

**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
----	---	-------

.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)	400 m <sup>2</sup> /unit
POTL Area (minimum)	265 m <sup>2</sup>
- .4
 

Lot Width (minimum)	30 m
POTL Lot Width (minimum)	8.5 m
- .5
 

Lot Coverage (maximum)	40%
POTL Lot Coverage (maximum)	65%
- .6 Building Height (maximum) 2 storeys (at front of dwelling)
- .7
 

Front Yard (minimum)	5.0 m
POTL Front Yard (minimum)	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)**

- .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.