

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 m²/unit
 - .2 Retirement home, home for the aged, nursing home 83.5 m²/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 ² /unit
.2	Block townhouse or street townhouse dwelling	70.0 m ² /unit
.3	Retirement home, home for the aged, nursing home	20.0 m ² /bed

Amended by
Bylaw No.
68-2011

- | | | |
|-----|---|--------------------------|
| .9 | Landscaped Open Space
(minimum) | 30% |
| .10 | Amenity space for block townhouse
dwelling (minimum) | 9.0 m ² /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 m².
- .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 m²/unit
- .2 Each dwelling unit shall have an integral garage which shall have a minimum floor area of 18.0 m².
- .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) 400.0m²/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) 140.0m²/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 ² /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 ² . |
| | .2 | A maximum of 15 single-detached cluster dwelling units shall each have a minimum gross floor area of 100.0 m ² . |
| .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 ² /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 ² /unit |
| .13 | Amenity Space (minimum) | 9.0 m ² /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 m²/unit
- .2 Lot Width (minimum) 24.0 m
- .3 Gross Floor Area (minimum) 40.0 m²/unit
- .4 Amenity Space (minimum) 9.0 m²/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 ² /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
Bylaw No.
62-2013

.49 East End of Lloyd Street (R4A-49)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4A-49 Zone may be used for only the following uses:

- .1 Block townhouse dwellings
- .2 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-49 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- | | | |
|----|---------------------------|----------|
| .1 | Lot width (minimum) | 13 m |
| .2 | Building Height (maximum) | 1 storey |
| .3 | Dwelling Units (maximum) | 11 |

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.
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 ² /unit |
| | POTL Area (minimum) | 265 m ² |
| .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 m²
- .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 m²

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 m²
- .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 ² |
| .2 | Interior side yard (minimum) | 1.5m (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) 2.0m
(adjacent to 146 & 164 North Park St.)

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 m²
 - .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 m² 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 m²/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 m²/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
- .7 POTL Landscaped Open Space (minimum) Nil
- .8 Notwithstanding 6.18.3.5, none of the parking spaces may be located a minimum of 4.5 m.
- .9 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

.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 m²/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. |
| .5 | POTL Rear Yard (minimum) | 0.0 m along a common wall separating the units. |
| .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 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 ² /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
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 | 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 ² /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
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

.61 501 Shellard Lane (H-R4A-61)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4A-61 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-61 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 ² /unit |
| | .2 Block townhouse dwelling | 135.0 m ² /unit |
| | .3 Back-to-back townhouse dwelling | 80.0 m ² /unit |
| .2 | Lot Width (minimum) | |
| | .1 Street townhouse dwelling | 5.5 m/unit |
| | .2 Block townhouse dwelling | 4.5 m/unit |
| | .3 Back-to-back townhouse dwelling | 5.5 m/unit |
| .3 | Lot Coverage | Not applicable |
| .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 Block townhouse dwellings
12.0 m between blocks (or 6.0 metres per block) |
| | 2. Back-to-back townhouse dwellings | 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.

- .3 THAT Section 7.9.4 be amended by the addition of the following new Subsection:

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 ² /unit |
| .2 | Block townhouse dwelling | 135.0 m ² /unit |
| .3 | Back-to-back townhouse dwelling | 80.0 m ² /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.

Amended by
Bylaw No.
141-2018

.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 ² |
| .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
Bylaw No.
142-2018

.64 396 Erie Avenue - Northeast corner of Erie Avenue and Birkett Lane (H-F-R4A-64)

The lands zoned H-F-R4A-64 may only be used in accordance with the permitted uses in the H-F-R4A-64 Zone upon the removal of the "Holding (H)" provision. Removal of the "H" may occur once the following provisions have been satisfied:

- .1 All servicing issues have been addressed to the satisfaction of the

General Manager of Public Works, City of Brantford; and

- .2 The applicant has provided a signed Site Plan Agreement to the City, along with all necessary securities.

Notwithstanding any provision of this By-law to the contrary, any lot within any H-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 162.0m²
- .2 Building Height (maximum) 10.0m
- .3 Front Yard (minimum) 5.72m
- .4 Side Yard (minimum)
 - .1 Interior 1.5m

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 2.35m from a lot line formed by a daylight triangle and 3.0m from a side lot line.

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 2.35m from a lot line formed by a daylight triangle and 5.72m from a front lot line.

That all remaining 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.
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 m²

- | | | |
|-----|---|--|
| .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.

Amended by
Bylaw No.
83-2019

.66 677 Park Road North (H-R4A-66)

- .1 The lands zoned H-R4A-66 may only be used in accordance with the permitted uses in the H-R4A-66 Zone upon the removal of the "Holding" (H) provision. Removal of the "H" may occur once the applicant has provided a signed Site Plan Agreement to the City, along with all necessary securities, and has addressed all servicing issues, financial and otherwise, to the satisfaction of the City of Brantford;
- .2 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 m²/ unit
 - .4 Lot Width (minimum) 146 m
 - .5 Lot Coverage (maximum) 40%
 - .6 Building Height (maximum) 3 Storeys
 - .7 Gross Floor Area (minimum) 60 m²/ dwelling unit
 - .8 Landscape Open Space (minimum) 23%
 - .9 Amenity Space (minimum)
 - .1 A Central Amenity Area of 995 m² shall be provided.
 - .2 A Private Amenity Space of 1500 m² 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.

.3 Notwithstanding any provision of this By-law to the contrary, for Part 1, as shown on Schedule B, attached to and forming part of this By-law, any lot within any H-R4A-66 Zone may only be used for the following uses:

.1 Stacked Townhouse Dwellings

.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 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.
- .5 Notwithstanding any provision of this By-law to the contrary, for Part 2, as shown on Schedule B, attached to and forming part of this By-law, any lot within any H-R4A-66 Zone may only be used for the following uses:
 - .1 Block Townhouse Dwelling;
 - .2 Stacked Townhouse Dwelling.
- .6 Notwithstanding any provision of this By-law to the contrary, for Part 2, as shown on Schedule B, attached to and forming part of this By-law, no person shall within any 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.

Amended by
Bylaws No.
4-2018, 127-2018,
104-2019

.67 33 Jarvis Street - Northwest corner of Jarvis Street/Spring Street (R4A-67)

- .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 m²/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 9.5m² 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 m²/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 9.5m² 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 m²/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 ² /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 ² 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 ² /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 ² /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 ² 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 ² /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 m²/unit
 - .2 North End Unit 200.0 m²/unit
 - .3 South End Unit 130.0 m²/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 m²/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 m²/unit; and
 - .2 Common Amenity Space shall not be less than 1017 m² 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-64 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-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) 160.0 m²/unit
 - .2 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%
- .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
Bylaw No.
165-2019

.69 200 Brantwood Park Road (H-R4A-69)

- .1 The lands zoned H-R4A-69 may only be used in accordance with the permitted uses in the H-R4A-69 Zone upon the removal of the "Holding" (H) provision. Removal of the "H" may occur once the applicant once the following conditions have been satisfied:
 - .1 The Applicant has provided a signed Site Plan Agreement to the City, along with all necessary securities; and,
 - .2 All servicing issues, financial and otherwise, have been addressed to the satisfaction of the City of Brantford.
- .2 Notwithstanding any provision of this By-law to the contrary, any lot within any R4A-69 Zone may be used for all of the uses permitted in the R4A Zone.
- .3 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 m²/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 Bylaw 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 m²/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
Bylaw No.
116-2021,
LPAT Order
PL180359

.71 620 Colborne Street West (Part 1)

- .1 The lands zoned H-R4A-71 may only be used in accordance with the permitted uses in the H-R4A-71 Zone upon the removal of the "Holding" (H) provision. Removal of the "H" may occur once the following conditions have been satisfied:
 - .1 The Owner has provided a signed Subdivision Agreement and Site Plan Agreement to the City, along with all necessary securities; and,
 - .2 All servicing issues, financial and otherwise, have been addressed to the satisfaction of the City of Brantford.
- .2 Notwithstanding any provision 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.
- .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 (condominium unit or freehold lot).
- .4 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 ²
.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 ²
	.9	Landscaped Open Space (Minimum)	30% of the entire condominium block
	.10	Private Amenity Space (Minimum)	9.0 m ²
	.11	Common Amenity Space (Minimum)	9.0 m ² per unit in addition to private amenity area
	.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)	<u>Front yard</u> 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.
- .16 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.
116-2021,
LPAT Order
PL180359

.72 620 Colborne Street West (Part 2)

- .1 The lands zoned H-R4A-72 may only be used in accordance with the permitted uses in the H-R4A-72 Zone upon the removal of the "Holding" (H) provision. Removal of the "H" may occur once the following conditions have been satisfied:
 - .1 The Owner has provided a signed Subdivision Agreement and Site Plan Agreement to the City, along with all necessary securities; and,
 - .2 All servicing issues, financial and otherwise, have been addressed to the satisfaction of the City of Brantford.
- .2 Notwithstanding any provision 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.
- .3 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.

- .4 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.
- .5 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).
- .6 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.
- .7 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 m²
 - .2 Back-to-back townhouse dwelling 80 m²
 - .3 Dual-frontage townhouse dwelling 120 m²
- .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 dwelling	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 ²
	2. Back-to-back townhouse Dwelling	55 m ²
	3. Dual-frontage townhouse Dwelling	70 m ²
.9	Landscaped Open Space (Minimum)	30% of the entire condominium block
.10	Private Amenity Space (Minimum)	
	.1 Street townhouse dwelling	9.0 m ²
	.2 Back-to-back townhouse dwelling	Shall not apply
	.3 Dual-frontage townhouse dwelling	Shall not apply
.11	Common Amenity Space (Minimum)	
	All uses	9.0 m ² 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	<u>Front yard</u> 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.

- .20 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.
116-2021,
LPAT Order
PL180359

.73 620 Colborne Street West (Part 3)

- .1 The lands zoned H-R4A-73 may only be used in accordance with the permitted uses in the H-R4A-73 Zone upon the removal of the "Holding" (H) provision. Removal of the "H" may occur once the following conditions have been satisfied:
- .1 The Owner has provided a signed Subdivision Agreement and Site Plan Agreement to the City, along with all necessary securities; and,
 - .2 All servicing issues, financial and otherwise, have been addressed to the satisfaction of the City of Brantford.
- .2 Notwithstanding any provision 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.
- .3 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 privates, 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 (condo 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-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 ²
.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 ²
.9	Landscaped Open Space (Minimum)	25% for entire condominium block
.10	Private Amenity Space	Shall not apply
.11	Common Amenity Space (Minimum)	18 m ² 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.
- .17 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.
116-2021,
LPAT Order
PL180359

.74 620 Colborne Street West (Part 4)

- .1 The lands zoned H-R4A-74 may only be used in accordance with the permitted uses in the H-R4A-74 Zone upon the removal of the "Holding" (H) provision. Removal of the "H" may occur once the following conditions have been satisfied:
 - .1 The Applicant has provided a signed Subdivision Agreement and Site Plan Agreement to the City, along with all necessary securities; and,
 - .2 All servicing issues, financial and otherwise, have been addressed to the satisfaction of the City of Brantford.
- .2 Notwithstanding any provision 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.
- .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 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 m²
 - .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;
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
1.0 m to parking space
 - .3 Common Walls In accordance with Section 6.20
 - .8 Gross Floor Area (Minimum) 70 m²
 - .9 Landscaped Open Space (Minimum) 30% of the entire condominium block
 - .10 Private Amenity Space (Minimum) 20.0 m² (unscreened)
 - .11 Common Amenity Space (Minimum) 9.0 m² 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.

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 m²
- .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 m²
- .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
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 m²
- .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.

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

.78 West of Conklin Road and North of Shellard Lane (R4A-78)

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 ² |
| .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 180.0 m ² |
| | | .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. | |

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*.