

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
.9	Landscaped Open Space (minimum)	30%
.10	Amenity space for block townhouse dwelling (minimum)	9.0 m ² /unit

Amended by
Bylaw No.
68-2011

- .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.

Amended by
Bylaws No.
25-91 & 35-95

.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.

Amended by **.9**
Bylaw No.
25-91

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
Bylaw 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:

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|----|---------------------------|---------------------------|
| .1 | Lot Area (minimum) | 400.0m ² /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.

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|-----|---|---------------------------|
| .8 | Gross Floor Area (minimum) | 140.0m ² /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
Bylaws No.
67-92 & 17-94

.15 DELETED

Amended by
Bylaw No.
57-94

.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.

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) 630.0m²/unit
- .3 Lot Width (minimum) 30.0m
- .4 Lot Coverage (maximum) 40.0%
- .5 Building Height (maximum) 2 storeys

- .6 Front Yard (minimum) 5.0m
- .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 7.5m, 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 7.5m, 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) 2.4m
- .10 Gross Floor Area (minimum)
 - .1 A minimum of 21 single-detached cluster dwelling units shall each have a minimum gross floor area of 120.0m².
 - .2 A maximum of 15 single-detached cluster dwelling units shall each have a minimum gross floor area of 100.0m².
- .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 7.5m, 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.
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:

- | | | |
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| .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) | 430.0m ² /unit |
| .3 | Lot Width (minimum) | 45.0m |
| .4 | Lot Coverage (maximum) | 40.0% |
| .5 | Building Height (maximum) | one storey |
| .6 | Front Yard (minimum) | 20.0m |
| .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 7.5m, and a side exterior wall of a single-detached cluster dwelling shall maintain a rear yard of 1.5m.

.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 7.5m, and a side exterior wall of a single-detached cluster dwelling shall maintain an interior side yard of 1.5m.

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| .9 | Separation Distance Between Side Exterior Walls of Dwelling Units (minimum) | 2.4m |
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.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 0.6m 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 3.0m between said wall and any private lane or roadway.
- .12 Gross Floor Area (minimum) 95.0m² /unit
- .13 Amenity Space (minimum) 9.0m² /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
Bylaw No.
54-2005
165-2005

.34 DELETED

Amended by
Bylaw No.
108-2005

.35 78 River Road (R4A-35)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4A-35 Zone may be used for all of the uses permitted in the R4A Zone, plus the following:

- .1 Semi-detached dwellings.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4A-35 Zone use any lot, or erect, alter or use any building or structure for semi-detached dwellings, except in accordance with the following provisions:

- .1 In accordance with Section 7.6.2.

That all the provisions of the R4A Zone in Section 7.9.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
165-2005

.36 611 to 675 Grey Street (R4A-36)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R4A-36 Zone may be used for all uses permitted in the R4A Zone, plus the following:

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

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4A-36 Zone use any lot, or erect alter or use any building or structure for a converted dwelling, except in accordance with the following:

- | | | |
|----|----------------------------|---------------------------|
| .1 | Lot Area (minimum) | 148 m ² /unit |
| .2 | Lot Width (minimum) | 24.0 m |
| .3 | Gross Floor Area (minimum) | 40.0 m ² /unit |
| .4 | Amenity Space (minimum) | 9.0 m ² /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.
172-2008

.42 East Side of Garden Avenue & West Side of Johnson Road (R4A-42)

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.

**.43 347 Greenwich and 22 & 66 Mohawk Street (H-R4A-43)
Part 3**

.44 41 Garden Avenue (R4A-44)

**.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 m²/unit
POTL Area (minimum) 265 m²
- .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 m 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.
106-2015

.53 41 Garden Avenue (H-R4A-53)

- | | | |
|----|---|--|
| .1 | Notwithstanding any provision of this Bylaw to the contrary, any lot within any H-R4A-53 Zone may only be used for the following uses: | |
| .1 | Street townhouse dwellings | |
| .2 | Accessory buildings and structures | |
| .2 | Notwithstanding Section 2.12.9, a private condominium road shall be recognized as a public road for the purpose of defining "Lot" and "Street Townhouse Dwelling" and applying regulations of the H-R4A-53 Zone and R4A Zone. | |
| .3 | Notwithstanding any provision of this Bylaw to the contrary, no person shall within any H-R4A-53 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions: | |
| .1 | Lot Area (minimum) | 225 m ² |
| .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 H-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)
(adjacent to 146 & 164 North Park St.) | 2.0m |
|----|--|------|

That all the provisions of the R4A Zone in Section 7.9.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
OMB
Decision
PL100472

.55 277 Hardy Road (H-R4A-55)

1. Notwithstanding any provision of this By-Law to the contrary, no person shall within any R4A-55 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- | | | |
|----|--------------------------|----|
| .1 | Dwelling Units (maximum) | 93 |
|----|--------------------------|----|

That all the provisions of the R4A Zone in Section 7.9.2 to this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
139-2016

.56 Puleston Street (Part 1)

Notwithstanding any provision of this By-law to the contrary, no person shall within any H-R4A-56 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- | | | |
|----|--|----------|
| .1 | Lot Coverage (maximum) | |
| .1 | Street townhouse dwellings containing three or more dwelling units on an individual lot | 42% |
| .2 | One street townhouse dwelling unit on an individual lot | 50% |
| .2 | Building Height (maximum) | 1 storey |
| .2 | Front Yard (minimum) | 3.5 m |
| .3 | Rear Yard (minimum) | 7 m |
| .4 | Side Yard (minimum) | |
| .1 | Interior (north side) | 3.5 m |
| .5 | Notwithstanding Section 6.4.1.1, Heating/cooling equipment and utility metres are not permitted to project into the side yard. | |

That all remaining provisions of the R4A Zone in Section 7.9.2 to this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
139-2016

.57 Darling Street (Part 2)

Notwithstanding any provision of this By-law to the contrary, no person shall within any H-R4A-57 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Lot Width (minimum)
 - .1 Street townhouse dwelling 5.45 m/unit
- .2 Side Yard (minimum)
 - .1 Interior 1.2 m
- .3 Notwithstanding Section 6.4.1.1, Heating/cooling equipment and utility metres are not permitted to project into the side yard.
- .4 Notwithstanding Section 6.18.3.9, 43% of the front yard of the middle unit shall be maintained as landscape open space.

That all remaining provisions of the R4A Zone in Section 7.9.2 to this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
96-2017

.58 54 Blackburn Drive - Northeast corner of Blackburn Drive/Diana Avenue (H-R4A-58)

- .1 The lands zoned H-R4A-58 may only be used in accordance with the permitted uses in the H-R4A-58 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;
- .2 Notwithstanding any provision of this Bylaw to the contrary, any lot within any H-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.
- .3 Notwithstanding any provision of this Bylaw to the contrary, no person shall within any H-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.

- .4 Notwithstanding the requirements shown in Section 7.9.4.58 above, for Part 1, as shown on Schedule B, attached to and forming part of this Bylaw, no person shall use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:
- | | | |
|----|--|---|
| .1 | POTL Lot Area (minimum) | 115 m ² /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 for landscaped open space. | |
| .9 | POTL Amenity Space (minimum) | Nil |
- .5 Notwithstanding the requirements shown in Section 7.9.4.58 above, for Part 2, as shown on Schedule B, attached to and forming part of this Bylaw, no person shall use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:
- | | | |
|----|-----------------------------|--|
| .1 | POTL Lot Area (minimum) | 115 m ² /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 |

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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, one 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
- .6 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.	
.9	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 m²/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.