

7.10. Residential Medium Density Type B Zone (R4B)

7.10.1. Permitted Uses

The following uses are permitted in a R4B Zone:

- .1 Apartment dwellings.
- .2 Retirement homes.
- .3 Homes for the aged.
- .4 Nursing homes.
- .5 Bed and breakfast establishments.
- .6 Day nurseries.
- .7 Home occupations.
- .8 Mini-group homes.
- .9 Group homes.
- .10 Group residences.
- .11 Crisis residences.
- .12 Group correctional homes.
- .13 Group correctional residences.
- .14 Neighbourhood convenience stores.
- .15 Personal service stores.
- .16 Accessory uses, buildings, and structures.
- .17 Uses permitted in Section 6.1.

7.10.2. Amended by Bylaw No. 34-93

Regulations

Any use, building, or structure in a R4B Zone shall be established in accordance with the following:

- .1 Apartment Dwellings, Retirement Homes, Homes for the Aged, Nursing Homes
 - .1 Lot Area (minimum)

.1 Apartment dwelling	167.0 m ² /unit
.2 Retirement home, nursing home, and home for the aged	83.5 m ² /bed
 - .2 Lot Width (minimum)

.1 Apartment dwelling, retirement home, home for the aged, nursing home	30.0 m
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 - .3 Lot Coverage (maximum) 35%
 - .4 Building Height (maximum) 4 storeys
 - .5 Front Yard (minimum) 7.5 m

.6	Rear Yard (minimum)	10.0 m
.7	Side Yard (minimum)	
.1	Interior	7.5 m
.2	Exterior	7.5 m
.8	Gross Floor Area (minimum)	
.1	Apartment dwelling	40.0 m ² /unit
.2	Retirement home, home for the aged, nursing home	20.0 m ² /bed
.9	Landscaped Open Space (minimum)	30%
.10	Amenity space for apartment dwelling (minimum)	9.0 m ² /unit
.11	Parking in accordance with	Section 6.18
.12	Loading in accordance with	Section 6.23
.13	Setback from Rail Lines in accordance with	Section 6.30
.2	Bed and Breakfast Establishments	
.1	In accordance with Section 6.16.	
.3	Day Nurseries	
.1	In accordance with Section 6.8.	
.4	Home Occupations	
.1	In accordance with Section 6.17.	
.5	Mini-Group Homes, Group Homes, Group Residences, Crisis Residences, Group Correctional Homes, Group Correctional Residences	
.1	In accordance with Sections 6.15. and 7.10.2.	
.6	Neighbourhood Convenience Stores and Personal Service Stores	
.1	The total gross leaseable floor area shall not exceed 280.0 m ² , and shall be located at finished grade level as an integral part of the apartment dwelling in which it is located.	

- .2 There shall not be more than two stores.
- .3 Parking shall be provided for the floor area of the neighbourhood convenience store or the personal service store in addition to the required parking spaces for the residential use, in accordance with the provisions of Section 6.18 of this Bylaw.

.7 Accessory Uses, Buildings, and Structures

- .1 In accordance with Section 6.3.

.8 Uses Permitted in Section 6.1.

- .1 In accordance with Section 6.1.

7.10.3. Notwithstanding Section 7.10.2, where the Schedule indicates a Zone symbol followed by information in parentheses that refers to site-specific unit and/or height maximums, the regulations on the Schedule shall prevail.

7.10.4. Exceptions

The following Zones apply to specific lands within a R4B Zone.

Amended by
Bylaw No.
90-97

.1 DELETED

Amended by
Bylaw No.
165-98

.2 382, 384, and 386 St. Paul Avenue (R4B-2)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4B-2 Zone shall be used only for the following use:

- .1 A retirement home with a maximum of 52 beds.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4B-2 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 In accordance with all regulations shown on Schedule B, Map R4B.

That all the provisions of the R4B Zone in Section 7.10.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
25-91

.3 135 Elgin Street (R4B-3)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4B-3 Zone may be used for all of the uses permitted in the R4B Zone, plus the following uses:

- .1 A group correctional home used for the rehabilitation and supervision of inmates, parolees or probationers in a community setting, but shall not be used for a penitentiary, jail, prison, reformatory or lock-up;
- .2 A group correctional residence used for the rehabilitation and supervision of inmates, parolees or probationers in a community setting, but shall not be used for a penitentiary, jail, prison, reformatory or lock-up.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4B-3 Zone use any lot, or erect, alter or use any building or structure for any type of group correctional home or group correctional residence, except in accordance with the following provisions:

- .1 In accordance with Section 6.15.

That all the provisions of the R4B Zone in Section 7.10.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
By-laws No.
88-91, 46-93

.4 DELETED.

Amended by
Bylaw No.
88-91

.5 10 Courtland Drive (R4B-5)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4B-5 Zone may be used for all of the uses in the R4B Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4B-5 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following:

- .1 Lot Area (minimum) 140.0 m²/unit
- .2 Rear Yard (minimum) 9.0 m
- .3 Required parking spaces shall be located a minimum of 1.0 metres from any lot line abutting a street and a minimum of 0.5m from any other lot line.

That all the provisions of the R4B Zone in Section 7.10.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaws No.
140-91, 149-93

.6 DELETED

OMB Order
R910607

.7 St. Basil's Apartments and Church (R4B-7)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4B-7 Zone may be used only for the following uses:

- .1 Apartment dwellings;
- .2 Place of worship.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4B-7 Zone use any lot, or erect, alter or use any building or structure for apartment dwellings and a place of worship, except in accordance with the following provisions:

- .1 In accordance with all regulations show on Schedule "B", Map R4B-7.

That all the provisions of the R4B Zone in Section 7.10.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
84-92

.8 Petofi Hungarian Cultural Club (R4B-8)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4B-8 Zone may be used for all of the uses permitted in the R4B Zone, plus the following:

- .1 Private clubs.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4B-8 Zone use any lot, or erect, alter or use any building or structure for a private club, except in accordance with the following provisions:

- .1 Building Height (maximum) 6.1 m
- .2 Planting Strip abutting a freeway or expressway NIL
- .3 In accordance with Section 9.8.2, save and except for Sections 9.8.2.4 and 6.11.1.1.

That all the provisions of the R4B Zone in Section 7.10.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
180-94

.9 994 Colborne Street East (R4B-9)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4B-9 Zone may be used only for the following uses:

- .1 An apartment building containing a maximum of ten dwelling units.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4B-9 Zone use any lot, or erect, alter or use any building or structure for an apartment building, except in accordance with the following provisions:

- | | | |
|----|------------------------------|---|
| .1 | Lot Width (minimum) | 24.0 m |
| .2 | Lot Area (minimum) | 120.0 m ² /unit |
| .3 | Interior Side Yard (minimum) | 3.0 m on one side, and 4.5 m on the other |

That all the provisions of the R4B Zone in Section 7.10.2 of this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
13-99

.10 137 Brant Avenue (R4B-10)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4B-10 Zone may be used only for the following use:

- .1 Dwelling units.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4B-10 Zone use any lot, or erect, alter or use any building or structure for dwelling units except in accordance with the following provisions:

- | | | |
|----|---------------------------|---------------------------|
| .1 | Lot Area (minimum) | 124.0m ² /unit |
| .2 | Lot Width (minimum) | 20.0m. |
| .3 | Lot Coverage (maximum) | 35% |
| .4 | Building Height (maximum) | 3 storeys |

.5	Front Yard (minimum)	1.2m
.6	Rear Yard (minimum)	10.0m
.7	Side Yard (minimum)	
	.1 Interior	1.8m
	.2 Exterior	2.4m
.8	Gross Floor Area (minimum)	40.0m ² /unit
.9	Landscaped Open Space (minimum)	30%
.10	Amenity Space (minimum)	NIL
.11	Off-Street Parking (minimum)	1.25 spaces/unit
.12	Loading (minimum)	NIL
.13	Number of Dwelling Units (maximum)	14
.14	All dwelling units shall only be located within the existing building formerly used as a church	
.15	Planting Strips (minimum)	2.5m

That all the provisions of the R4B Zone in Section 7.10.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
122-99
68-2011
63-2012

.11 170 Henry Street (R4B-11)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4B-11 Zone may be used for all of the uses permitted in the R4B Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4B-11 Zone use any lot, or erect, alter or use any building or structure for a group residence except in accordance with the following provisions:

- .1 Notwithstanding Section 2.7.15 of this Bylaw a group residence shall mean a dwelling unit or dwelling units operated as a single housekeeping unit accommodating, or having the facilities to accommodate, eleven or more residents (exclusive of staff), who, by reason of their emotional, mental, social or physical condition require a group living arrangement under responsible supervision consistent with the requirements of its residents, and the group residence is either licenced or funded under Provincial or Federal statute. Any counselling or support services provided

in the group residence shall be limited to those required by the residents. A group residence shall be deemed not to include:

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

That all the provisions of the R4B Zone in Section 7.10.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaws No.
44-2004
60-2013

.12 333 Wellington Street (R4B-12)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4B-12 Zone may only be used for the following use;

.1 Apartment dwellings.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4B-12 Zone use any lot, or erect, alter or use any building or structure, for apartment dwellings except in accordance with the following provisions:

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|----|--|-------|
| .1 | Number of dwelling units (maximum) | 18 |
| .2 | Interior side yard (maximum) | 6.0 m |
| .3 | An existing unenclosed step may project a maximum of 1.5 metres into a minimum two-way traffic aisle | |
| .4 | Any required off-street parking space shall provide the following: | |
| .1 | Be located a minimum of 3.0 metres from a lot line abutting Stanley Street. | |
| .2 | Be located a minimum of 6.0 metres from a lot line abutting Wellington Street. | |
| .3 | Be located a minimum of 0.0 metres for a rear lot line. | |

- .4 Be located a minimum of 1.0 metres for any other lot line.

That all the provisions of the R4B Zone in Section 7.10.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
53-2005

.13 372 Darling Street (R4B-13)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4B-13 Zone may be used for all of the uses permitted in the R4B Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4B-13 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 The rear yard shall not be less than that provided by the building that existed on the lot on April 11, 2005.
- .2 Notwithstanding Section 6.18.3.5 of this Bylaw, the required parking spaces shall be located a minimum of 3.0 metres from any lot line abutting a street and a minimum of 0.0 metres from any other lot line.

That all the provisions of the R4B Zone in Section 7.10.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
5-2007

.14 111 Sherwood Drive (F-R4B-14)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any "F-R4B-14" Zone may be used for all of the uses permitted in the R4B Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any "F-R4B-14" Zone use any lot, or erect alter or use any building or structure except in accordance with the following provisions:

- | | | |
|----|------------------------------|-------------------------|
| .1 | Lot Area (minimum) | 90 m ² /unit |
| .2 | Lot Coverage (maximum) | 42.0% |
| .3 | Front Yard (minimum) | 0 m |
| .4 | Off-street Parking (minimum) | 30 spaces |

- .5 Notwithstanding the off-street parking requirements, all or a portion of the required spaces may be accommodated on an abutting lot zoned to permit stand-alone parking associated with a residential apartment building. A minimum 0 metre setback of parking from this abutting property's lot line shall be permitted.

That all other provisions of the "F-R4B" Zone in Section 7.10.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

.15 125 Sherwood Drive (R4B-15)

Amended by
Bylaw No.
56-2009

.16 1 & 3/5 Alfred Street (R4B-16)

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4B-16 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 The total number of apartment dwelling units in the R4B-16 Zone shall be limited to the following: 39 dwelling units
- .2 Building Height (maximum) 2.5 storeys
- .3 Side Yard (minimum)
- | | |
|------------------|--------|
| Interior (north) | 2.91 m |
| Interior (south) | 7.5 m |
- .4 Parking – notwithstanding the requirements of Section 6.18, the following shall be required:

Number of Parking Spaces (minimum)	39 spaces
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That all remaining provisions of the R4B Zone in Section 7.10.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
56-2009

.17 1 & 3/5 Alfred Street (R4B-17)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4B-17 Zone may be used for all of the uses permitted in the R4B Zone, plus the following use:

- .1 A general office located within an existing building

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4B-17 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- | | | |
|----|--|-------------------|
| .1 | The total number of apartment dwelling units in the R4B-17 Zone shall be limited to the following: | 17 dwelling units |
| .2 | Building Height (maximum) | 2.5 storeys |

That all remaining provisions of the R4B Zone in Section 7.10.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
66-2009

.18 54 Winniett Street (R4B-18)

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4B-18 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- | | | |
|----|--|------------------------|
| .1 | Lot Area (minimum) | 2,394.0 m ² |
| .2 | Building Height (maximum) | 3 storeys |
| .3 | Front Yard (minimum) | 2.0 m |
| .4 | Side Yard (minimum) | |
| | Interior (north) | 7.9 m |
| | Interior (south) | 1.6 m |
| .5 | Landscaped Open Space (minimum) | 20.0% |
| .6 | Amenity space for apartment dwelling | not required |
| .7 | Parking – notwithstanding the requirements of Section 6.18, the following shall be required: | |
| | Number of Parking Spaces (minimum) | 32 spaces |
| .8 | The total number of apartment dwelling units in the R4B-18 Zone shall be limited to the following: | 32 dwelling units |

That all remaining provisions of the R4B Zone in Section 7.10.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
68-2009

.19 142 Nelson Street (R4B-19)

Notwithstanding any provision of this bylaw to the contrary, any lot within any R4B-19 Zone may be used for all of the uses permitted in the R4B Zone, plus the following use:

- .1 Dwelling, Stacked Fourplex which for the purposes of this Bylaw shall mean a building other than a converted dwelling, located on a lot, divided horizontally to contain four dwelling units, each of which has a private entrance from outside or a private entrance from a common hallway or stairway inside.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4B-19 Zone use any lot, or erect, alter or use any building or structure for a dwelling, stacked fourplex, except in accordance with the following provisions:

.1	Lot Area (minimum)	787.0 m ²
.2	Lot Width (minimum)	19.5 m
.3	Lot Coverage (maximum)	35.0%
.4	Building Height (maximum)	3 storeys
.5	Front Yard (minimum)	6.5 m
.6	Rear Yard (minimum)	10.0 m
.7	Side Yard (minimum)	
	Interior (west)	1.2 m
	Interior (east)	8.0 m
.8	Landscaped Open Space (minimum)	20.0%
.9	Parking – notwithstanding the requirements of Section 6.18, the following shall be required for a stacked fourplex dwelling:	
	Dwelling unit containing 3 or less bedrooms	1.5 spaces/unit
	Dwelling unit containing more than 3 bedrooms	3.75 spaces/unit

A minimum of 6 parking spaces must be provided on site. Any additional spaces beyond this may be provided on appropriately zoned land that is located within a minimum of 150.0 m of the nearest lot line of the subject property on the condition that an agreement providing for the continuation of the additional parking spaces is entered into with the City and is registered against both parcels of land.

- .10 Notwithstanding Section 6.4.1.1, an unenclosed porch, verandah or deck (with or without a roof) may be permitted to project into the front yard a maximum of 4.3 m.

That all remaining provisions of the R4B Zone in Section 7.10.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
15-2010
75-2014

.20 DELETED

Amended by
Bylaw No.
79-2011
128-2015

.21 85 Morrell Street (H-R4B-21)

- .1 The lands zoned H-R4B-21 may only be used in accordance with the permitted uses in the R4B-21 Zone upon the removal of the "Holding (H)" provision. Removal of the "H" may occur once the following provision has been satisfied:

The Owner has entered into a site plan agreement with the City of Brantford.

- .2 Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4B-21 Zone shall be used only for the following uses upon the removal of the "Holding Zone (H)" provision:

- .1 Apartment dwellings
- .2 Retirement homes
- .3 Homes for the aged
- .4 Nursing homes
- .5 Bed and breakfast establishments
- .6 Day nurseries
- .7 Home occupations
- .9 Group homes
- .10 Group residences
- .11 Crisis residences
- .12 Group correctional homes
- .13 Group correctional residences
- .14 Arts schools
- .15 Bakeries

- .16 Financial institutions
 - .17 Fresh produce outlets
 - .18 General offices
 - .19 Health clubs
 - .20 Meat stores
 - .21 Medical clinic
 - .22 Medical office
 - .23 Neighbourhood convenience stores
 - .24 Personal service stores
 - .25 Pharmacies
 - .26 Photocopy shops
 - .27 Photographer's studio
 - .28 Places of assembly
 - .29 Places of worship
 - .30 Restaurants – full service, take out and fast food (excluding drive-through service)
 - .31 Specialty retail stores
 - .32 Accessory uses, buildings, and structures
 - .33 Uses permitted in Section 6.1
- .3 Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4B-21 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:
- .1 Lot Coverage (maximum) 80%
 - .2 Front Yard (minimum) 7.0 m
 - .1 The Front Yard shall be defined as the yard opposite Morrell Street.
 - .3 Rear Yard (minimum) 1.0 m
 - .1 The Rear yard shall be defined as the yard opposite Leonard Street.
 - .4 Side Yard (minimum)
 - .1 Interior (south) 1.0 m
 - .5 Parking Spaces (minimum) 1.16 spaces per dwelling unit
 - .6 Landscaped open space (minimum) 20%
 - .7 Amenity space (minimum)
 - .1 Total 1223 m²
 - .2 On rooftop 763 m²

That all remaining provisions of the R4B Zone in Section 7.10.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
78-2012

.22 56, 58, 60, 64, 66, 70, 76, 78, 80, and 86 Tollgate Road (H-R4B-22)

Notwithstanding any provision of this By-law to the contrary, any lot within any H-R4B-22 Zone may be used for all of the uses permitted in the H-R4B Zone, plus the following uses:

.1 Accessory Uses, Buildings and Structures

.1 In accordance with Section 6.3

That all remaining provisions of the R4B Zone in Section 7.10.2 to this Bylaw, an 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
61-2017

.23 61 – 73 Murray Street (R4B-23)

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4B-23 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

.1 Front Yard (minimum) 0.2 m

.2 Side Yard (minimum)
.1 Interior 6.5 m
.2 Exterior 1.7 m

.3 Coverage of Landscaped Open Space (minimum) 7%

.4 Setback for parking space from a lot line abutting a street (minimum) 1 m

.5 Lot Area (minimum) 2340 m²

.6 Lot Coverage (maximum) 41%

.7 One off-street parking space may be permitted for the use associated with an abutting lot, on the condition that an agreement providing for the continuation of the off-street parking space is entered into with the owners of both lots and the City of Brantford and is registered against both parcels of land.

.8 An easement may be permitted for the access to all parking spaces on an abutting lot.

.9 Notwithstanding Section 2.4.9 of this By-law, Apartment Dwellings are permitted to have external entrances with direct access from the exterior of the building to a street.

That all the provisions of the R4B Zone in Section 7.10.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.