

**7.8. Residential Conversion Zone (RC)**

7.8.1. Permitted Uses

Amended by  
Bylaw No.  
25-91  
63-2012

The following uses are permitted in a RC Zone:

- .1 Single-detached dwellings.
- .2 Semi-detached dwellings.
- .3 Duplex dwellings.
- .4 Triplex dwellings.
- .5 Converted dwellings.
- .6 Street townhouse dwellings, comprising a maximum of three attached dwelling units.
- .7 Lodging houses.
- .8 Retirement homes.
- .9 Bed and breakfast establishments.
- .10 Day nurseries.
- .11 Home occupations.
- .12 Mini-group homes.
- .13 Group homes.
- .14 Group residences.
- .15 Crisis residences.
- .16 Group correctional homes.
- .17 Accessory uses, buildings, and structures.
- .18 Uses permitted in Section 6.1.

7.8.2. Regulations

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

Amended by  
Bylaws No.  
25-91, 211-91,  
34-93, 141-94  
63-2012

- .1 Single-Detached, Semi-Detached, Duplex, Triplex, Converted and Street Townhouse Dwellings, Lodging Houses, and Retirement Homes
- .1 Lot Area (minimum)
  - .1 Single-detached dwelling, lodging house, or retirement home 270.0 m<sup>2</sup>
  - .2 Semi-detached, duplex, or triplex dwelling 230.0 m<sup>2</sup>/unit
  - .3 Converted dwelling 360.0 m<sup>2</sup>
  - .4 Street townhouse dwelling 185.0 m<sup>2</sup>/unit
- .2 Lot Width (minimum)
  - .1 Single-detached dwelling lodging house, or retirement home 9.0 m

	.2	Semi-detached, duplex, triplex or street townhouse dwelling	6.0 m/unit
	.3	Converted dwelling	9.0 m
	.3	Lot Coverage (maximum)	
	.1	Street townhouse dwellings containing a maximum of three attached dwelling units on an individual lot	40.0%
	.2	One street townhouse dwelling unit on an individual lot	48.0%
	.3	All other residential uses	40.0%
	.4	Building Height (maximum)	3 storeys
	.5	Front Yard (minimum)	6.0m or the Established Front Building Line, whichever is the lesser
	.6	Rear Yard (minimum)	7.5 m
	.7	Side Yard (minimum)	
	.1	Interior	0.6 m
	.2	Exterior	0.6 m
	.3	Common Walls	In accordance with Section 6.20
	.8	Gross Floor Area (minimum)	
	.1	Single-detached dwelling	70.0 m <sup>2</sup> /unit
	.2	Semi-detached, duplex, triplex, converted or street townhouse dwelling	55.0 m <sup>2</sup> /unit
	.3	Lodging house, retirement home	15.0 m <sup>2</sup> /bed
	.9	Parking in accordance with	Section 6.18
	.10	Landscaped Open Space (minimum):	
	.1	Converted Dwelling	20%
	.11	Setback from Rail Lines in accordance with	Section 6.30

Amended by  
Bylaw No.  
100-98

- .12 The expansion of any building to be used for the purpose of a converted dwelling shall not exceed a total of:
  - .1 50% of the gross floor area of the building which existed at the date of passing of this Bylaw; or
  - .2 110.0m<sup>2</sup>, whichever is the lesser.
- .2 Bed and Breakfast Establishments
  - .1 In accordance with Section 6.16.
- .3 Day Nurseries
  - .1 In accordance with Section 6.8.
- .4 Home Occupations
  - .1 In accordance with Section 6.17.
- .5 Mini-Group Homes, Group Homes, Group Residences, Crisis Bylaw Residences and Group Correctional Homes.
  - .1 In accordance with Section 6.15
- .6 Accessory Uses, Buildings, and Structures
  - .1 In accordance with Section 6.3.
- .7 Uses Permitted in Section 6.1.
  - .1 In accordance with Section 6.1.

## 7.8.3.

Exceptions

The following Zones apply to specific lands within a RC Zone.

**.1 144 Mary Street (RC-1)**

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

- .1 A bowling alley.

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

- .1 In accordance with Section 9.8.2.

That all the provisions of the RC Zone in Section 7.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
50-2003

**.2 DELETED**

Amended by  
Bylaw No.  
12-97

**.3 DELETED**

**.4 331 Brant Avenue (RC-4)**

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

- .1 A specialty retail store limited to the sale of used books and publications.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-4 Zone use any lot, or erect, alter or use any building or structure for the use permitted in Section 7.8.3.4.1., except in accordance with the following provisions:

- .1 In accordance with all regulations shown on Schedule B, Map RC-4.

That all the provisions of the RC Zone in Section 7.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.5 126 Albion Street (RC-5)**

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

- .1 A private club.

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

- .1 In accordance with Section 9.8.2.

That all the provisions of the RC Zone in Section 7.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.6 104 Albion Street (RC-6)**

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

- .1 A private club.

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

- .1 In accordance with Section 9.8.2.

That all the provisions of the RC Zone in Section 7.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.7 154 Pearl Street (RC-7)**

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

- .1 A private club.

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

- .1 In accordance with Section 9.8.2.

That all the provisions of the RC Zone in Section 7.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.8 61 Usher Street (RC-8)**

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

- .1 A private club.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-8 Zone use any lot, or erect, alter or use any building or structure for a private club, except in accordance with the following provisions:

.1 In accordance with Section 9.8.2.

That all the provisions of the RC Zone in Section 7.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.9 29 William Street (RC-9)**

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

.1 A general office.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-9 Zone use any lot, or erect, alter or use any building or structure for a general office, except in accordance with the following provisions:

.1 In accordance with Section 9.3.2.

That all the provisions of the RC Zone in Section 7.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.10 64 Holme Street (RC-10)**

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

.1 A private club.

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

.1 In accordance with Section 9.8.2.

That all the provisions of the RC Zone in Section 7.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.11 246 and 250 Marlborough Street (RC-11)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-11 Zone may be used for all of the uses permitted in the RC Zone, plus the following use:

- .1 A day nursery.

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

- .1 No side yard shall be required for a structure linking the main buildings on the two lots known municipally as 246 and 250 Marlborough Street.
- .2 The maximum gross floor area of said linking structure shall not exceed 4.5 m<sup>2</sup>, with a maximum width of 1.7 m.
- .3 The lands shall conform to all regulations shown on Schedule B, Map RC-11.

That all the provisions of the RC Zone in Section 7.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.12 33 Jarvis Street (RC-12)**

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

- .1 A manufacturing use.

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

- .1 In accordance with Section 10.2.2.

That all the provisions of the RC Zone in Section 7.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
109-95

**.13 77 Charlotte Street (RC-13)**

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

- .1 General offices
- .2 Private schools

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

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

That all the provisions of the RC Zone in Section 7.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
35-95

**.14 Alfred Street and South Street (RC-14)**

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

- .1 An automobile sales establishment.

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

- .1 In accordance with Section 9.8.2.

That all the provisions of the RC Zone in Section 7.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.15 8 Joseph Street (RC-15)**

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

- .1 A commercial school.

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

- .1 In accordance with Section 9.8.2.

That all the provisions of the RC Zone in Section 7.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.



**.16 249 Murray Street (RC-16)**

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

- .1 A retail store involved in the sale of new and used furniture.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-16 Zone use any lot, or erect, alter or use any building or structure for a use permitted in Section 7.8.3.16.1., except in accordance with the following provisions:

- .1 In accordance with Section 9.8.2.

That all the provisions of the RC Zone in Section 7.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.17 14 Ann Street (RC-17)**

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

- .1 An autobody repair shop.

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

- .1 In accordance with Section 9.6.2.

That all the provisions of the RC Zone in Section 7.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.18 North/East Intersection of Rawdon Street and Grey Street (RC-18)**

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

- .1 A public garage.

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

- .1 In accordance with Section 9.6.2.

That all the provisions of the RC Zone in Section 7.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.19 West Street between Fleet Street and Duke Street (RC-19)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-19 Zone may be used for all of the uses permitted in the RC Zone, plus the following use:

- .1 A personal service store.

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

- .1 In accordance with Section 9.3.2.

That all the provisions of the RC Zone in Section 7.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
25-91

**.20 32 North Park Street (RC-20)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-20 Zone may be used for all the uses permitted in the RC Zone plus the following use:

- .1 A public garage.

Notwithstanding any provision of this Bylaw to the contrary, no person shall with any RC-20 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Section 7.8.3.20.1, except in accordance with the following provisions:

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

That all the provisions of the RC Zone in Section 7.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
25-91

**.21 318 Erie Avenue (RC-21)**

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

- .1 A service industry.

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

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

That all the provisions of the RC Zone in Section 7.8.2 to this Bylaw, and all of the provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
25-91

**.22 134 - 138 Gilkison Street (RC-22)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-22 Zone may be used for all of the uses permitted in the RC Zone plus the following uses:

- .1 Transportation terminal.
- .2 Automobile sales establishment.
- .3 Public garage.
- .4 Industrial uses.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-22 Zone use any lot, or erect, alter or use any building or structure for a purpose contained in Section 7.8.3.22.1 to 7.8.3.22.4 inclusive except in accordance with the following provisions:

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

That all the provisions of the RC Zone in Section 7.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
25-91, 35-95  
6-98

**.23 224 - 230 Clarence Street (RC-23)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-23 Zone may be used for all of the uses permitted in the RC Zone plus the following uses:

- .1 Public garages
- .2 Specialty retail stores

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-23 Zone use any lot, or erect, alter or use any building or structure for a public garage or specialty retail store except in accordance with the following provisions:

- .1 In accordance with Section 9.8.2

That all the provisions of the RC Zone in Section 7.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
25-91 & 175-96

**.24 31 William Street (RC-24)**

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

- .1 A medical clinic.
- .2 General office.

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

- .1 In accordance with Section 9.3.2.

That all the provisions of the RC Zone in Section 7.8.2 to this Bylaw, and all the provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
40-91

**.25 17 to 19 Mohawk Street (RC-25)**

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

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

- .1 Front Yard (minimum) 6.0m

That all the provisions of the RC Zone in Section 7.8.2 to this Bylaw, and all of the provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
25-91

**.26 20 Lyons Avenue (RC-26)**

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

- .1 Converted dwellings containing a maximum of four dwelling units;
- .2 Group homes.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-26 Zone use any lot or erect, alter or use any building or structure for the uses permitted in Section 7.8.3.26.1 and 7.8.3.26.2 except in accordance with the following provisions:

- .1 Converted dwellings - To the development standards that existed at the date of the passing of this Bylaw
- .2 Group homes -

Lot width (minimum)	13.7 m
Front yard (minimum)	4.2 m
Side yard (minimum)	2.4 m on one side and 0.85 m on the other side

That all the provisions of the RC Zone in Section 7.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
25-91

**.27 61 Catharine Avenue (RC-27)**

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

- .1 Service industry.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-27 Zone use any lot, or erect, alter, or use any building or structure for the uses permitted in Section 7.8.3.27.1, except in accordance with the following provisions:

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

That all the provisions of the RC Zone in Section 7.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
214-91

**.28 146 Alfred Street (RC-28)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-28 Zone may be used for all of the uses permitted in the RC Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-28 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 In accordance with all regulations shown on Schedule "B" Map RC-28.

That all the provisions of the RC Zone in Section 7.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
3-95 & 40-98

**.29 DELETED**

Amended by  
Bylaw No.  
24-97  
63-2012

**.30 37 St. George Street (RC-30)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-30 Zone may be used only for the following uses:

- .1 Single-detached dwellings.
- .2 Semi-detached dwellings.
- .3 Duplex dwellings.
- .4 Converted dwellings.
- .5 Lodging houses.
- .6 Retirement homes.
- .7 Bed and breakfast establishments.
- .8 Day nurseries.
- .9 Home occupations.
- .10 Mini-group homes.
- .11 Group homes.
- .12 Group residences.
- .13 Crisis residences.
- .14 Group correctional homes.
- .15 Accessory uses, buildings, and structures.
- .16 Uses permitted in Section 6.1.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-30 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Building Height (maximum) 2 storeys

That all the provisions of the RC Zone in Section 7.8.2 of this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.31 41 St. George Street (RC-31)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-31 Zone may be used for all of the uses permitted in the RC Zone, plus the following uses:

- .1 Specialty retail stores

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-31 Zone use any lot, or erect, alter or use any building or structure for specialty retail stores, except in accordance with the following provisions:

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

That all the provisions of the RC Zone in Section 7.8.2 of this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
177-97

**.32 148 Clarence Street and 70/72 Grey Street (RC-32)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-32 Zone may be used for all of the uses permitted in the RC Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-32 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- |    |                     |                     |
|----|---------------------|---------------------|
| .1 | Lot Area (minimum)  | 190.0m <sup>2</sup> |
| .2 | Rear Yard (minimum) | 0.5m                |

That all the provisions of the RC Zone in Section 7.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
148-2000  
50-2003

**.33 DELETED**

Amended by  
Bylaw No.  
95-2002  
OMB Order  
1280

**.34 DELETED**

Amended by  
Bylaw No.  
153-2003

**.35 63/65 Mohawk Street (RC-35)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-35 Zone may be used for all of the uses permitted in the RC Zone plus the following:

- .1 A converted dwelling containing a maximum of three dwelling units.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-35 Zone use any lot, or erect, alter or use any building or structure for a converted dwelling containing a maximum of three dwelling units, except in accordance with the following:

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

- .2 A minimum of three off-street parking spaces shall be provided, with up to two of these parking spaces being provided as tandem parking spaces.

That all the provisions of the /RC Zone in Section 7.8.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
133-2008

**.36 Grand River Avenue (RC-36)**

**Parts of Lots 26 and 27, Block I, South of Grand River Avenue, Registered Plan 9C and Parts of Lots 'J' and 'K', South of Grand River Avenue and Part of Kirby Mills Lot, Plan of City of Brantford of 1892, and Part of Original Bed of Grand River, City of Brantford (RC-36)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-36 Zone may be used only for the following uses:

- .1 Single Detached Dwellings
- .2 Bed and Breakfast Establishments
- .3 Day Nurseries
- .4 Home Occupations
- .5 Accessory uses, buildings and structures
- .6 Uses permitted in Section 6.1

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-36 Zone use any lot, or erect, alter or use any building or structure for block townhouse dwellings and apartment dwellings, except in accordance with the following special provisions:

- .1 Number of Dwelling Units (Maximum) 20

That all remaining provisions of the RC Zone in Section 7.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
156-2008  
68-2011

**.37 42, 44 and 46 St. Paul Avenue (F-RC-37)**

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any F-RC-37 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Dwelling Units (maximum) 5 (Total in the F-RC-37 Zone)

That all remaining provisions of the F-RC-37 Zone in Section 7.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.



Amended by  
Bylaw No.  
22-2009

**.38 84 Superior Street (RC-38)**

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-38 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provision:

- |    |                     |       |
|----|---------------------|-------|
| .1 | Rear Yard (minimum) | 4.8 m |
|----|---------------------|-------|

That all remaining provisions of the RC Zone in Section 7.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
99-2009

**.39 158-160 Sydenham Street (RC-39)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-39 Zone may be used for all of the uses permitted in the RC Zone. However, a converted dwelling shall comprise a maximum of four dwelling units.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-39 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- |    |                                |                     |
|----|--------------------------------|---------------------|
| .1 | Landsaped Open Space (minimum) |                     |
| .1 | Converted Dwelling             | 13.9 m <sup>2</sup> |

That all remaining provisions of the RC Zone in Section 7.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
11-2010

**.40 135 Sherwood Drive (F-RC-40)  
(Part 2, Reference Plan 2R-7177)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any F-RC-40 Zone may be used for all of the uses permitted in the RCA Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any F-RC-40 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- |    |                    |                           |
|----|--------------------|---------------------------|
| .1 | Lot Area (minimum) |                           |
| .1 | Semi Detached      | 204.4m <sup>2</sup> /unit |

That all remaining provisions of the RC Zone in Section 7.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
105-2010

**.41 33 Palace Street (RC-41)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-41 Zone may be used for only the following uses:

- .1 Single-detached dwelling
- .2 Accessory uses, buildings, and structures
- .3 Uses permitted in Section 6.1

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-41 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- |    |                        |                      |
|----|------------------------|----------------------|
| .1 | Lot Area (minimum)     | 242.0 m <sup>2</sup> |
| .2 | Lot Coverage (maximum) | 43.0%                |
| .3 | Rear Yard (minimum)    | 6.0 m                |
| .4 | Side Yard (minimum)    |                      |
| .1 | Interior               | 0.1 m                |
| .5 | Parking (minimum)      | 2 spaces             |

That all remaining provisions of the RC Zone in Section 7.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
79-2011  
63-2012

**.42 85 Morrell Street (RC-42)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-42 Zone may be used for the following uses:

- .1 Single-detached dwellings.
- .2 Semi-detached dwellings.
- .3 Duplex dwellings.
- .4 Triplex dwellings.
- .5 Street townhouse dwellings, comprising a maximum of six attached dwelling units.
- .6 Lodging houses.
- .7 Retirement homes.
- .8 Bed and breakfast establishments.
- .10 Day nurseries.
- .11 Home occupations.
- .12 Mini-group homes.
- .13 Group homes.
- .14 Group residences.
- .15 Crisis residences.
- .16 Group correctional homes.

- .17 Accessory uses, buildings, and structures.

That all remaining provisions of the RC Zone in Section 7.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
79-2011  
63-2012

**.43 85 Morrell Street (RC-43)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-43 Zone may be used for the following uses:

- .1 Single-detached dwellings.
- .2 Semi-detached dwellings.
- .3 Duplex dwellings.
- .4 Triplex dwellings.
- .5 Street townhouse dwellings, comprising a maximum of six attached dwelling units.
- .6 Lodging houses.
- .7 Retirement homes.
- .8 Bed and breakfast establishments.
- .10 Day nurseries.
- .11 Home occupations.
- .12 Mini-group homes.
- .13 Group homes.
- .14 Group residences.
- .15 Crisis residences.
- .16 Group correctional homes.
- .17 Accessory uses, buildings, and structures.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-43 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Lot Area (minimum)
 

.1 Street townhouse dwelling	180 m <sup>2</sup> /unit
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That all remaining provisions of the RC Zone in Section 7.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
93-2012

**.44 68 Balfour Street (F-RC-44)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any F-RC-44 Zone may be used for all of the uses permitted in the F-RC Zone, in accordance with the following provisions:

- .1 The minimum front yard for the dwelling existing at the date of passage of this Bylaw shall be 0.97 m (3.18 ft.);
- .2 The minimum side yard setback for the dwelling existing at the date of the passage of this Bylaw shall be 0.14 m (0.46 ft.).

That all provisions of the F-RC Zone in Section 7.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
6-2013

**.45 29 Victoria Street (RC-45)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-45 Zone may be used only for the following uses:

1. Single-detached dwellings
2. Semi-detached dwellings.
3. Duplex dwellings.
4. Triplex dwellings.
5. Converted dwellings.
6. Day nurseries.
7. Home occupations.
8. Mini-group homes.
9. Group Home
10. Crisis residences.
11. Group correctional homes.
12. Accessory uses, buildings, and structures.
- .13 Uses permitted in Section 6.1.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-45 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Two parking spaces may be located in the required front yard

That all the provisions of the RC Zone in Section 7.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
107-2013

**.46 82 Brighton Avenue (RC-46)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-46 Zone may be used for all of the uses permitted in the RC Zone, in accordance with the following provisions:

- .1 Side yard for the existing dwelling (minimum) 0 m  
(northwest corner)
- .2 Traffic aisle width (minimum) 3.5 m

That all the provisions of the RC Zone in Section 7.8.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
41-2014

**.47 61–73 Murray Street, 77–79 Mary Street (RC-47)**

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-47 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- |    |                     |                    |
|----|---------------------|--------------------|
| .1 | Rear Yard (minimum) | 5.1 m              |
| .2 | Lot Area (minimum)  | 308 m <sup>2</sup> |

That all the provisions of the RC Zone in Section 7.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
14-2015  
133-2015

**.48 5 Wade Avenue (F-RC-48)**

.1 Notwithstanding any provision of this Bylaw to the contrary, any lot within any F-RC-48 Zone may only be used for the following uses:

- .1 Single-detached dwellings
- .2 Semi-detached dwellings
- .3 Accessory uses, buildings, and structures
- .4 Uses permitted in Section 6.1

That all the provisions of the RC Zone in Section 7.8.2 of this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
90-2015

**.49 16 Walnut Street (F-RC-49)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any F-RC-49 Zone may be used for all of the uses permitted in the RC Zone, plus the following use:

- 1. The parking of a school bus.

That all remaining provisions of the RC Zone in Section 7.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
41-2016

**.50 380 Chatham Street (RC-50)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RC-50 Zone shall be used only for the following uses:

- .1 Single-detached dwellings;
- .2 Semi-detached dwellings;
- .3 Converted dwellings containing a maximum of two dwelling units;
- .4 Bed and breakfast establishments;
- .5 Day nurseries;
- .6 Home occupations;

- .7 Mini-group homes;
- .8 Accessory uses, buildings, and structures;
- .9 Uses permitted in Section 6.1.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RC-50 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Building Height (maximum) 2 storeys
- .2 Side Yard (minimum)
  - .1 Interior 1.2 m

That all remaining provisions of the RC Zone in Section 7.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.