

## 4.0 - ZONES

### 4.1. Zone Classification

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

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

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

**DELETED**

- 4.1.2 The extent and boundaries of all the said Zones are shown on Schedules A and B, which Schedules form part of this Bylaw and are attached hereto.
- 4.1.3 The permitted uses, the minimum size and dimensions of lots, the minimum size of yards, the maximum lot coverage, the minimum landscaped open space, the maximum height of buildings, and all other Zone provisions are set out herein for the respective Zones.
- 4.1.4 The symbols listed in Section 4.1.1 may be used to refer to buildings and structures, and the uses of lots, buildings, and structures permitted by this Bylaw in the said Zones. Whenever in this Bylaw the word "Zone" is used, preceded by any of the Zone symbols, such Zones shall mean any area within the City of Brantford within the scope of this Bylaw, delineated on Schedules A and B and designated thereon by the Zone symbol.
- 4.1.5 Where the Zone symbol designating certain lands as shown on Schedules A and B is followed by a dash and a number, the special provisions will be found by reference to the Exceptions section of the Bylaw which deals with that particular Zone.
- For example: R1-2.
- 4.1.6 Where the Zone symbol is followed by information in parenthesis, these refer to site-specific regulations which establish the maximum total number of units and/or the maximum building height in storeys.
- For example: (51U/10H) indicates maximums of 51 units and 10 storey building height.
- 4.1.7. Where the Zone symbol is preceded by the letter "H", the lands shall not be developed for the uses permitted in that Zone until a Bylaw has been adopted by Council to remove the "H". Prior to removal of the "H", the following uses shall be permitted:
- .1 Uses existing at the date of adoption of this Bylaw.
  - .2 A public service.
- 4.1.8 Where a Zone symbol is preceded by the letter "F", the lands shall not be developed, redeveloped or converted for uses permitted in the Zone except in accordance with Section 6.28 of this Bylaw.
- 4.1.9 Where a Zone symbol is preceded by the letter "T", the lands may be developed for a prescribed use on a temporary basis in accordance with Section 6.29 of this Bylaw.
- Amended by  
Bylaw No.  
16-91