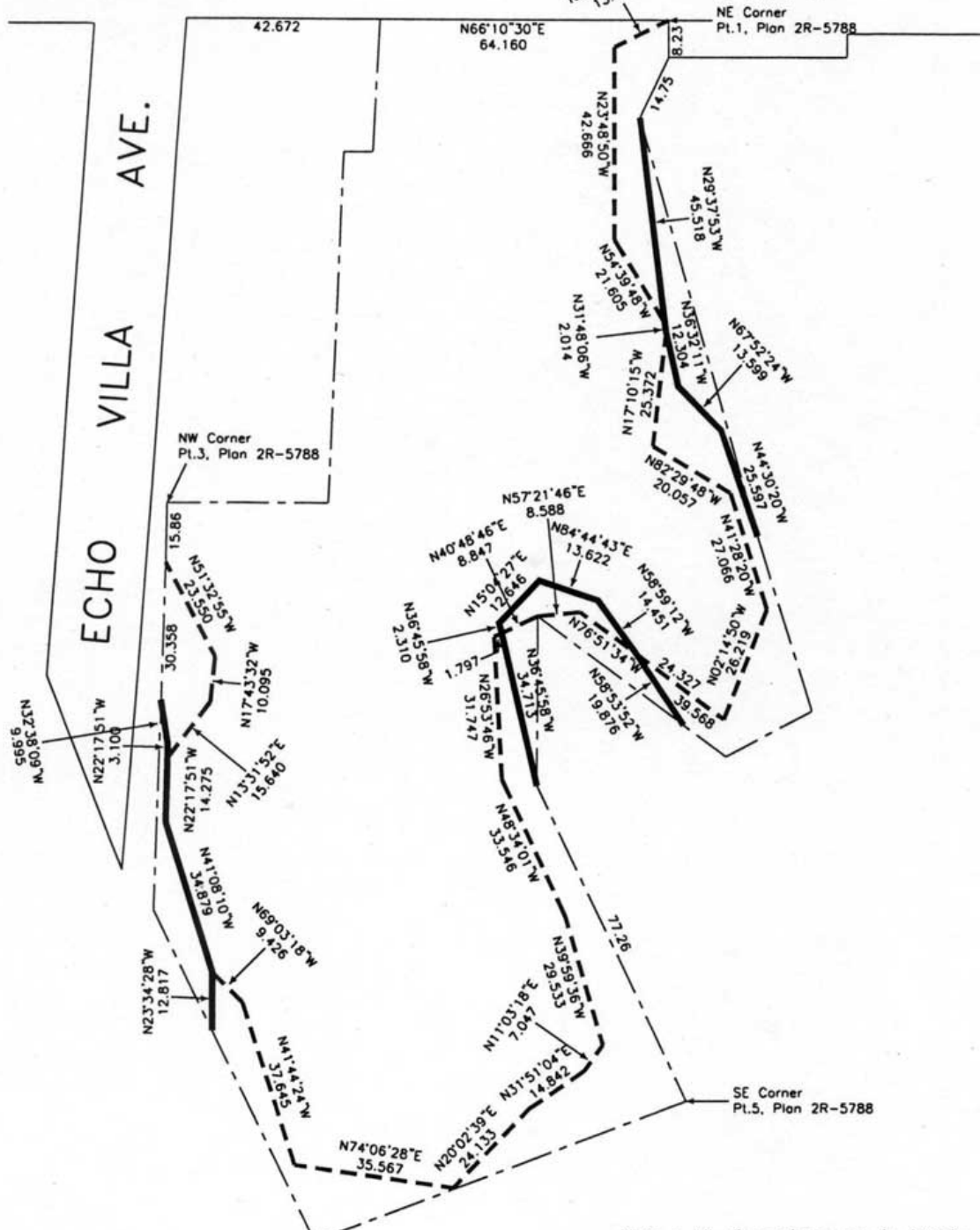
- PARKING - minimum 2.75m width x 6m length per SPACE  
- minimum 5 SPACES
- DRIVEWAYS - as shown  
- minimum 6m wide
- NUMBER OF DWELLING UNITS - Maximum 5



THIS IS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:  
O.M.B. Order 2028

GLENWOOD

DRIVE

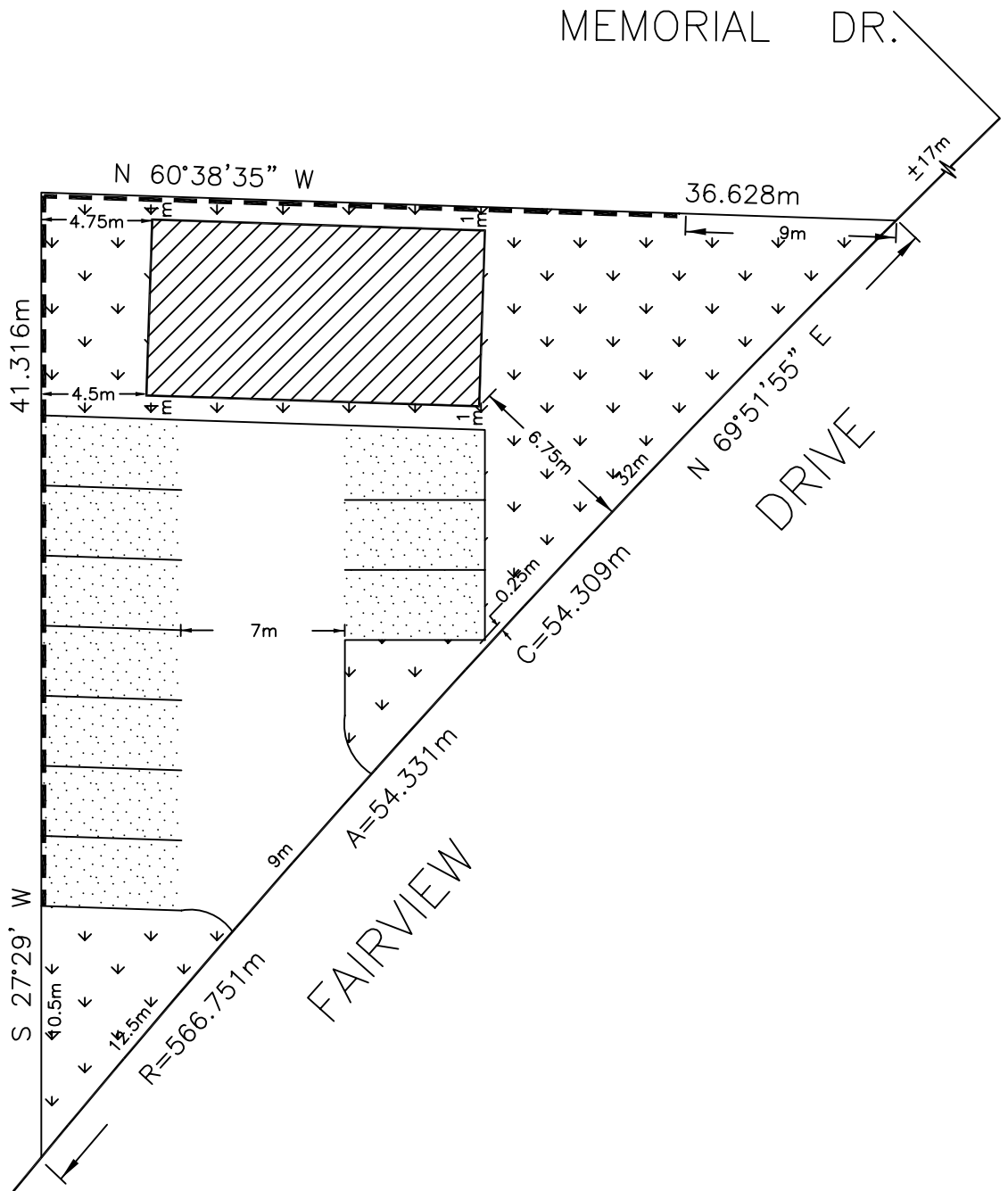
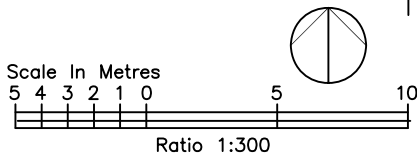


Note : All dimensions are in Metric.





LEGEND

- OBSERVED TOP OF THE BANK
- BOUNDARY OF LANDS SUBJECT TO PROVISIONS OF EXCEPTION RCD-1
- CREST OF SLOPE
- DESCRIBED as Parts 1 to 5 inclusive in PLAN 2R-5788

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:



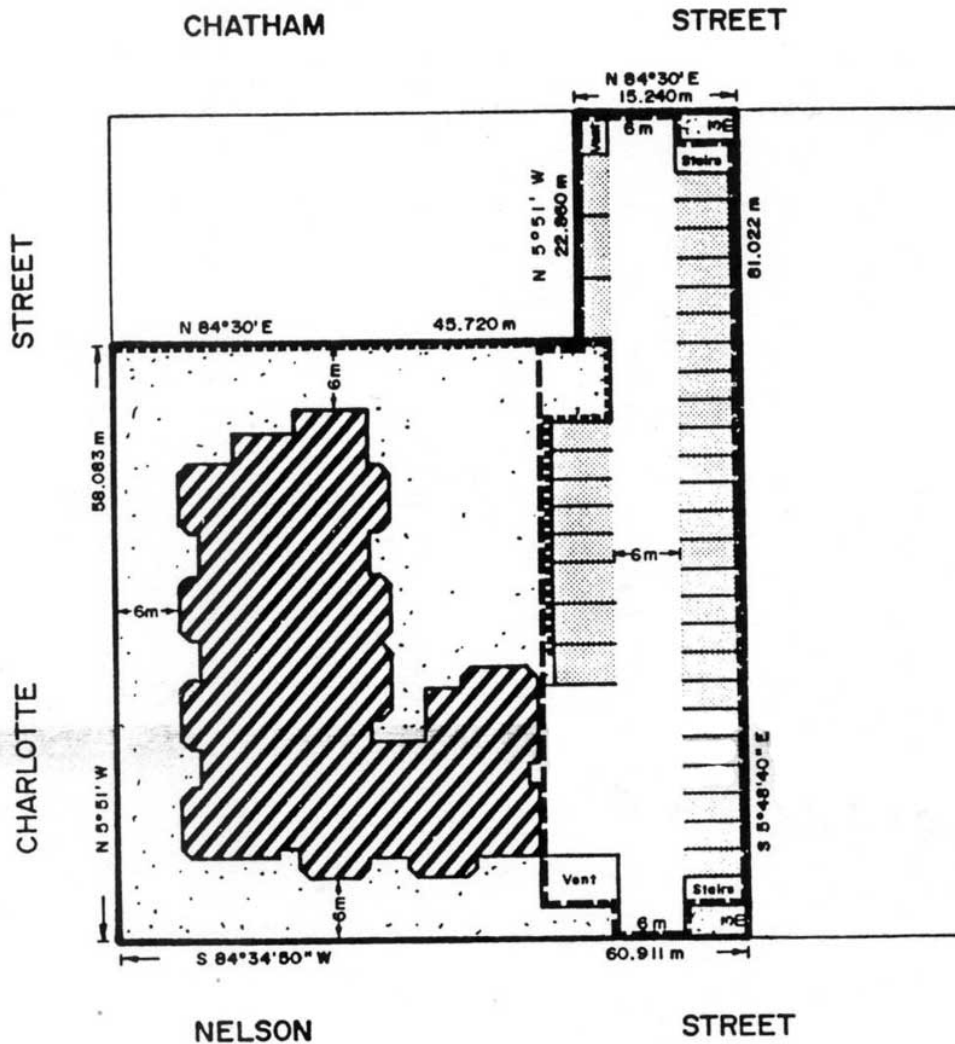
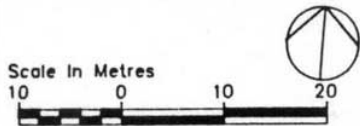
LEGEND

-  LOT COVERAGE - Maximum 108 m<sup>2</sup>
-  LANDSCAPED OPEN SPACE
-  PARKING SPACES
-  DRIVEWAYS and TRAFFIC AISLES

MISC. REQUIREMENTS

- PARKING - Minimum 3m wide x 6m long PER SPACE  
Minimum 10 SPACES
- BUILDING HEIGHT - Maximum 6m

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:



**LEGEND**

- LOT COVERAGE - Building 1,070 m<sup>2</sup> maximum  
Parking Structure 1,350 m<sup>2</sup> maximum
- LANDSCAPED OPEN SPACE
- DRIVEWAYS AND TRAFFIC AISLES
- SURFACE PARKING SPACES
- PRIVACY SCREEN FENCE - Minimum 1.8 m high
- LIMIT OF UNDERGROUND PARKING STRUCTURE

**MISCELLANEOUS REQUIREMENTS**

- PARKING** - Minimum 36 Surface and 42 Underground Spaces
- BUILDING HEIGHT** - Maximum 7 Storeys (Including Basement)
- GROSS FLOOR AREA** - Maximum 6,950 m<sup>2</sup>
- NUMBER OF DWELLING UNITS** Maximum 60




0 10 20 40  
Metres

This schedule has been consolidated by bylaws:  
146-2022



Legend

 Schedule 'B' Parts 1, 2, and 3



Parking Exemption Areas 1, 2 & 3

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

1:6000

Scale In Metres



LEGEND



PARKING EXEMPTION AREA 1:  
MINIMUM NUMBER OF PARKING SPACES SHALL BE 50% OF TABLE 6.1, IN ACCORDANCE WITH S6.18.7.2



PARKING EXEMPTION AREA 3:  
USES ARE EXEMPT FROM PROVIDING PARKING SPACES IN ACCORDANCE WITH S6.18.7.4

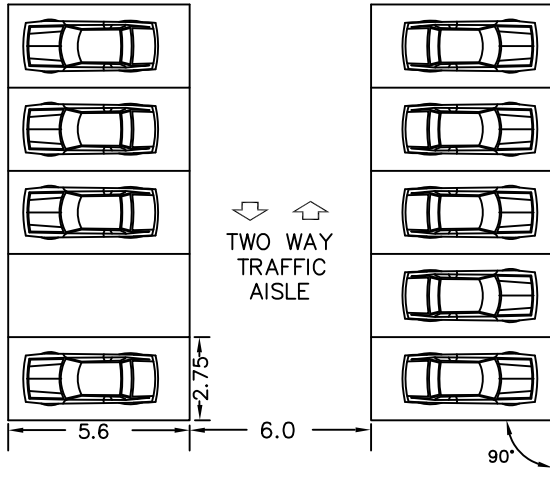


PARKING EXEMPTION AREA 2:  
MINIMUM NUMBER OF PARKING SPACES SHALL BE 75% OF TABLE 6.1, IN ACCORDANCE WITH S6.18.7.3

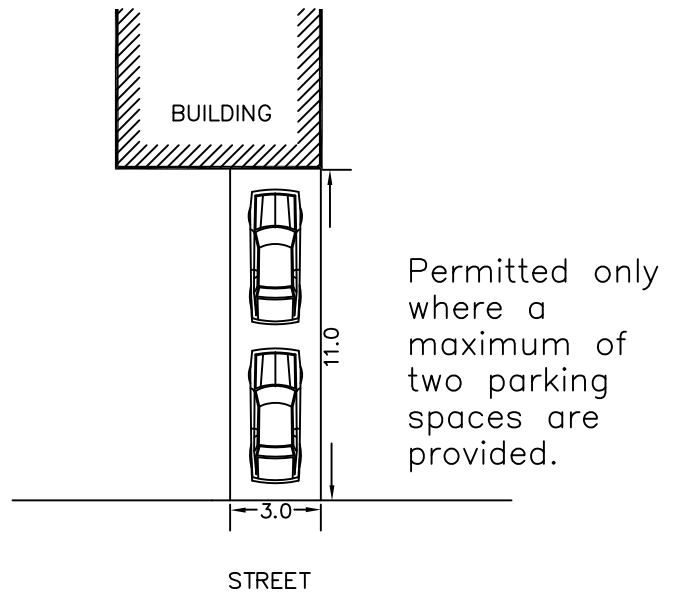
Parking Space and Traffic Aisle Requirements

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS: 104-2019

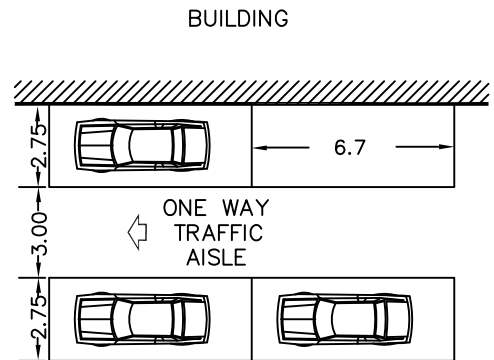
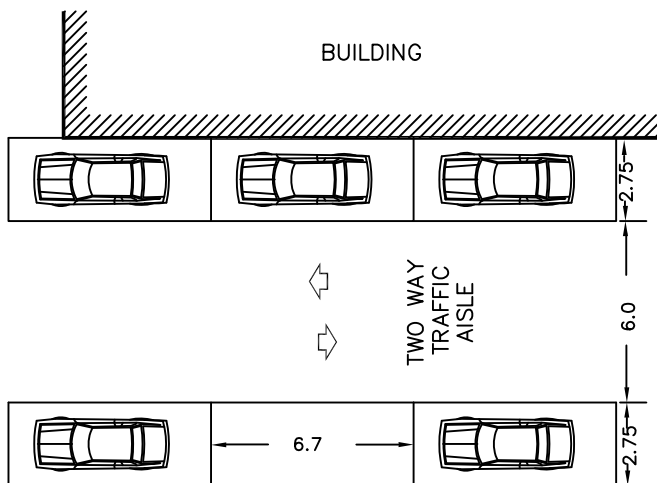
90 DEGREE PARKING



TANDEM PARKING



PARALLEL PARKING

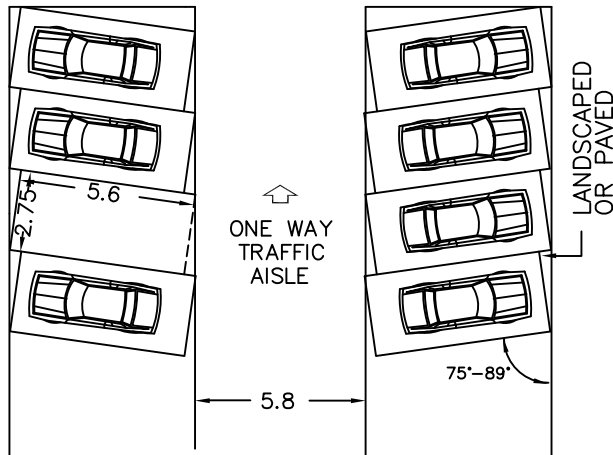


NOTE: All dimensions are in metres and are minimum requirements

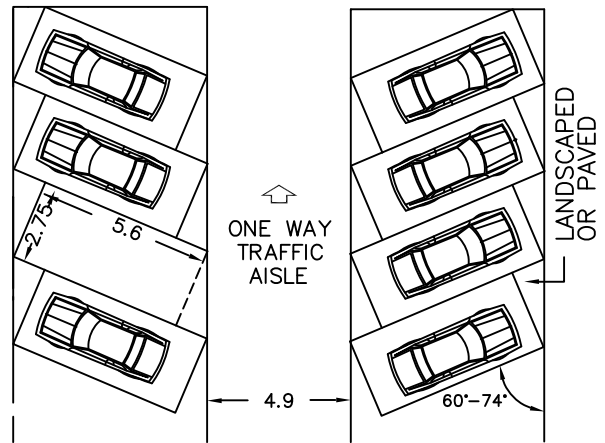
Parking Space and Traffic Aisle Requirements

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS: 104-2019

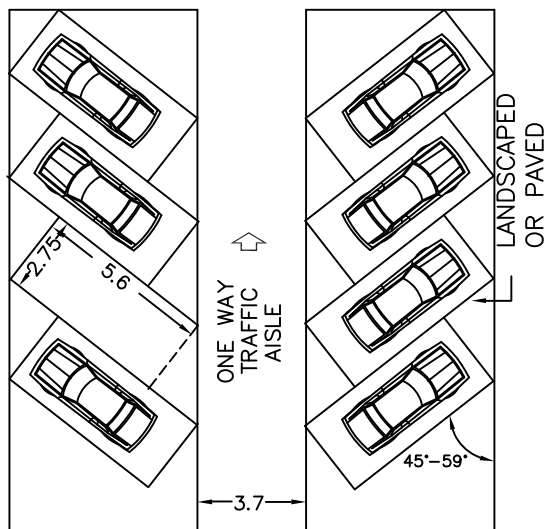
75-89 DEGREE ANGLE PARKING



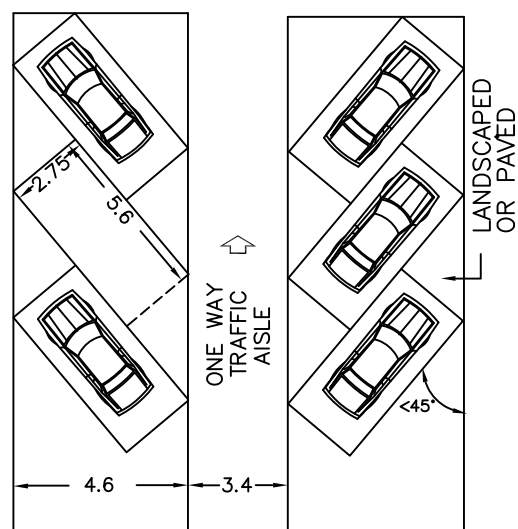
60-74 DEGREE ANGLE PARKING



45-59 DEGREE ANGLE PARKING

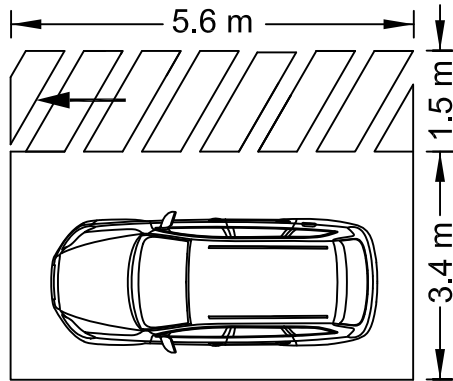


LESS THAN 45 DEGREE ANGLE PARKING

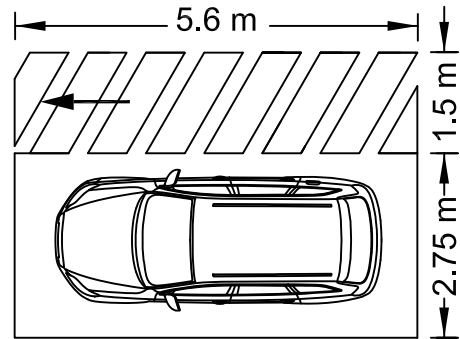


NOTE: All dimensions are in metres and are minimum requirements

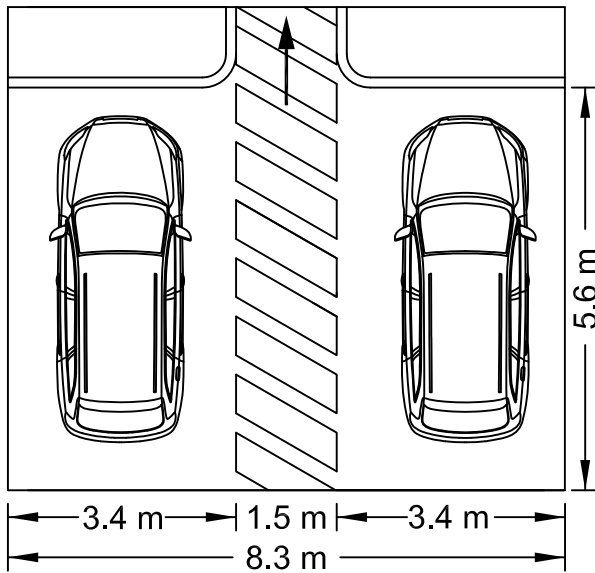
### Requirements for Accessible Parking Spaces and Mobility Parking Spaces



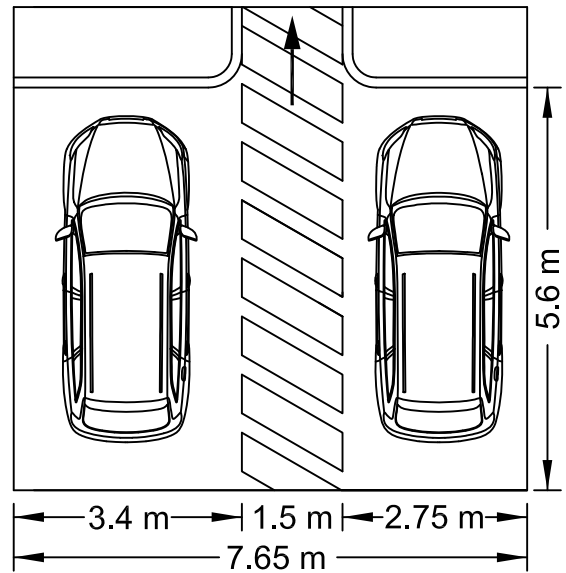
Accessible Parking Space (Type 'A')



Mobility Parking Space (Type 'B')



Two Adjacent Accessible Parking Spaces With Common Access Aisle (Type 'A' + Type 'A')

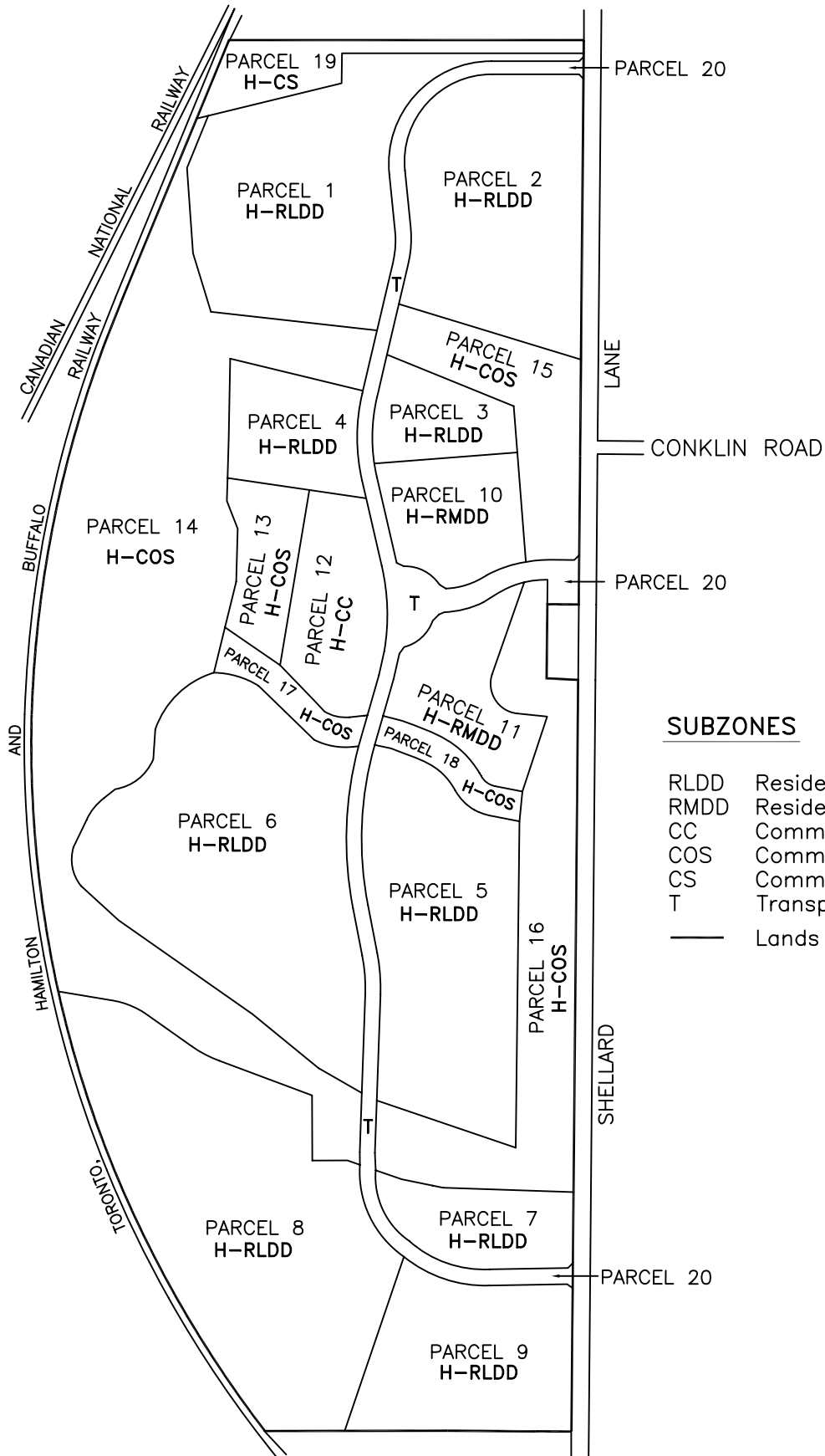
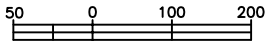


Adjacent Accessible and Mobility Parking Spaces With Common Access Aisle (Type 'A' + Type 'B')

NOTE: All dimensions are in metres and are minimum requirements

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

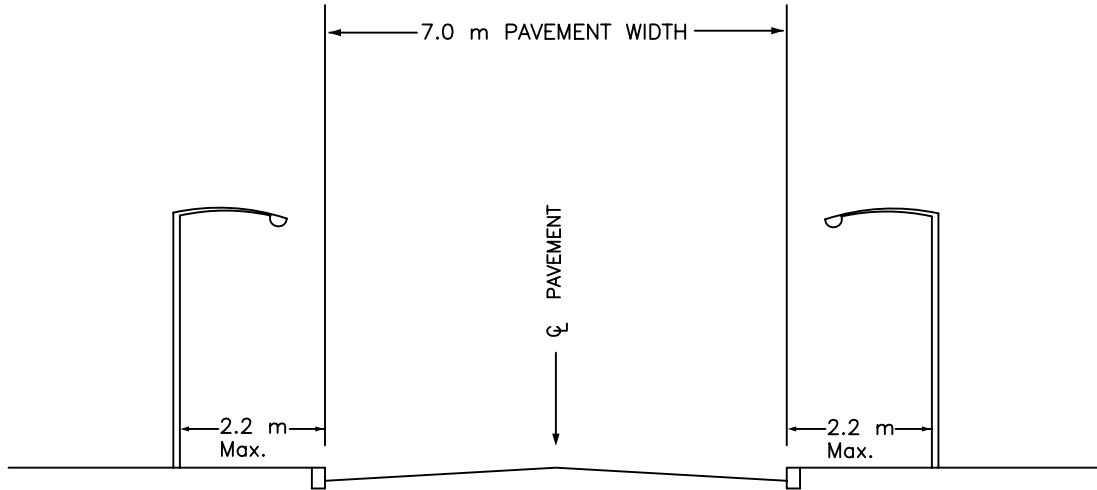
Scale in Metres



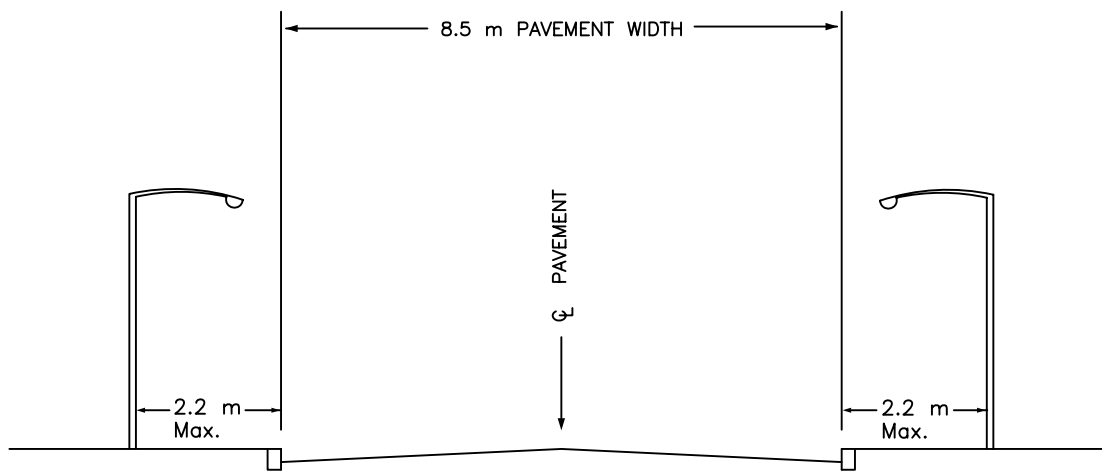
### SUBZONES

- RLDD Residential Low Density Development
- RMDD Residential Medium Density Development
- CC Community Centre
- COS Community Open Space
- CS Community Service
- T Transportation
- Lands Zoned PUD1

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

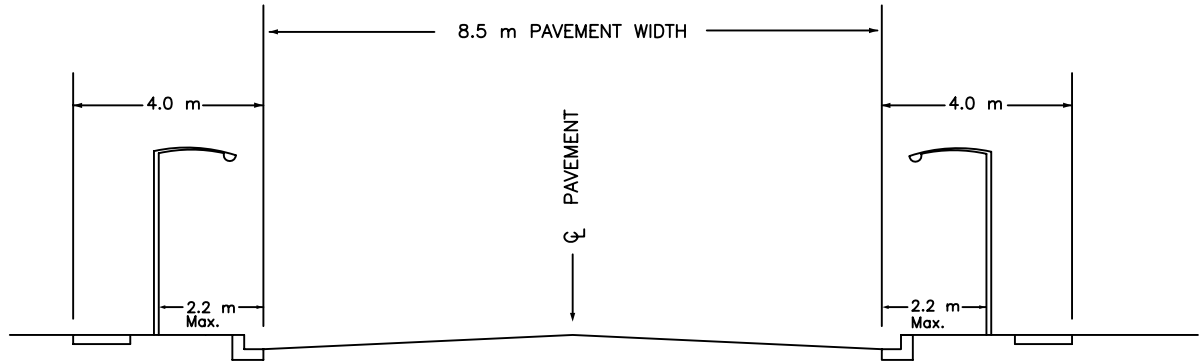


PRIVATE ROAD SYSTEM – URBAN LOCAL (TYPE 1)

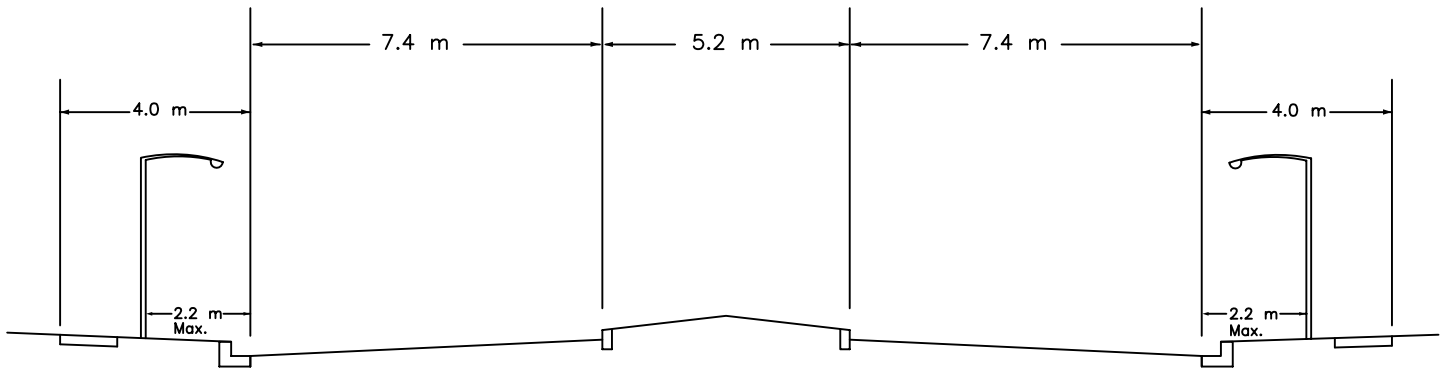


PRIVATE ROAD SYSTEM – URBAN LOCAL (TYPE 2)

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:



PRIVATE ROAD SYSTEM – URBAN COLLECTOR (TYPE 1)



PRIVATE ROAD SYSTEM – URBAN COLLECTOR (TYPE 2)

C1 & C2 Zone Building Height Regulations

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

- 1-92
- 15-92
- 169-2000

DELETED

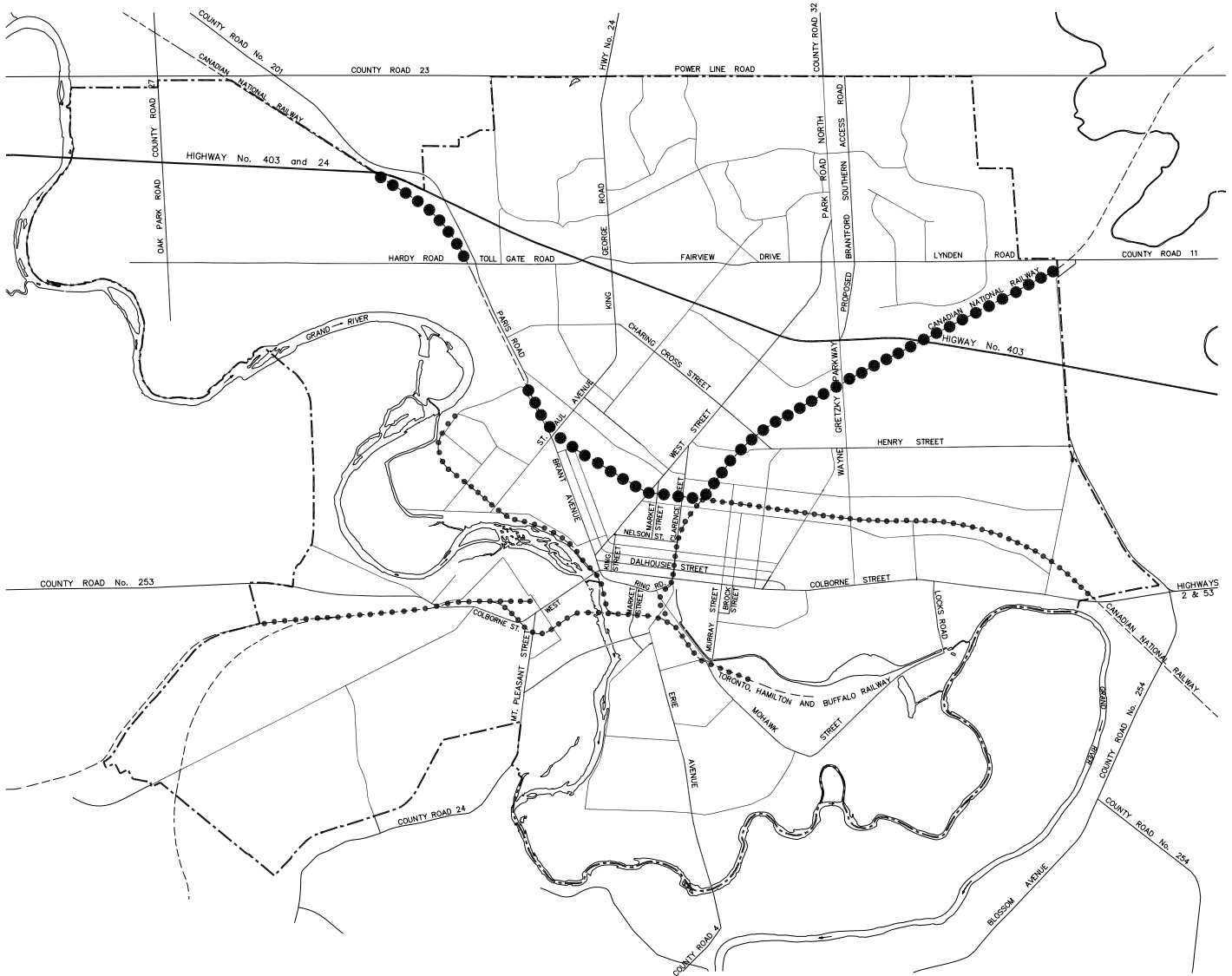
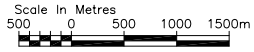
LEGEND



Main Line and Branch Line Railways



THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:  
O.M.B. ORDER  
R910193



LEGEND



MAIN LINE



BRANCH LINE

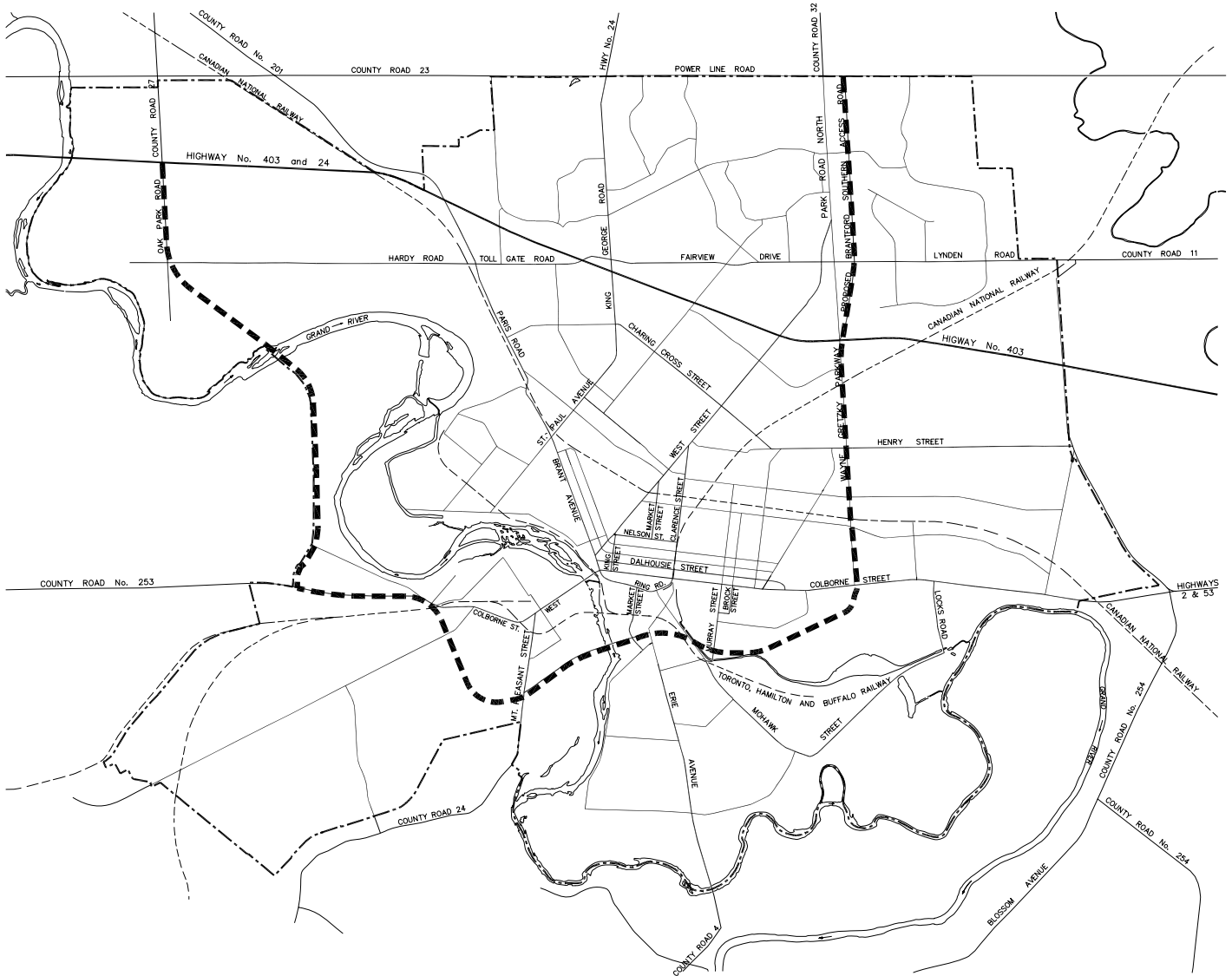
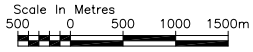
**TABLE OF MINIMUM SEPARATION DISTANCES  
BETWEEN  
VARIOUS TYPES OF GROUP HOME AND RESIDENCE FACILITIES**

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:  
34-93

<b>TYPE OF FACILITY</b>	<b>MINI-GROUP HOME</b>	<b>GROUP HOME</b>	<b>GROUP RESIDENCE</b>	<b>CRISIS RESIDENCE</b>	<b>GROUP CORRECTIONAL HOME</b>	<b>GROUP CORRECTIONAL RESIDENCE</b>
<b>MINI-GROUP HOME</b>	180 metres	180 metres	240 metres	240 metres	240 metres	240 metres
<b>GROUP HOME</b>	180 metres	180 metres	240 metres	240 metres	240 metres	240 metres
<b>GROUP RESIDENCE</b>	240 metres	240 metres	240 metres	240 metres	240 metres	240 metres
<b>CRISIS RESIDENCE</b>	240 metres	240 metres	240 metres	240 metres	240 metres	240 metres
<b>GROUP CORRECTIONAL HOME</b>	240 metres	240 metres	240 metres	240 metres	240 metres	500 metres
<b>GROUP CORRECTIONAL RESIDENCE</b>	240 metres	240 metres	240 metres	240 metres	500 metres	500 metres

Location of Corridor Area

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:  
100-98



LEGEND

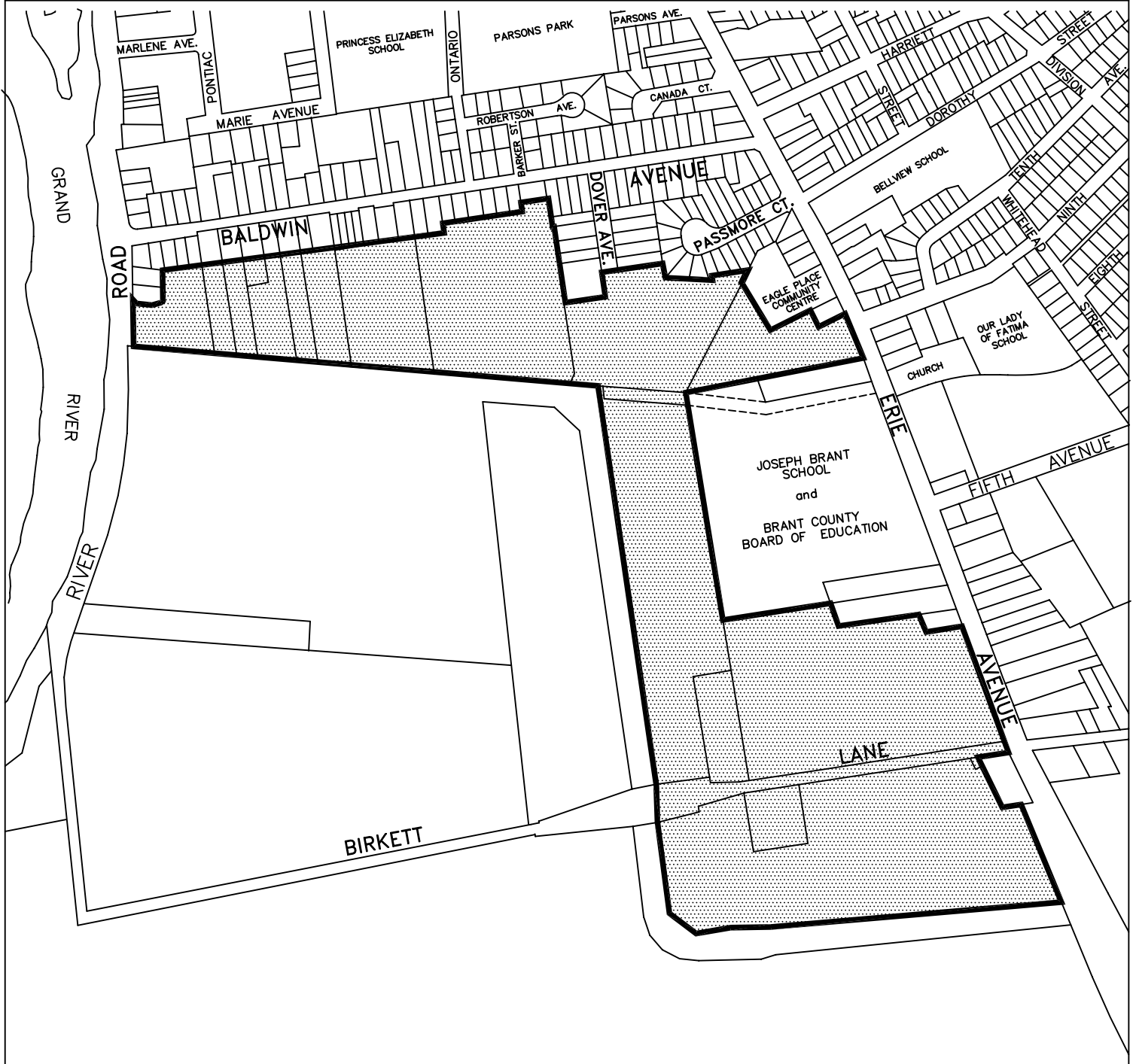
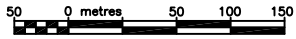


LOCATION OF CORRIDOR AREA.

Areas with an "F" Prefix requiring Permits from the Grand River conservation Authority (West side of Erie Avenue)



THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS: 140-2002



LEGEND

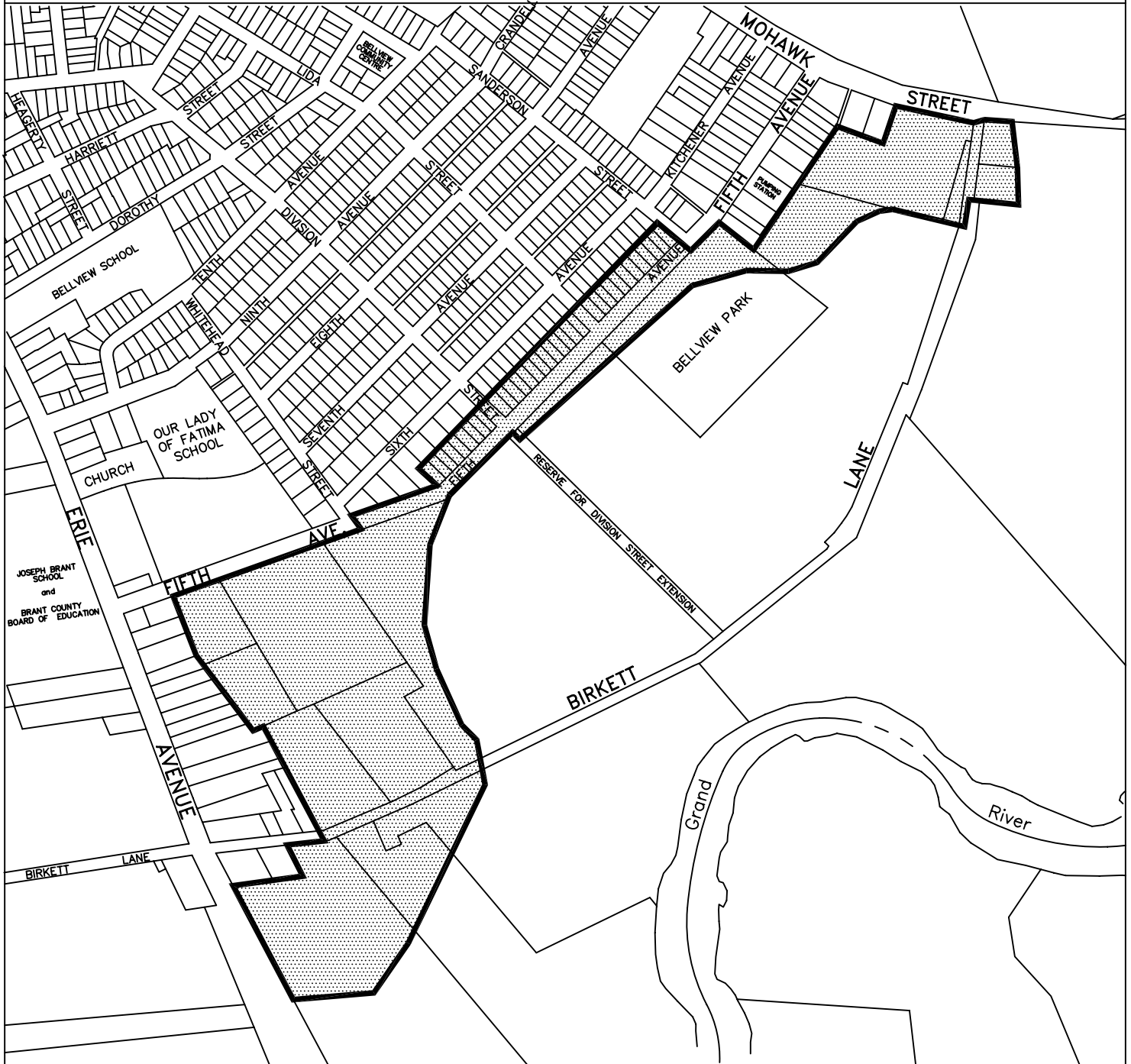


Areas with an "F" Prefix where a Permit from Grand River Conservation Authority is required.

Areas with an "F" Prefix requiring Permits from the Grand River conservation Authority (East side of Erie Avenue)



THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:  
140-2002



LEGEND



Areas with an "F" Prefix where a Permit from Grand River Conservation Authority is required.

Growth Management Plan – Mixed Use Areas

