CITY OF BRANTFORD

Comprehensive Zoning By-law No. 124-2024
Office Consolidation – September 2026

Note to Users

This document is an office consolidation of Zoning By-law No. 124-2024, as originally enacted by Brantford City Council on September 24, 2024, and its subsequent amendments. It includes all modifications to the text and maps. The bylaws which amend the text are noted below the headings of the modified sections.

This consolidation has been prepared for convenience purposes only. While effort has been made to accurately incorporate all approved amendments, the City of Brantford does not warrant or guarantee that there are no errors or omissions in this office consolidation. If you become aware of any errors, omissions or inconsistencies, please contact the Planning Department.

Alternative formats and communication supports are available upon request. Please contact accessibility@brantford.ca or 519-759-4150 for assistance.

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1.0 User Guide

This section is intended to explain the purpose of the Zoning By-law and provide clear instruction on the use of the Zoning By-law to the reader. The user guide is not an operable part of the Zoning By-law and should only be relied upon for interpretation of this By-law.

1.1 Purpose of This Zoning By-law

The purpose of this Zoning By-law is to implement the policies of the City of Brantford Official Plan, including what specific land uses are permitted and where they are permitted on a **lot** and what regulations apply to the development of these uses including such matters as building height and parking.

The Official Plan is not intended to regulate specific uses and aspects of the built form on a private **lot**. That is the role of the Zoning By-law. For example, if lands are designated in the Official Plan as Residential, the Zoning By-law will specify the types of residential **dwellings** permitted (e.g., **single detached**, **semi-detached**, etc.) and regulate performance standards (e.g., **building height**, **setbacks** from **lot lines**, etc.) for permitted **building** types and uses.

The statutory authority to **zone** land is granted by the *Planning Act, R.S.O. 1990 c.P13*. The *Planning Act* specifies what a By-law can regulate. A Zoning By-law can:

- Prohibit the use of land or **buildings** for any use that is not specifically permitted by the By-law;
- Prohibit the erection or siting of **buildings** and **structures** on a **lot** except in locations permitted by the By-law;
- Regulate the type of construction and the height, bulk, location, size, **floor area** and use of **buildings** or **structures**;
- Regulate the minimum frontage, depth and area of a parcel of land;
- Regulate the proportion of a **lot** that any **building** or **structure** may occupy;
- Require parking and loading facilities be provided and maintained for a purpose permitted by the By-law; and
- Prohibit the use of lands and the erection of **buildings** or **structures** on lands that are:
    - Subject to flooding;

- The site of steep slopes;
- Rocky, low-lying, marshy or unstable;
- Contaminated;
- A sensitive groundwater recharge area or head water area;
- The location of a sensitive aquifer;
- A significant wildlife habitat area, **wetland**, woodland, ravine, valley or area of natural and scientific interest;
- A significant corridor or shoreline of a lake, river or stream; or
- The site of a significant archaeological resource.

The Zoning By-law contains a variety of **zones** with specific regulations for each, and these **zones** must be in conformity with the land use designations provided in the Official Plan. These **zone** categories include:

- Mixed Use;
- Residential;
- Institutional;
- Commercial;
- Employment;
- Agricultural;
- Core Natural;
- Open Space; and
- Development.

The Zoning By-law also contains general provisions and parking provisions, which typically apply to more than one **zone** and address matters that are consistent across the municipality.

Finally, the Zoning By-law contains a number of site-specific exceptions where a special set of rules or permissions apply to a specific area.

1.2 How to Use This Zoning By-law

1.2.1 Locate the Property on a Map

The maps in a Zoning By-law are referred to as 'Schedules'. The first step to using this By-law is to look at the appropriate Schedule and locate your property. Schedules are found at the end of this By-law or online at:

https://www.buildbrantford.ca/zoning

The **zone** category will be indicated on the schedule by an abbreviation. For example, the letters SR would indicate that the property is within the 'Suburban Residential Zone'. The **zone** abbreviations used in this By-law include:

- Mixed Use
  - HM – Historic Mainstreets Zone
  - LD – Lower Downtown Zone
  - UD – Upper Downtown Zone
  - MCC – Major Commercial Centre Zone
  - BHC – Brant Avenue Heritage Conservation District Zone
  - IC – Intensification Corridor Zone
- Residential
  - SR – Suburban Residential Zone
  - NLR – Existing Neighbourhood Low-Rise Zone
  - GNLR – Greenfield Neighbourhood Low-Rise Zone
  - NCR – Neighbourhood Corridor Zone
  - RMR – Residential Mid-Rise Zone
  - RHR – Residential High-Rise Zone
- Institutional
  - I1 – Minor Institutional Zone
  - I2 – Major Institutional Zone
- Commercial
  - AS – Automobile Service Zone
  - CC – Convenience Commercial Zone
  - NC – Neighbourhood Commercial Zone
- Employment

    - GE – General Employment Zone
    - PE – Prestige Employment Zone
- Agricultural
    - A – Agricultural Zone
- Core Natural
    - N – Core Natural Zone
- Open Space
    - OS – Open Space Zone
- Development
    - D - Development Zone

1.2.2 Determine the Permitted Uses for the Zone

Go to the section of the Zoning By-law related to the **zone** category. For instance, the SR **zone** is in Section 7.0 – Residential Zones. A list of all permitted **uses** is provided in a table at the beginning of each **zone** category. Any **uses** not listed are prohibited in the **zone**. **Uses** permitted in all **zones** are detailed in the General Provisions section of this By-law, which is Section 3.0.

1.2.3 Check Definitions

Section 4.0 of this Zoning By-law provides definitions of key terms. These terms are **bolded** throughout this By-law to indicate that they have specific meanings. It is important to understand the exact meaning of certain words in this By-law when determining what is or is not permitted on your property. Illustrations in this section of the By-law help to describe different terms.

1.2.4 Check the Standards for the Zone

Specific standards for permitted **uses** are provided in a table in each section. For example, the SR provisions are set out in Table 7.3.1. Standards that typically apply include minimum **lot area**, minimum **lot frontage**, minimum yard **setbacks**, maximum **lot coverage**, maximum **building height** and landscaping requirements. There may be additional standards beyond these examples that apply in a particular **zone**.

1.2.5 Check for Site-Specific Exceptions

Certain properties have regulations which apply only to them. These are called site-specific exceptions. You can determine whether a site-specific exception applies to your property by looking at the schedules to this By-law. The site-

specific exception text is found at the end of each **zone** section that is applicable to that **zone**. For example, if the schedule shows an SR-01 on your property, it means site-specific exception 01, found in the SR **zone** section, applies. It is important to check this sub-section to determine if your property is subject to a site-specific exception, and if it is, understand how it may affect permissions on your property.

1.2.6 Check the General Provisions

Section 3.0 provides a set of standards known as 'General Provisions' which apply in all **zones** unless otherwise specified or listed as exceptions in the By-law. Some examples of topics covered under General Provisions include **swimming pools**, accessory **structures** and **home occupations**. Illustrations in this section of the By-law help to describe different general provisions.

1.2.7 Check the Parking and Loading Provisions

Section 5.0 details parking and loading requirements for each permitted use. Specific parking rates for permitted **uses** are provided (e.g., **apartment buildings** require 1 **parking space** per unit plus 0.15 spaces per unit for visitors) along with details on minimum **parking space** dimensions and other parking regulations.

1.2.8 Check for a Holding Provision

A lot may have holding provisions that apply to the property in addition to the regulations of the Zoning By-law or a site-specific exception zone. The holding provisions must be satisfied before development can occur in compliance with the **Zone** provisions. The holding symbols are shown on Schedule A and the conditions for lifting the hold are found in Section 15 of this By-law. The following example is offered to provide greater clarity for interpretation purposes: In a Core Natural (N) Zone, a **zone** symbol may read: H1-N, where: N is the parent zone, as found in Section 12 of this By-law. H1 is the holding symbol with the number identifying the provisions that apply as found in Section 15 of this Zoning By-law.

1.3 Ask for Help

Zoning standards can be difficult to understand and there may be additional rules and regulations which apply to your property (e.g., Heritage requirements). City of Brantford staff are happy to help. Questions should be directed to the Building Department at the City of Brantford.

2.0 Administration

2.1 Title

This By-law, 124-2024, may be cited as the “Zoning By-Law” or “this By-law”.

2.2 Application

The provisions of this By-law apply to all lands within the City of Brantford.

2.3 Effective Date/Approval

a) This By-law shall come into force on the date it is passed by the Council of the City of Brantford subject to the approval of the Ontario Land Tribunal, if applicable.

b) This By-law was given its first, second and third readings and finally passed on the 24th day of September, 2024.

2.4 Repeal of Existing By-laws

Zoning By-law No. 160-90 and all amendments thereto, and County of Brant Zoning By-law 61-61 as it applies within the City of Brantford and all amendments thereto, are hereby repealed.

2.5 Administrator

This By-law shall be administered by the Chief Building Official.

2.6 Building and Other Permits

a) No person shall **use** or alter any lands, **buildings**, or **structures** unless the **use** is specifically permitted and built in accordance with the provisions of this By-law.

b) The requirements of this By-law must be met before a Building Permit is issued for the use, erection, addition to or alteration of any **building** or **structure**.

c) No person shall change the **use** or **erect** a building or **structure** except in conformity with this By-law.

2.7 Inspection

All persons appointed by the Council to administer this By-law may enter or inspect a property or premise at any reasonable hour for the purpose of carrying out their duties under the provisions of this By-law.

2.8 Violations and Penalties/Enforcement

a) Any person or corporation who contravenes any provision of this By-law is guilty of an offence and upon conviction is liable to the fine(s) as provided for under the *Planning Act, R.S.O. 1990, c.P. 13*, as amended.

b) If any **lot**, **building** or **structure**, or part thereof, is to be used, erected, altered, reconstructed or extended in violation of any requirements of this By-law, such violation may be stopped at the request of the City pursuant to the provisions of the *Municipal Act*.

2.9 Validity

If any section, clause or provision of this By-law, including anything contained in the schedules to this By-law, is for any reason declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the By-law as a whole or any part thereof other than the section, clause or provision so declared to be invalid. Further, all the remaining sections, clauses or provisions of this By-law shall remain in full force and effect until repealed, notwithstanding that one or more provisions of this By-law shall have been declared to be invalid.

2.10 Meaning of Certain Words

For the purposes of this By-law, words used in the present tense include the future; words in singular include the plural and words in the plural include the singular; the word “shall” is mandatory; the words “used” and “occupied” shall be interpreted to also capture “intended or arranged to be used or occupied” or “designed to be used or occupied.”

2.11 Other Laws and By-laws

a) Compliance with this By-law shall not relieve obligations imposed by a government authority having jurisdiction to make such restrictions or obligations under other By-laws or laws in the City of Brantford, Province of Ontario or Canada.

b) Reference to any Statute shall be interpreted to reference any subsequent amendments or successors to that Statute.

2.12 Legal Non-Conforming

a) Nothing in this By-law shall apply to prevent the **use** of any land, **building** or **structure** for any purpose not permitted by, or prohibited by, the By-law if such land, **building** or **structure** was lawfully used for such purpose on the day of the passing of this By-law, so long as it continues to be used for that purpose.

b) Notwithstanding any provision in this By-law to the contrary, where a **building** or **structure** does not comply with a provision of this By-law, and the **building** or **structure** legally existed prior to the passing of this By-law, the **building** or **structure** may be repaired, including strengthening to safe condition, renovated or reconstructed provided that the repair, renovation or reconstruction does not further increase the extent of non-compliance. Any enlargement of a **legal non-conforming building** or **structure** shall comply with the provisions of this By-law.

c) Where a **lot**, **building**, **structure** or required **parking space** is deemed to be deficient of any requirement of this By-law, and that deficiency is the result of acquisition or expropriation of land by a public authority, the **lot**, **building**, **structure** or required **parking space** shall be deemed to comply with the requirements of this By-law.

d) Where a lot has a lesser lot area and/or frontage as required herein, and

   i. Was legally created and held in distinct and separate ownership from abutting **lots** prior to the passing of this By-law; and

   ii. Was vacant at the time of passing of this By-law and has continued to be vacant;

   such **lot** may be used, and a **building** or **structure** may be erected or used thereon in accordance with all other provisions of this By-law.

2.13 Accuracy

Any applicable minimum or maximum measurement required in this By-law shall be met to one decimal place.

2.14 Rounding

All measurements, including length, area or height used to determine compliance with the regulations of this By-law shall be rounded to one decimal place.

2.15 Definitions

Bolded terms in the text of this By-law, but not including any numbered headings, shall be interpreted as defined in Section 4.0 - Definitions. All other words have their normal meaning.

2.16 Illustrations

Illustrations or examples in this By-law are intended to provide additional clarity and convenience but do not form part of this By-law.

2.17 Permitted Use

If a **use** is defined but not specifically listed as a permitted **use** by a **zone** or site specific provision, it is not permitted and shall not be interpreted as being captured by a broader **use**.

2.18 Technical Changes

Provided the intent of the Zoning By-law is maintained, the following technical changes are permitted without an amendment to the Zoning By-law:

a) Renumbering of sections or cross reference to sections;

b) Correcting errors;

c) Minor editorial changes;

d) Formatting changes;

e) Minor map changes; and

f) Changes to the Core Natural Zone limits based on any approved technical studies required by the City and/or the Conservation Authority.

2.19 Transition

Amended by By-law 118-2025

a) For a period of two years, commencing September 24, 2024 and ending at the end of day on September 24, 2026, the Zoning By-law is deemed to be modified to the extent necessary to give effect to the processing and/or approval of the following applications:

i. An application for site plan approval under section 41 of the Planning Act, where the application was received and deemed complete by the City on or before September 24, 2024.

ii. An application for minor variance under section 45 of the Planning Act for relief from the provisions of Zoning By-law 160-90 or Zoning By-law 61-16, where said application was received by the City on or before September 24, 2024.

iii. An application for consent under section 53 of the Planning Act where said application was received and deemed complete by the City on or before September 24, 2024.

iv. An application for a permit to construct or demolish under section 8 of the Building Code Act, 1992, where said application meets the following criteria:

a) The application under the Building Code was received and deemed complete by the City on or before September 24, 2024; or

b) The application under the Building Code was received and deemed complete after September 24, 2024 but before September 26, 2026, and directly implements a planning application contemplated in clauses 2.19.a),i., ii. or iii. which received approval by the City or the Ontario Land Tribunal.

b) Applications for zoning by-law amendment that were submitted prior to the approval of this Zoning By-law will, if approved, be incorporated via an amendment into this Zoning By-law.

2.20 Overlay Zones

Overlay **zones (e.g. Flood Protection Overlay)** are used in this By-law to apply an additional layer of standards to specific areas that apply on top of the standards of the underlying **zones**.

2.21 Holding Symbols

Where a zone shown on Schedule A contains an (H) followed by a number, the (H) represents a holding provision that shall apply until such time that the (H) symbol is lifted by amendment to this Zoning By-law in accordance with Section 36 of the *Planning Act*, as amended. The conditions that are required to be satisfied prior to the removal of the holding (H) symbol are identified in Section 15.

2.22 Interpretation of Site-Specific Exceptions

Site-specific exceptions to the Zoning By-law are illustrated on Schedule A using a hyphenated numerical suffix.

2.23 Zero Decimal Three (0.3) Metre Reserves

For the purposes of this By-law, a 0.3 metre **reserve** shall be considered to be part of the abutting public **street**.

2.24 Temporary Use “T” Prefix

Amended by By-law 75-2025.

Where a **zone** symbol is preceded by the letter “T” and a number (e.g. T1), the lands may be developed for a **use** on a temporary basis in accordance with Section 39 of the *Planning Act*. The provisions of this By-Law are modified for the lands to which the temporary **use** permission applies until the permission granted by the applicable Temporary **Use** By-law expires. Temporary use permissions granted are identified in Section 16.

2.25 Measuring Yard and Planting Strips

All **yards** required under this By-law shall be measured from the limit of the planned **street right-of-way** or the **existing right-of-way**, whichever is greater. Where the proposed **right-of-way** is greater than the **existing right-of-way**, then one-half the difference between the two rights-of-way shall be applied to each side of the **existing right-of-way** and the yards and planting strips shall be measured from that point. Refer to the City of Brantford Official Plan Schedule 13 for planned **street right-of-ways.**

2.26 Multiple Zones on a Lot

a) Where a **lot** falls into two or more **zones**, each portion of the **lot** shall be subject to the **use** permissions applying to that portion of the **lot**. The more restrictive **lot** and **yard** provisions shall apply to the entirety of the **lot**.

b) A **zone boundary** dividing a **lot** into two or more **zones** is not a **lot line** for the purposes of this By-law

c) Notwithstanding 2.26 b), where two or more **zones** apply to a **lot** and one of the **zones** is the Core Natural (N) Zone, the boundary between the Core Natural (N) Zone and the other **zone**(s) is considered a **lot line** for the purposes of calculating minimum lot size, **lot coverage**, and determining angular plane requirements.

2.27 Multiple Condominiums on a Lot

Where multiple condominiums are created on a **lot**, the multiple condominiums will be treated as one **lot** for the purpose of the **zone** provisions in this Zoning By-law.

2.28 Interpreting Zone Boundaries

When determining the boundary of any **zone** shown on Schedule A, the following provisions shall apply:

a) Where a **zone boundary** is indicated as following a **street**, **lane**, unopened **road allowance**, railway **right-of-way**, utility corridor or watercourse, the boundary is the centre line of such **street**, **lane**, unopened **road allowance**, railway **right-of-way**, utility corridor or watercourse;

b) Where a **zone boundary** is indicated as approximately following **lot lines**, the **zone boundary** shall be the **lot lines**.

c) Where a **zone boundary** is indicated as following the corporate limits of the municipality, the corporate limits shall be the **zone boundary**.

d) Where the boundary of a Core Natural Zone, as interpreted in the field to the satisfaction of the Conservation Authority having jurisdiction, varies from the limit shown on Schedule A, the refined limit shall be deemed to be the **Zone boundary**.

e) Where a **zone boundary** appears to be parallel to a **street**, a **road allowance** or the **right-of-way** of a railway, hydro corridor or pipeline, such boundary shall be interpreted as being parallel to such feature at the distance determined by the scale of the applicable map on which it is shown.

f) Where none of the above provisions apply, the **zone boundary** or overlay boundary is to be scaled from Schedule A or B.

3.0 General Provisions

3.1 Accessory Uses, Buildings and Structures

Amended by By-law 118-2025.

a) **Accessory uses** are permitted in all zones.

b) **Accessory structures** are permitted on a **lot** where a **main building** housing a principal permitted **use** already exists or is under construction.

c) **Accessory structures** are not permitted in the Core Natural Zone.

d) Table 3.1.b provides the requirements for **accessory structures** for a **residential use** in Agricultural zones.

e) Table 3.1.c provides the requirements for **accessory structures** in all other zones where permitted.

Table 3.1.a: Provisions for Accessory Structures in Residential and Mixed Use Zones

Provision	Requirement
1. Permitted **Yard** Locations	a. **Rear yard**
	b. **Interior side yard**
2. Minimum **setback** from **street line**	a. 3.0 metres, except no closer than 6.0 metres to the **lot line** abutting the **street** where the vehicular access to a **garage** or **carport** faces the **lot line** abutting the **street**, and
	b. 3.0 metres, except an **accessory building** or **structure** with a **floor area** of 15 square metres or less and a height of 2.5 metres or less within an **exterior side yard** shall be located no closer than 1.0 metre from a **street line** or **0.3 metre reserve**.
3. Minimum **setback** from **interior lot line** or **rear lot line**	a. 0.6 metres where a **building** contains no doors or windows in the wall facing that **interior lot line** or **rear lot line**.
	b. Notwithstanding (a), where two i**ntegral garages** are attached along a common **lot line** between two **lots**, no **interior side yard** is required.
4. Minimum **setback** to a **lane** where a **garage**	a. 1.75 metres where vehicular access to a **garage** is provided on both sides of the **lane**; and

Provision	Requirement
door faces the **lane**	b. 2.5 metres to a **lane** where vehicular access to a **garage** is provided only on one side of the **lane**.
5. Minimum **setback** from a detached rear garage abutting a lane to the **main building** on the **lot**	1.5 metres.
6. Maximum height (1)	a. Flat roof - 3.5 metres;
	b. Pitched roof – 4.5 metres.
7. Maximum **lot coverage** of all **accessory structures**	10% of the **lot area**.
8. Prohibited **accessory structures**	**Portable buildings** and **shipping containers**.

Notes:

(1) Where the roof of an **accessory building** or **structure** is a peaked roof, the height is measured from **finished grade** to the peak.

Table 3.1.b: Provisions for Accessory Buildings for a Residential Use in Agricultural Zones

Provision	Requirement
1. Permitted **yard** locations	a. **Rear yard**
	b. **Interior side yard**
	c. **Exterior side yard**
2. Minimum **setbacks**	a. Rear yard – 4.5 metres
	b. **Interior side yard** – 4.5 metres
	c. **Exterior side yard** – 4.5 metres
3. Maximum height	6.0 metres
4. Maximum **lot coverage** of all **accessory structures**	10% of the **lot area.**
5. Prohibited **accessory structures**	**Portable buildings** and **shipping containers**.

Table 3.1.c: Provisions for Accessory Structures in all Other Zones

Provision	Requirement
1. Types of permitted **accessory** structures	a. **Portable buildings** are permitted and subject to the provisions in this table where they are located in a **rear yard** of a commercial or Employment Zone, or located in a **yard** that abuts only other commercially or Employment Zoned **rear yards.**
	b. **Shipping Containers** in accordance with section 3.27
2. Permitted yard locations	a. **Rear yard**
	b. **Interior side yard**
3. Minimum **setbacks**	Shall comply with the **yard** requirements of the zone in which the accessory **structure** is located
4. Maximum height	a. Institutional Zones - 4.5 metres
	b. All other zones - 6.0 metres
5. Maximum **lot coverage** of all **accessory structures**	10%

3.2 Additional Dwelling Units

Amended by By-laws 75-2025, 118-2025, 31-2026.

Additional dwelling units shall be permitted in **single detached dwellings**, **semi-detached dwellings**, **street townhouses**, or **block townhouses. An additional dwelling** unit shall be permitted in an accessory **structure.** Additional dwelling units shall be subject to the following regulations:

a) **An additional dwelling unit** within a detached accessory structure shall be regulated by the applicable zoning provisions pertaining to the **principal use** and by the regulations of Section 3.1 – Accessory uses, Buildings and Structures.

b) The maximum number of **dwelling units** permitted on a **lot** shall not exceed three (3).

c) **Additional dwelling units** shall not be permitted in the **basement** of residential **dwellings** on lands identified on Schedule B – Flood Protection Overlay.

d) A door providing access to an **additional dwelling unit** shall not face an **interior side yard** or **rear yard** with a setback less than 1.2 m.

e) A minimum of 1.2 m wide unobstructed path of travel shall be provided between a **front lot line** or **exterior side lot line** and a door providing access to an **additional dwelling unit**.

f) Where one or more **additional dwelling units** are located on a **lot**, and the **lot** is serviced by municipal water and waste-water infrastructure, then:

   i) The maximum **lot coverage** for the **lot** shall be deemed to be the greater of 45% or the **lot coverage** permitted in the applicable **zone**, notwithstanding a **lot coverage** provision to the contrary; and

   ii) An **additional dwelling unit** within a detached **accessory building** shall be subject to the **lot coverage** permitted in the applicable **zone**, notwithstanding the **lot coverage** provisions contained in Section 3.1.

3.3 Bed and Breakfast Establishment

Where a **bed and breakfast establishment** is permitted in accordance with this By-law, the following provisions shall apply:

a) A **bed and breakfast establishment** shall be permitted only in a **single detached dwelling**;

b) A **bed and breakfast establishment** shall be clearly accessory to the main **residential use** and shall not change the **residential character** of the **lot**;

c) A **bed and breakfast establishment** shall contain no more than 3 guest rooms;

d) The operator of the **bed and breakfast establishment** shall reside on the premises and no person other than the person(s) residing in the **residence** containing the **bed and breakfast establishment** shall be employed except as is necessary for housekeeping and food preparation purposes;

e) The guest rooms shall not contain kitchen facilities;

f) The **bed and breakfast establishment** may provide meals to guests of the **bed and breakfast establishment** only; and

g) Parking shall be provided in accordance with Section 5 of this Bylaw.

3.4 Buffering

a) Notwithstanding any other provisions of this Bylaw, where a **lot** in an Institutional, Commercial or Employment Zone abuts a **lot** in a Residential Zone or a **residential use** in an Institutional or Mixed Use Zone, a 3.0 metre **buffer** or a **buffer** approved pursuant to the Site Plan Control Agreement of the Planning Act shall be provided and maintained on the Institutional, Commercial, or Employment Zoned **lot**.

b) Notwithstanding any other provision of this Bylaw, where a **lot** in a non-residential Zone abuts a **lot** in a Residential Zone or a **residential use** in an Institutional or Mixed Use Zone, no **open storage** exceeding 1.5 metres in height and no **building** or **structure** (other than a fence) shall be permitted within 6 metres of a **lot** in a Residential Zone or a **residential use** in a non-residential zone.

3.5 Cannabis Production and Processing Facility

a) A **cannabis production and processing facility** shall be subject to the following provisions:

   i. All cannabis production and processing facilities shall be located within an enclosed **structure**, shall incorporate **air treatment control** and shall not include a **greenhouse**.

   ii. Outdoor storage of waste soils, plant materials, organics or fertilizers shall be prohibited.

   iii. Cannabis production and processing facilities shall only be located in General Employment (GE) Zones as identified in Schedule A.

   iv. Cannabis production and processing facilities shall be prohibited on ‘General Employment (GE)’ Zoned properties within 340 metres of Residential Zones, measured from property lines.

3.6 Conservation Authority Regulated Areas

Notwithstanding any other provisions of this By-law, if lands are within an area regulated by a Conservation Authority, a permit from the Conservation Authority having jurisdiction shall be obtained and submitted with a building permit application prior to the addition or removal of fill, whether originating on the side or elsewhere, for any lands located within the regulated areas.

3.7 Child Care Centre and Home Child Care

a) **Child care centres** shall be permitted subject to the following regulations:

   i. Access is required from an **arterial street** or a **collector street**.

   ii. A **child care centre** located within a **dwelling** or stand-alone on a lot shall be on a **lot** with a minimum 15 metres of frontage and 420 square metres of **lot area** and meet all other provisions of the zone in which it is located.

b) **Home child cares** shall be subject to the following regulations:

   i. The **home child care** is operated only by the occupants of the **dwelling** and a maximum of one employee who is not an occupant of the **dwelling**;

   ii. The **home child care** shall clearly be secondary to the **residential use** of the **dwelling unit**;

   iii. There is no display of a **sign** advertising the existence of a **home child care** other than one exterior **sign** as regulated by the City Sign By-law (Municipal Code – Chapter 478);

   iv. The **home child care** shall not create an adverse effect or become obnoxious due to noise, traffic, parking, delivery or pick-up that interferes with the enjoyment of the residential properties in the neighbourhood; and

   v. No lodging shall be provided in the **dwelling** in connection with a **home child care**.

3.8 Daylight Triangle

Where a **corner lot** abuts a **daylight triangle,** the **setback** provisions and minimum **front yard landscaped open space** provisions shall be measured and/or calculated as if the **daylight triangle** had not been conveyed, provided all **buildings** are set back a minimum of 0.6 metres from the **daylight triangle** with the exception that window sills, belt courses, steps, cornices, eaves, and eave troughs may project to within 0.3 metres of the **lot line** of the **lot** that forms one of the sides of the **daylight triangle**.

3.9 Flood Protection Overlay

Where land is located in an area shown on the flood protection overlay on Schedule B, the land shall be developed in accordance with the following regulations:

a) A permit has been issued by the Grand River Conservation Authority (GRCA).

b) The **uses** permitted shall not include the following unless a permit has been issued by the GRCA:

   i. **Emergency services**;

   ii. **Uses** that house **vulnerable populations**; or

   iii. **Uses** associated with the disposal, manufacture, treatment or storage of chemical, **hazardous or toxic substances**.

c) Enlargements of the **existing gross floor area** may be permitted in accordance with GRCA policies.

d) Notwithstanding Section 3.9 a), the following **buildings** and **structures** may be exempt from the issuance of a permit by the Grand River Conservation Authority, unless located on a lot abutting a Core Natural (N) Zone:

   i. Unenclosed porches, verandahs or decks;

   ii. **Accessory buildings** and **structures** less than 15 square metres in size located within all Residential Zones.

e) **Basements** are not permitted in new development, including additions to **existing buildings**. Non-habitable crawl spaces may be permitted.

f) All additions to **existing** development in the floodplain will have a first floor elevation not less than that of the **existing building** to which the addition is being made.

g) All mechanical and electrical service equipment shall be installed above the first floor elevation.

h) No new openings, windows or doors shall be located below the elevation of the first floor of any **residential use**.

3.10 Frontage on a Public Street

No person shall **erect** any **building** or **structure** in any zone unless the **lot** upon which the **building** or **structure** is to be **erected** has frontage on a public **street** or on a **private street** in a common element condominium.

3.11 Group Homes, Group Correctional Homes and Crisis Residences

Amended by By-law 75-2025.

a) All **group homes** and **group correctional homes** shall be registered in accordance with By-law No. 12-88 of the City of Brantford as amended from time to time, passed pursuant to the Municipal Act.

b) A maximum of one **group home**, **group correctional home** or **crisis residence** shall be permitted per lot.

c) Notwithstanding b), a maximum of 5% of the **block townhouse dwelling units** or **apartment dwelling units** on a **lot** may be used for a **group home**, **group correctional home** or **crisis residence**, whichever is the greater.

d) A **group correctional home** shall be located within a dwelling unit permitted in a Residential Zone or Mixed-Use Zone in accordance with this Bylaw but shall not be located within an additional dwelling unit.

3.12 Hazardous Uses

Notwithstanding any other provision of this By-law, no land, **building** or **structure** may be used for any purpose, which from its nature or from the materials used, is determined to be a health hazard in accordance with the *Health Protection and Promotions Act* or its successor thereto, without the consent of the local medical health officer as provided for in the Act.

3.13 Heating, Ventilation, Generators and Air Conditioning (HVAC)

Amended by By-law 118-2025.

a) Regulations for ground level HVAC equipment:

   i. Ground level HVAC equipment and emergency generators are permitted for **single detached dwellings**, **semi-detached dwellings**, **street townhouse dwellings**, and **block townhouse dwellings** provided such units are located in accordance with the following Table 3.13.a and 3.13.b.

ii. Ground level HVAC and emergency generators shall be permitted in any **yard** of a **back-to-back townhouse**, provided the HVAC equipment or emergency generator is located no closer than 0.6 metres to a **lot line**.

iii. Ground level HVAC equipment shall be permitted in the Lower Downtown **Zone** or a Commercial, Institutional and Employment **zone** provided that such units are:

a. Located no closer than 3.0 metres to any **lot line**;

b. Screened on all sides by an opaque fence and/or wall of a minimum height equal to the height of the HVAC equipment or emergency generator, or a **landscape buffer** approved pursuant to the Site Plan Control provisions of the *Planning Act*;

iv. Ground level emergency generators for **uses** other than those listed in clause 3.13.a.i or ii. are permitted in all **zones** subject to Table 3.13.a and 3.13.b.

b) Regulations for roof-mounted HVAC equipment and emergency generators:

i. Roof-mounted HVAC equipment and emergency generators are permitted in all **zones**.

ii. Roof-mounted HVAC and emergency generators exceeding 2.0 metres in height shall be enclosed within a rooftop mechanical penthouse except where located no closer than 5.0 metres from all edges of a roof.

Table 3.13.a: Ground Level HVAC/Emergency Generators Permitted Locations

Location	HVAC Equipment or Emergency Generator Permitted to be Located?
Front yard	No
Interior side yard	Yes
Exterior side yard	Yes
Rear yard	Yes

Table 3.13.b: Ground Level HVAC/Emergency Generators Minimum Setbacks

Location	Minimum Distance from Lot Line
Front lot line	Not permitted in a front yard
Interior side lot line	0.6 metres
Exterior side lot line	0.6 metres

Rear lot line	0.6 metres

3.14 Height Exceptions

Amended by By-law 118-2025.

Notwithstanding the height provisions herein contained, nothing in this By-law shall apply to prevent the erection and/or **use** of the following:

- antenna;
- spire, dome, or steeple;
- belfry;
- flagpole;
- clock tower;
- chimney;
- fire hose tower;
- water tank;
- windmill;
- air conditioner duct;
- roof-mounted HVAC equipment and emergency generators, subject to the requirements of Section 3.13;
- grain elevators, agricultural barns and silos;
- hydro pole;
- light standard;
- transformer;
- cupolas, finials and weather vanes, or similar ornamental features;
- lightning rod;
- skylights less than 0.6 metres in height; and
- mechanical penthouse, stair tower, or elevator shaft, provided the same is 5.0 metres or less in height.

Notwithstanding the above, in a Residential Zone, flags poles and light standards shall not exceed 10.0 metres in height.

3.15 Highway Corridor Setback

a) The following shall be located a minimum distance of 14.0 metres from any **lot line** abutting Provincial Highways:

   i. Any **building** or **structure**;

   ii. Any part of a minimum required **parking area** or loading area, including any minimum required **parking space**, **loading space**, **stacking space**, **bicycle parking** space and any associated aisle or **driveway**;

   iii. A minimum required **amenity space**; and

   iv. A **stormwater management facility**.

b) The 14.0 metre **setback** shall be **landscaped open space**.

3.16 Home Industries and On-Farm Diversified Uses

Amended by By-law 118-2025.

A **home industry** and **on-farm diversified uses** shall be permitted accessory to an **agricultural use** or a **single detached dwelling** on the same property in the Agricultural Zone subject to the following:

a) The **accessory building** containing the **home industry**/**on-farm diversified use** shall be located within 50 metres of the **existing dwelling** or farm operation;

b) A **home industry**/**on-farm diversified use** shall be limited to a maximum of 500 square metres of **gross floor area**;

c) The **structure** containing the **home industry**/**on-farm diversified use** shall comply with all **setbacks** required for **accessory buildings** and **structures** on the property;

d) The operators of the **home industry**/**on-farm diversified use** shall reside on the property;

e) No more than 3 non-resident employees are permitted in a **home industry**/**on-farm diversified use**;

f) All machinery and equipment, with the exception of motor vehicles, required for the **use**, shall be located within enclosed **buildings**;

g) Any permitted **open storage** associated with the **use** shall be screened from view and located within a fenced compound;

h) A retail **use** component of the **home industry**/**on-farm diversified use** is permitted and shall be clearly accessory to the **home industry**, **agricultural use** or **residential use** on the property; and

i) A **home industry**/**on-farm diversified use** shall not create noise, vibration, fumes, odour, dust, glare or radiation which is beyond the normal **use** of the **agricultural use** or **residential use**, or which becomes offensive or obnoxious or creates a nuisance.

j) A **home industry** and **on-farm diversified uses** shall meet parking regulations in accordance with Section 5 Parking and Loading Regulations.

3.17 Home Occupations

A **home occupation** shall be permitted in all Residential, Mixed Use and Agricultural Zones, subject to the following regulations:

a) The **use** including any associated storage, with the exception of a **child care centre** and **home child care**, shall be conducted entirely within a **dwelling unit**, **garage** or accessory **structure**;

b) The **home occupation** is operated only by the occupants of the **dwelling** and a maximum of one employee who is not an occupant of the **dwelling**;

c) The **home occupation** shall clearly be secondary to the **residential use** of the **dwelling unit**;

d) The **home occupation** shall not be located in an **additional dwelling unit**.

e) The **home occupation** including any required storage shall be confined to one area and shall not exceed 28 square metres of **gross floor area** when located in a **dwelling unit**;

f) There is no outdoor use, outdoor storage or outside display of goods, merchandise, handicrafts, equipment or supplies related to the **home occupation**;

g) No goods, merchandise or handicrafts shall be offered or displayed for sale or rent on the premises which are unrelated to the **home occupation**;

h) There is no display of a **sign** advertising the existence of a **home occupation** other than one exterior **sign** as regulated by the City Sign By-law (Municipal Code – Chapter 478);

i) The **home occupation** shall not create an adverse effect or become obnoxious due to noise, dust, fumes, odors, glare, traffic, parking, delivery or

pick-up that interferes with the enjoyment of the residential properties in the neighbourhood;

j) No lodging shall be provided in the **dwelling** in connection with a **home occupation**; and

k) A **home occupation** shall not include the following **uses**:

i. manufacturing, assembly or repair processes except for those related to small appliances, electronics and the fabrication of handmade articles of clothing, arts or crafts;

ii. **adult live entertainment parlour;**

iii. **automobile sales establishment;**

iv. **automobile repair garage;**

v. **autobody repair shop;**

vi. **body rub parlour;**

vii. **contractor's yard;**

viii. escort service**;**

ix. **kennel**;

x. **medical clinic**;

xi. premises used as a base of operations to assemble persons for transportation to work off-site or the pick-up of goods, materials or equipment for distribution or use off-site;

xii. **restaurant**;

xiii. **retail store**;

xiv. **salvage yard**; and

xv. **taxi establishment**.

3.18 Source Water Protection - Intake Protection Zone (IPZ) Overlay

a) Refer to the City of Brantford Official Plan Appendix A to review Source Water Protection - Intake Protection Zones (IPZ)

b) No development within the Intake Protection Zone shall be permitted until the applicant submits a completed Restricted Land Use Declaration Form to the City in accordance with Sections 57, 58 and 59 of the *Clean Water Act*, 2006 and all Source Water Protection requirements under the *Clean Water Act*, 2006 are satisfied

c) The submission of a completed Restricted Land Use Declaration Form is required as part of a complete application under the *Planning Act* for development, redevelopment or site alteration within Source Water Protection - Intake Protection Zones (IPZ)

3.19 Live-Work Dwelling

a) The following uses are permitted as the non-residential component of a **live-work dwelling**:

   i. **Alternative health care**;

   ii. **Office, general**;

   iii. **Office, medical**;

   iv. **Personal service**; and

   v. **Studio**.

b) The minimum **gross floor area** of the non-residential component of a **live-work dwelling unit** shall be 50 square metres excluding any **floor area** used for a washroom, mechanical or electrical room or a storage room.

c) The **basement** may be used for storage for the non-**residential use**.

d) The maximum elevation of the ground floor of the **first storey** above **finished grade** level at the primary entrance door shall be 0.3 metres.

e) The minimum height of the **first storey** for all non-**residential uses** shall be 3.5 metres.

f) In no case shall a **parking area** be permitted between a **building** and the **front lot line**.

3.20 Minimum Distance Separation

a) Notwithstanding any other **yard** or **setback** provisions of this By-Law to the contrary, no **use** shall be established and no **building** or **structure** shall be **erected** or altered unless it complies with the **Minimum Distance**

Separation (MDS) Guidelines developed by Ontario Ministry of Agricultural, Food and Rural Affairs.

b) MDS shall apply to **existing** lots of record located in an Agricultural (A) Zone, except in the cases of renovation, addition or **restoration** of an **existing dwelling unit**.

c) For the purposes of MDS guidelines, inactive cemeteries shall be considered as Type A land use.

3.21 Model Homes

Amended by By-law 118-2025.

a) Notwithstanding any other provisions of this By-law, where a subdivision agreement has been registered or draft plan of subdivision has been approved by the City, a **single detached dwelling**, **semi-detached dwelling** or **street townhouse dwelling** may be constructed as a **model home** on a **lot** or block within a registered or draft approved plan of subdivision subject to the following restrictions:

   i. The **single detached dwelling**, **semi-detached dwelling**, or **street townhouse dwelling** shall be a permitted **use** in the **Zone** in which the **model home** is to be located; and

   ii. Each **dwelling unit** shall be used for the purpose of a **model home** only and shall not be occupied as a **dwelling unit** until occupancy is issued by the Chief Building Official; and

   iii. A **model home** shall have direct access to a **street**, or a future street constructed with a base course of asphalt; and

   iv. The number of **model homes** for any draft approved plan of subdivision shall not exceed the lesser of eight (8) **dwelling units** or 10% of the total number of registered **lots**; and

   v. A **model home** shall not be permitted within a draft approved plan of subdivision unless the owner of the lands forming part of the draft approved plan of subdivision enters into a model home agreement with the City; and

b) Despite subsection a), a **temporary sales office** shall also be considered a **model home** and permitted in the **zone** prior to registration following approval of a draft plan of subdivision provided it meets all requirements of this Section.

3.22 Outdoor Display and Sales Area

Where the outdoor display and sale of goods and materials is permitted as an **accessory use**, the following provisions shall apply:

a) The total area for outdoor display and sale is not to be more than 35% of the **lot area**;

b) The area used for outdoor display and sale is in addition to the areas required for parking;

c) Outdoor display and sales areas shall not obstruct required works or infrastructure, such as ramps, fire routes, fire hydrants, water curb stops and drive aisles or disturb any **existing** vegetation;

d) Access to **accessible parking spaces** and associated walkways shall be unobstructed at all times;

e) The area used for outdoor display and sales shall provide minimum side and **rear yards** in accordance with the provisions for the zone in which the **lot** is situated;

f) The area used for outdoor display and sale shall only be used for goods and materials available for purchase or rent at the primary **use** and shall not be used to display or sell cars requiring repairs; and

g) Outdoor display and sales areas shall only be permitted seasonally from May 1st to October 31st in each calendar year.

3.23 Temporary Commercial Patios

The following provisions shall apply to temporary **commercial patios**:

a) Temporary **commercial patios** may occupy required **parking spaces**;

b) **Commercial patios** shall not obstruct required works or infrastructure, such as ramps, fire routes, fire hydrants, water curb stops and drive aisles or disturb any **existing** vegetation.

c) Any recreation and/or entertainment **uses** on temporary **commercial patios** shall not be amplified and shall not cause a nuisance to neighbouring residents by unreasonably disturbing the peace.

d) Access to **accessible parking spaces** and associated walkways shall be unobstructed at all times.

e) Temporary **commercial patios** must be adjacent to the **existing restaurant** or business.

f) A temporary **commercial patio** must be set back a minimum of 5 metres from a Residential Zone.

g) Notwithstanding any of the requirements above, the Police Chief, Fire Chief, Manager of Development Engineering or Chief Building Official may impose further conditions or requirements that they deem appropriate to safeguard public safety or mitigate nuisances.

h) Temporary **commercial patios** shall only be permitted seasonally from May 1st to October 31st in each calendar year.

3.24 Permitted Encroachments in Required Yards

Every part of any **yard** required by this By-law shall be open and unobstructed by any **building** or **structure** above grade level, except as provided in Table 3.24.

Table 3.24: Permitted Encroachments in Required Yards

Structure	Yard in Which Projection is Permitted	Maximum Permitted Projection
1. Unenclosed porch, verandah or deck (with or without a roof)	All	2.5 metres, provided the projection is no closer than 1.5 metres to a **lot line**
2. Fire escapes and exterior staircases serving **storeys** above the **first storey**	Side and **rear yards**	3.0 metres, provided the projection is no closer than 0.6 metres to a **lot line**
3. Sills, belt courses, cornices, eaves, chimney breasts, pilasters, lintels and other ornamental **structures**	All	0.6 metres, provided the projection is no closer than 0.3 metres to a **lot line**
4. Bay windows (not constructed on foundations)	**Front, rear** and **exterior side yards**	1.0 metre, provided the projection is no closer than 0.3 metres to a **lot line** and the maximum width is 3.0 metres

Structure	Yard in Which Projection is Permitted	Maximum Permitted Projection
5. Unenclosed stairs (with or without a landing)	All	3.0 metres, provided the projection is no closer than 0.6 metres to a **lot line**
6. Balconies (not constructed on foundations)	All	1.5 metres, provided the projection is no closer than 3.0 metres to a **lot line**
7. **Accessible** ramps	All	Unlimited, provided the projection is no closer than 0.6 metres to a **lot line**
8. **Canopy**	**Front** and **side yards**	6.0 metres, provided the projection is no closer than 3.0 metres to a **lot line**

3.25 Public Services

a) No land shall be used nor any **building** or **structure** shall be **erected** or occupied in any zone except in the Agricultural or Suburban Residential Zone unless:

i. watermains, storm sewers, sanitary systems and electrical service are constructed and operational and all regulatory approvals have been received to the satisfaction of the City;

ii. adequate wastewater servicing capacity is confirmed and allocated by Council in accordance with the Wastewater Allocation Policy;

iii. **stormwater management facilities**, if required, are constructed and operational to the satisfaction of the City;

iv. adequate water supply is available for domestic use and fire protection; and

v. access is provided to the satisfaction of the City.

b) Notwithstanding Section 3.25 a), a **model home** may be **erected** without servicing in accordance with the provisions of Section 3.21 of this By-law and the registered subdivision agreement.

c) Where adequate municipal servicing infrastructure does not exist, the City may not approve the application or may use Holding provisions to regulate the timing of development. Where adequate servicing does not exist to support a proposed development, the City will not be obligated to provide such servicing in advance of development, in accordance with the City's Municipal Wastewater Allocation Policy.

d) The calculation of municipal water and wastewater collection/treatment system capacity and uncommitted reserve capacities shall be determined by the City's General Manager of Public Works or their designate, in accordance with the servicing allocation policies approved by Council from time to time and applicable legislation, regulations and guidelines issued by the Ministry of Environment and Climate Change.

3.26 Setbacks from Railways and Study Requirements

a) Notwithstanding any other provision of this By-law, any **building** or **structure**, which contains a **dwelling unit**, shall provide a minimum **yard** of:

   i. 15.0 metres abutting a branch rail line as identified on Schedule C;

   ii. 30.0 metres abutting a main rail line as identified on Schedule C.

b) Section 3.26 a) shall not apply to the alteration of any **existing building** or **structure** which does not result in the creation of an **additional dwelling unit**.

c) Any new residential or institutional building or any change of **use** to a sensitive **use** within 300 metres of the CN railyard shall prepare noise, air quality and vibration studies to ensure sensitive land **uses** can be developed without impact to the railyard based on the D6 Guidelines. The 300-metre overlay measured from the edge of the CN railyard is illustrated on Schedule C.

3.27 Shipping Containers

Amended by By-law 75-2025.

a) Unless otherwise specified by this By-Law **shipping containers** shall only be permitted in Commercial and Employment Zones except as permitted in Section 3.27 b) and shall be provided in accordance with the following:

   i. Shipping containers shall only be permitted as an accessory **use** to a permitted non-residential **use** on a lot where a principal building exists;

   ii. Shipping containers are only permitted for accessory storage purposes;

iii. A maximum of four (4) shipping containers shall be permitted on a lot;

iv. In no case shall a shipping container exceed a height of 3 metres;

v. A shipping container shall only be located in the interior side or rear yard and shall be located no closer than 30 metres from any line;

vi. A shipping container shall not be located in a required parking area or **loading space** and in no case shall encroach into a required landscape buffer; and

vii. A **shipping container** shall not be used for the sole purpose of display or advertising.

b) Temporary **Shipping Containers**

i. Notwithstanding any other provision of this By-law, a **shipping container** is permitted in the **driveway** of a residential property for the purpose of the temporary loading or unloading of household items for a period not exceeding thirty (30) days provided it does not exceed a maximum height of 3.0 metres and a maximum length of 6.1 metres.

ii. However, in no case shall a **shipping container** encroach onto a public sidewalk; be located closer than 0.3 metres from the back of curb in situations where no sidewalk exists; or create a site line obstruction; and

iii. Notwithstanding any other provision of this By-law, a **shipping container** is permitted on a construction site in any Zone being developed on a stand-alone basis or under a plan of subdivision for the purposes of temporary storage of equipment and materials incidental to construction only, and subject to the following restrictions:

a) shall not exceed a height of 3.0 metres and a length of 17 metres;

b) not to exceed six (6) in number; and

c) shall be removed from the site within 60 days.

3.28 Short-Term Accommodations

Notwithstanding any other provision of this By-law, any **short term rental accommodation** shall be permitted within all zones where **residential uses** are permitted, subject to the following provisions:

a) A **short term rental accommodation** must be operated by the person or persons whose principal **residence** is the **dwelling** in which the **short term**

rental accommodation is located. For the purposes of this Section, the entire additional **dwelling unit** shall be included as part of a principal **residence**.

b) **Short term rental accommodations** shall not take place on the same **lot** as a **bed and breakfast establishment**.

c) For **short term rental accommodations** with up to three (3) bedrooms per unit, the primary **residential use** parking requirements shall apply. For four (4) or more bedrooms per unit, one additional **parking space** per bedroom will be required.

d) **Short term rental accommodations** shall be regulated by the applicable zoning provisions pertaining to the **principal use** and by the regulations of Section 3.1: Accessory uses, Buildings and Structures, and Section 3.2: Additional Dwelling Units, where necessary.

e) **Short term rental accommodations** must be registered through the Short-Term Rental Accommodation Registry Program, as amended.

3.29 Snow Storage Areas

a) Snow storage areas shall be required for **residential uses** with four or more **dwelling units** and in all non-residential zones except the Agricultural Zone.

b) Snow storage areas shall be delineated on a site plan or building permit plans as applicable.

c) Snow storage areas shall be located adjacent to **parking areas**.

d) Snow storage areas shall not be located on, or obstruct access to, a required **parking space**, walkway or curb cut.

3.30 Swimming Pools in Residential and Mixed Use Zones

Private **swimming pools** in all Residential Zones and Mixed Use Zones shall:

a) only be permitted in an **interior side yard**, **exterior side yard** or **rear yard**;

b) not result in a change of grade that would increase off-site drainage;

c) be located no closer than 1.5 metres to any side or **rear lot line**;

d) if located in an **interior side yard** or **exterior side yard**, shall be located behind the front wall of the **dwelling**;

e) when situated in the **rear yard** of a **through lot**, or, when the **rear lot line** abuts a public laneway, a minimum 1.5 metre **setback** to the **street** or public laneway shall be provided;

f) not exceed a height of 2.0 metres above ground elevation;

g) be excluded from the determination of the **lot coverage** where the height of the **swimming pool** is 1.2 metres or less;

h) be permitted to have a deck with a maximum height of 1.4 metres adjacent to an above ground **swimming pool**;

i) be enclosed as per the Pool Fence By-law.

3.31 Temporary Sales Events

Notwithstanding any other provisions of this By-law, the temporary sale and/or display of goods or commodities shall be permitted in any zone subject to the following provisions:

a) Temporary sales and/or displays such as a **garage sale** shall be permitted provided:

   i. They are accessory to a permitted **residential use**;

   ii. There shall not be more than three such sales per calendar year;

   iii. No such sale shall exceed three (3) consecutive days in duration; and

   iv. The area for the temporary sales and/or display shall not impede pedestrian or vehicular circulation.

b) Temporary sales and/or displays that are considered **special event sales** shall be permitted provided:

   i. The **special event sales** are accessory to a permitted use; and

   ii. An application made to the City of Brantford has been approved.

   iii. Approval shall only apply to the specific event, occurring within the same calendar year, and any additional **special event sales** shall require a resubmission and review for a new approval upon the beginning of a new calendar year.

   iv. All other provisions of this By-law shall apply.

3.32 Uses Permitted in All Zones

The provisions of this By-law shall not apply to prevent the **use** of any land, or to prevent the erection or **use** of any **building** or **structure** for the following purposes:

a) A public **street** or highway;

b) Rail lines, including tracks, spurs and other railway facilities;

c) **Public services**, in accordance with Section 3.25 of this By-law;

d) The erection or **use** of field **offices**, contractors' huts, construction trailers or other temporary **buildings** or of scaffolding or other temporary **structures**, the sole purpose of which is incidental to the erection, alteration, enlargement, or repair of **buildings** or **structures**, for only so long as the same are necessary for work in progress which has neither been finished or abandoned;

e) The **use** of a **building** or part thereof as a temporary polling station for a Federal, Provincial, or Municipal election or referendum;

f) Public parks, in accordance with Section 13: Open Space Zones of this By-law;

g) **Signs** subject to the prohibitions and regulations contained in the City Sign By-law;

h) Retail sales accessory to permitted **uses** within **buildings** owned or controlled by the City of Brantford or the Province or agencies thereof;

i) **Emergency shelters** within **buildings** owned or operated by the City of Brantford or in **buildings** wherein the operator is under contract with the City of Brantford;

j) Emergency services including police, ambulance and fire stations; and

k) **Archaeological Conservation.**

3.33 Uses Prohibited in all Zones

The following **uses** shall be prohibited in all zones:

a) The manufacturing, refining, rendering or distilling of acid, ammonia, ammunitions, chlorine, coal, creosote, explosives, fireworks, petroleum and tar;

b) The manufacture of fertilizers, oil or glue from human, fish or animal matter;

c) A track for the racing or testing of automobiles, motorcycles, go-carts or snowmobiles;

d) Privately owned trailer camps;

e) Storage of polychlorinated biphenyl (PCBs);

f) Bulk **open storage** of coal or coke or other material which may be noxious by emission of dust or odours;

g) Smelters;

h) **Body rub parlour**;

i) The **use** of any tent, trailer, **recreational vehicle** or motor vehicle for human habitation, except where such tent, trailer, **recreational vehicle** or motor vehicle is located in a **campground**, a trailer park or in a **mobile home park**, that is expressly permitted by this By-law;

j) The **use** of a truck, bus, coach body or rail car for storage purposes;

k) The storage of inoperable motor vehicles, not including motor vehicles which are intended to be repaired in association with an **automobile repair garage** or **autobody repair shop**;

l) Large scale outside storage of road salt, road sand or other de-icing materials, except for public use; and

m) A **noxious use** as defined by this By-law or other **uses** similar to those listed in this section.

3.34 Utilities

a) Nothing in this By-law shall prevent the **use** of any land for the erection of **buildings** or **structures** by a regulated utility company or government agency provided such buildings and structures are:

   i. Set back a minimum of 1.2 metres from any **lot line** in a residential or mixed **use** zone;

   ii. Set back a minimum of 2.5 metres from any **lot line** in a non-residential zone.

b) No maximum **floor area** shall apply to any utility **building** or **structure**.

c) Notwithstanding the above noted provisions, all above ground **structures** that have an area of 10 square metres or greater shall not be located in a Core Natural (N) Zone.

d) **Buildings** or **structures** for the provision of utilities shall be exempt from the parking and loading requirements contained in this By-law. In no case shall **existing** parking or **loading spaces** be removed or otherwise occupied.

3.35 Waste and Recyclable Storage Areas

Amended by By-law 118-2025.

a) Waste and recyclable storage areas shall have unobstructed access for collection vehicles.

b) Waste and recyclable storage areas which are located outside of a **principal building** shall be:

   i. Located within an in-ground waste collection system, comprised of a sealed container with a lockable lid; or

   ii. Screened on all sides, except that which provides access pursuant to 3.35.b), by an opaque fence and/or wall of a minimum height equal to the height of the waste and recyclable storage area, or a **landscape buffer** approved pursuant to the site plan control provisions of the Planning Act;

c) Waste and recyclable storage shall be consolidated into a location available to all tenants in a multi-tenant or multi-unit **building** located on a **lot**.

3.36 Wayside Pits and Quarries, Portable Asphalt and Concrete Plants

a) **Wayside pits** and **quarries** and **portable asphalt** and **concrete plants** shall be permitted on a temporary basis in all zones except for the Residential and Core Natural Zones.

b) **Wayside pits** and quarries may be opened, established or operated only under the authority of a permit issued pursuant to the *Aggregate Resources Act*.

4.0 Definitions

Amended by By-law 118-2025.

4.1 A

Abattoir

Shall mean a **building** or **structure** designed to accommodate the penning and slaughtering of animals and the processing of animal carcasses and may include packing, storing and sale of products on premises.

Access Aisle

Shall mean that portion of a **parking area** used to manoeuvre vehicular traffic between the required **driveway** and the **parking spaces**.

Accessible

Shall mean easily used or accessed by people with disabilities, adapted for **use** by people with disabilities and designed in accordance with current standards and policies including the Ontario Human Rights Code, the *Accessibility for Ontarians with Disabilities Act*, the Integrated Accessibility Standards Regulation, the Ontario Building Code and any others that may apply. As in the Ontario Human Rights Code, the legislation creating the highest level of accessibility in a particular situation shall be used.

Accessible Access Aisle

Shall mean the area between parking spaces that allows persons with disabilities to get in and out of vehicles and shall be provided for all parking spaces for the use of persons with disabilities in off-street parking facilities.

Accessory

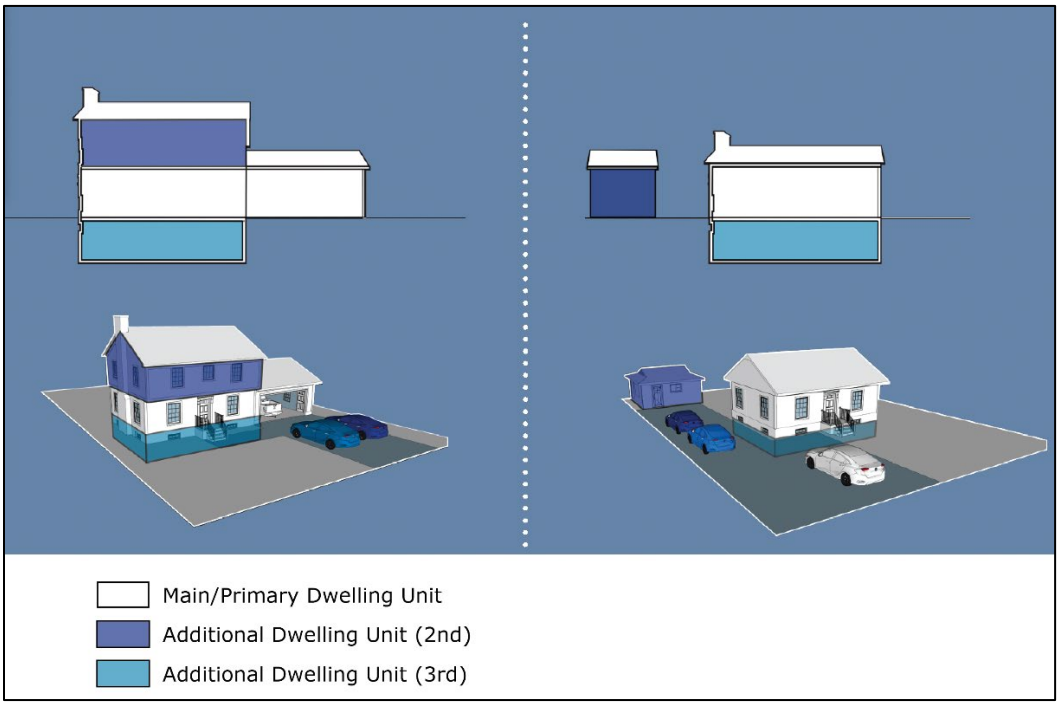
Shall mean any **building**, **structure** or **use** normally incidental to or subordinate to the main or **principal building**, **structure** or **use** located on the same **lot**.

Accessory Use

Shall mean a **use** of a **building**, **structure**, or **lot** which is normally incidental to, and subordinate to the **principal use** of the **building**, **structure**, or **lot**.

Additional Dwelling Unit

Shall mean an additional residential self-contained **dwelling unit** that is either located within, or attached to the **primary dwelling unit**, or located within a detached accessory **structure**. An **additional dwelling unit** is subordinate to the **primary dwelling unit**.



Adult Live Entertainment Establishment

Shall mean any premises used for activities, facilities, performances, exhibitions, viewings or encounters designed to appeal to erotic or sexual appetites or inclinations of which a principal feature or characteristic is the nudity or partial nudity of any person. A **body rub parlour** shall not be considered an **adult live entertainment establishment**.

Affordable Housing

Shall mean:

a) in the case of ownership housing, the least expensive of:

   i. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or

   ii. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area;

b) in the case of rental housing, the least expensive of:

   i. a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or

ii. a unit for which the rent is at or below the average market rent of a unit in the regional market area.

Agricultural Related Use

Shall mean farm-related commercial and farm-related industrial **uses** that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

Agricultural Use

Shall mean the growing of crops, including nursery, biomass, and horticultural crops; raising of **livestock**; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on farm **buildings** and **structures**, including, but not limited to **livestock** facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

Agri-Tourism

Shall mean the act of visiting a working farm or any agricultural, horticultural or agri-business operation for the purpose of enjoyment, education or active involvement in the activities of the farm, where the principal activity on the property remains as farming and where products used in the activity are produced on the property or related to farming. Such activities may include, but are not limited to: a hay or corn maze; farm machinery and equipment exhibitions, farm tours; petting zoos; hay rides and sleigh, buggy or carriage rides; processing demonstrations; pick-your-own-produce; farm theme playgrounds for children that are limited in area; education establishments that focus on farming instruction that are limited in area.

Air Treatment Control

Shall mean the functional **uses** of industrial grade multi-storage carbon filtration systems, or similar technology, to reduce and/or treat the emissions of pollen, dust and odours expelled from a facility.

Alternative Health Care

Shall mean a **lot** and a **building** or **structure**, where **alternative health care** is administered, offered, or solicitated and includes acupuncture, massage, chiropractic, naturopathy, homeopathy, and similar **alternative health care** in which all of the practitioners are duly trained, qualified and registered and/or licenced to perform **alternative health care** services practices. This definition shall not include **body rub parlours**.

Amenity Space, Common

Shall mean space within a **building** or outside of a **building** including on a rooftop which provides contiguous common active and/or passive recreation areas for residents of a **residential use.**

Amenity Space, Private

Shall mean space outside of a **building** including on a rooftop or balcony which provides contiguous active and/or passive recreation areas for residents of a **dwelling unit**.

Amusement Park

Shall mean a **lot**, **building** or **structure** where commercial, recreational, entertainment or amusement activities occur including but not limited to miniature golf, driving range, go cart tracks, paintball, entertainment, exhibitions, amusement rides, or water slides or water sport and the sale of food, beverages and souvenirs as an **accessory use**.

Animal Shelter and Control Facility

Shall mean a **building** or **structure**, used or intended to be used for shelter, accommodation or enclosure of animals, and may include accessory retail, accessory **offices**, a **kennel**, and an accessory **veterinary clinic**.

Archaeological Conservation

Shall mean the preservation of archaeological resources in place as well as the protection of areas of archaeological potential from disturbance. Archaeological Conservation shall include maintaining all or part of lot in its natural state together with any activities necessary to maintain preservation, protection, and avoidance strategies detailed in an archaeological assessment applicable to the archaeological resources and areas of archaeological potential on the lot.

Art Gallery

Shall mean a **lot** and a **building** or **structure**, or portion thereof, used for the display and showing of works of art such as painting, sculpture, pottery, glass, weaving, or plastic art and may include accessory retail sales.

Asphalt Plant

Shall mean a **lot**, **building** or **structure** with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process.

Asphalt Plant, Portable

Shall mean an **asphalt plant** which is to be dismantled at the completion of a construction project.

Attic

Shall mean the space between the roof and the ceiling of the top **storey** or the space between a dwarf wall and sloping roof.

Automobile Gas Bar

Shall mean a **lot** and a **building**, or **structure** or portion thereof, from which is offered for sale to the general public, gasoline and other fuels and accessories for motor vehicles, and may include a **gasoline pump island**, gasoline pump **canopy**, and **gasoline pump island kiosk** and convenience store.

Autobody Repair Shop

Shall mean a **lot**, **building** or **structure** or portion thereof, used for the painting or repairing of the exterior and/or undercarriage of vehicle bodies including rust proofing and may include as **accessory uses** towing services and vehicle rentals.

Automobile Repair Garage

Shall mean a **lot**, **building** or **structure**, or portion thereof, for the service, repair or replacement of parts of a vehicle, including oil changes and tire changes.

Automobile Sales Establishment

Shall mean a **lot** and a **building** or **structure**, or portion thereof, where new and/or used motor vehicles, watercraft, off-road vehicles, **recreational vehicles** and trailers are kept for display and sale, hire, rental or lease and may include as an **accessory use** the repair and service of motor vehicles and the sale of vehicle parts.

Automobile Washing Facility

Shall mean a **lot** and a **building** or **structure**, or portion thereof, used for the manual or automatic washing or cleaning of motor vehicles.

4.2 B

Bakery

Shall mean a **retail store** where baked products are offered for sale, some or all of which may be prepared on the premises but shall not include a **restaurant**.

Banquet Hall

Shall mean a **building** or **structure** used for the purposes of catering to banquets, weddings, receptions and other similar functions for which food and beverages are prepared and served at the premises but shall not include a **catering service establishment**.

Bar

Shall mean an establishment that primarily provides alcoholic refreshments and may provide live music and shall include a nightclub, pub, tavern, dance hall or disco. Food may be offered for sale as an ancillary use.

Basement

Shall mean any story below the **first storey**.

Bed and Breakfast Establishment

Shall mean a **dwelling unit** occupied as the principal **residence** of a person or persons in which temporary accommodation, for a maximum of 28 consecutive days, is made available to the public, and in which meals may be served to those persons.

Berm

Shall mean a landscaped mound of earth, a ledged or step on a slope of an embankment, constructed for stability, aesthetics, or noise attenuation purposes.

Bicycle Parking Space

Amended by By-law 118-2025.

Shall mean a portion of a **building** or **lot** designed, via the provision of a bike rack or similar structure, and used for the parking of a bicycle in a secured stable position.

Bicycle Parking Space, Secure

Amended by By-law 118-2025.

Shall mean one or more **bicycle parking spaces** contained in a bicycle locker or an enclosed, secure area with controlled access.

Body Rub Parlour

Shall mean a **lot** and a **building** or **structure** or portion thereof, where the kneading, manipulating, rubbing, massaging, touching, or stimulating by any means of a person's body is performed, offered or solicited in pursuance of a trade, calling, business or occupation by people otherwise duly qualified, licensed or registered under the laws of the Province of Ontario.

Brewing on Premises Establishment

Shall mean an establishment where individuals produce beer, wine, cider and/or other spirits for personal use and consumption off the premises; and where beer, wine, cider and/or other spirit ingredients and materials are purchased, and equipment and storage area is used for a fee by the same individuals.

Buffer, Landscape

Shall mean an area of land consisting of soft landscaping such as grass, flowers, trees and shrubbery, and can include a fence. A **buffer** strip can be located within a required **yard**.

Building

Shall mean a **structure** consisting of a wall, roof and floor and includes all plumbing, works, fixtures and service systems appurtenant thereto.

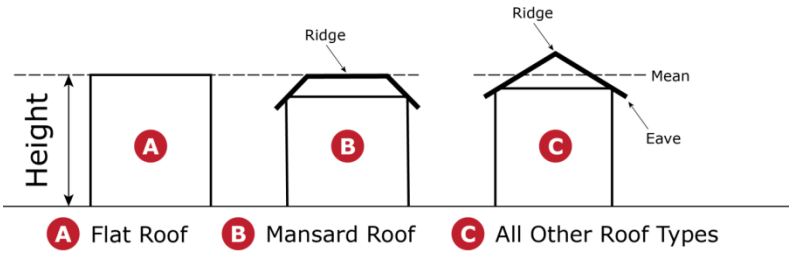
Building Height

Shall mean the vertical distance from the **finished grade** at the base of the **building**:

a) In the case of a flat roof, the highest point of the roof surface or the parapet, whichever is higher.

b) In the case of a mansard roof, to the roof ridge.

c) In the case of any other roof, to the mean height between the eaves and the ridge

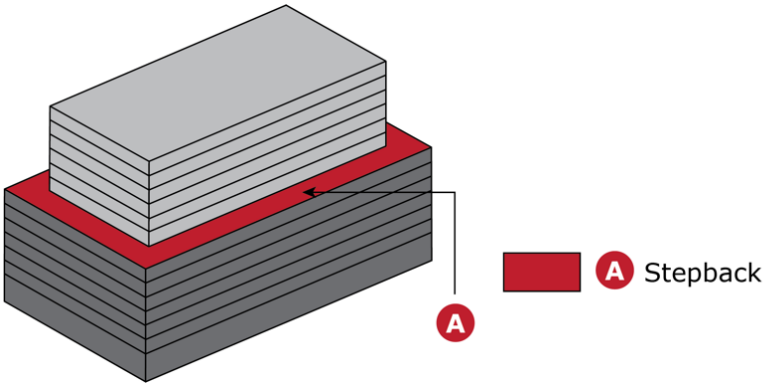


Building, Main or Principal

Shall mean a **building** in which the main **use** is conducted on the **lot** on which it is located. In the case of any Residential Zone, the **dwelling** is the main or **principal building**.

Building, Step back

Shall mean the portion of a **building** or **structure** that is recessed from the front **building** line or **structure** at a defined height.



Building Supply Centre

Shall mean a **lot** and a **building** or **structure**, or portion thereof, used for the purpose of retail and/or **wholesale** sale of **building** construction materials and related supplies.

Bulk Sales Establishment

Shall mean the **use** of a **lot**, **building** or **structure** for the purposes of buying and selling lumber, wood, landscaping materials, feed, fertilizer, beverages, ice or other small goods in bulk form but does not include any manufacturing, assembling or processing of such items.

4.3 C

Campground

Shall mean a parcel of land used for camping intended only for temporary seasonal **use** by the vacationing or travelling public. A **campground** may include cabins, tents, trailers, **recreational vehicles** or motor homes but shall not include a **mobile home dwelling**. A **campground** shall not be used or occupied on a year-round basis.

Cannabis Production and Processing Facility

Shall mean a **lot** and a **building** or **structure**, or portion thereof, used for growing, producing, processing, testing, destroying, packaging or shipping of cannabis, cannabis products, or both, and shall include any combination of the foregoing **uses**.

Canopy

Shall mean an unenclosed roof-like **structure** projecting more than 0.3 metres from the face of a **building**, having a rigid frame, and may be attached to said **building** in such manner as not to become an integral part thereof but does not include awnings or balconies.

Carport

Shall mean a roofed **building** or **structure** which is not wholly enclosed, designed to be used for the storage of motor vehicles. The roof of said **structure** shall be supported by piers or columns so that less than 60 percent of its wall area is enclosed.

Catering Service Establishment

Shall mean a **building** or **structure** or portion thereof in which food and beverages are prepared for consumption off the premises and are not served to customers on the premises or to take out and does not include a **restaurant**.

Child Care Centre

Shall mean a premises operated by a person licensed under the *Child Care and Early Years Act, 2014* as amended, to operate a **child care centre** at the premises.

Columbarium

Shall mean a structure designed for the purpose of interring cremated human remains in niches or compartments.

Commercial Parking Lot

Shall mean a **lot** used for the temporary parking of two or more vehicles for profit or gain.

Commercial Vehicle

Amended by By-law 75-2025.

Shall mean a commercial vehicle as defined by the *Highway Traffic Act*, as amended.

Common Elements Condominium

Shall mean a **condominium** with freehold units and common areas, also known as a **parcel of tied land**, in which owners have a common interest and are responsible for costs incurred by the **common elements condominium** corporation for maintenance and repair of said elements.

Common Wall

Shall mean a wall above the **finished grade** level which is constructed for the purposes of separating two or more **dwelling units** within a **dwelling**.

Community Centre or Community Hall

Shall mean a **building** or **structure** in which facilities are provided by a service agency, a club, church or non-profit organization for cultural, religious, welfare, athletic, recreational or community service purposes and may include a **day care** accessory to the main **use**.

Computer, Electronic, or Data Processing Establishment

Shall mean the **use** of a **building** for software development and testing or for the collection, analysis, processing, storage or distribution of electronic data.

Concrete Batching Plant

Shall mean a **lot**, **building** or **structure** used for the mixing of cementing materials, aggregate, water and mixtures to produce concert. A **concrete batching plant** may include facilities for the administration and management of the business, the stockpiling of bulk materials used in the production process, or a finished product manufactured on the premises and the storage and maintenance of required equipment but shall not include the retail sales of finished product. This does not include a dry plant used for the dry mixing of aggregate or concrete materials on site to produce or manufacture packaged products which are sold as ready mix offsite.

Concrete Plant, Portable

Shall mean a **lot**, **building** or **structure** with equipment designed to mix cementing materials, aggregate, water and mixtures to produce concrete and includes stockpiling and storage of bulk materials used in the process, and which is not of permanent construction but is designed to be dismantled at the completion of the construction project.

Condominium

Shall mean lands described in a registered description and declaration as described in the Condominium Act.

Construction Equipment

Shall mean equipment having wheels or tracks which are used in a business engaged in construction or maintenance activities.

Contractor’s Yard

Shall mean a **lot**, **building** or **structure** used as a depot for the storage and maintenance of equipment, and may include the **offices** of general **building** contractors, general contractors, specialized trades and **building** maintenance services such as landscaping services, window cleaning and animal or pest

extermination services and also includes assembly work and the stockpiling or storage of supplies used in the business.

Crematorium

Shall mean a building that is fitted with appliances for the purpose of cremating human remains and that has been approved as a **crematorium** or established as a **crematorium** in accordance with the requirements of the *Funeral, Burial and Cremation Services Act* or a predecessor of it and includes everything necessarily incidental and ancillary to that purpose.

Crisis Residence

Shall mean a **dwelling unit** that is licensed and/or approved for funding under provincial or federal statute for the temporary accommodation of three (3) or more persons (exclusive of staff) living under supervision in a single housekeeping unit who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement on an immediate emergency basis for their well-being, and in which counselling or support services are provided.

4.4 D

Daylight Triangle

Shall mean a triangular space formed on a corner lot, under municipal ownership, where no building or structure may encroach or be built upon, used for the purposes of corner rounding, infrastructure and utilities, as well as to provide necessary visibility.

Density

Shall mean the ratio of **dwelling units** to the net **lot area**.

Designated Heritage Property

Shall mean a lot designated under Part IV of the *Ontario Heritage Act* and lots included in an area designated as a heritage conservation district under Part V of the *Ontario Heritage Act*.

Dormitory

Shall mean a **building** or a part of a **building**, operated by an institution as an **accessory use**, used or intended to be used for sleeping accommodations only and does not include individual kitchen facilities, except a group kitchen facility may be provided to serve residents.

Drive Through

Shall mean a **building** or **structure** where goods and/or services are offered to the public while the customers may or may not remain in their motor vehicles.

Driveway

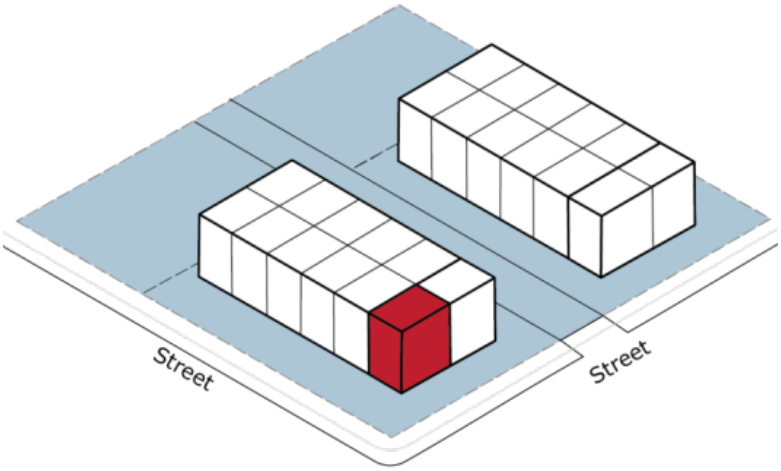
Shall mean a defined area providing access for motor vehicles from a public or **private street** or a **lane** to **parking area**, parking lot, **loading space**, **garage,** an **Integral garage,** or a **carport**.

Dry Cleaning Establishment

Shall mean a **building** where dry cleaning, dry dyeing, cleaning or pressing of articles of clothing is carried out.

Dwelling Unit

Shall mean a suite of one or more habitable rooms in which cooking, eating, living, sleeping and sanitary facilities are provided, which has a private entrance directly from outside the **building** from a common **hallway** or from a common stairway.



Dwelling, Apartment

Shall mean a **building** consisting of four or more **dwelling units** in which each of the units obtain access through a common entrance from the **street** level and may include halls, stairs, **yards**.

Dwelling, Back-to-Back Townhouse

Shall mean a **building** consisting of four or more **dwelling units** divided by vertical **common wall**s and a common rear wall accessed by an independent entrance.

Dwelling, Block Townhouse

Shall mean a **building** on one **lot** containing three or more **dwelling units**, divided by a vertical **common wall**, and each **dwelling unit** has:

a) A private entrance from outside;

b) A **driveway**, **garage**, or common parking lot; and

c) Common access to a public **street**.

Dwelling, Duplex

Shall mean a **building** located on a **lot**, divided horizontally to contain two **dwelling units**, each of which has a private entrance from outside or a private entrance from a common internal hallway or internal stairway and does not include an additional dwelling unit.

Dwelling, Fourplex

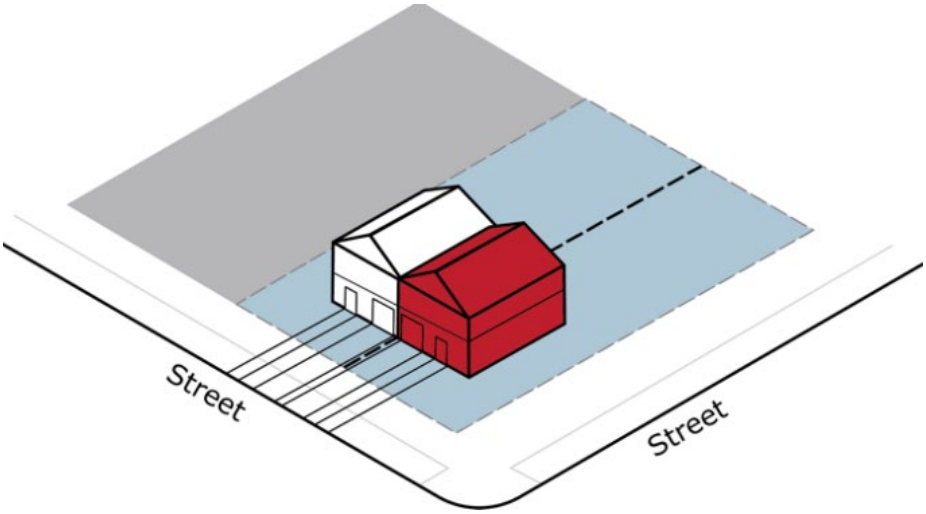
Shall mean a **building** that is divided horizontally and/or vertically into four (4) separate **dwelling units**, each of which has an independent entrance either directly from the outside or through a common entrance but does not include a townhouse **dwelling**.

Dwelling, Live-Work

Shall mean a **dwelling unit** that contains a subsidiary business or personal service occupancy and which is used and operated with or without employees by one or more persons residing in the **dwelling unit**.

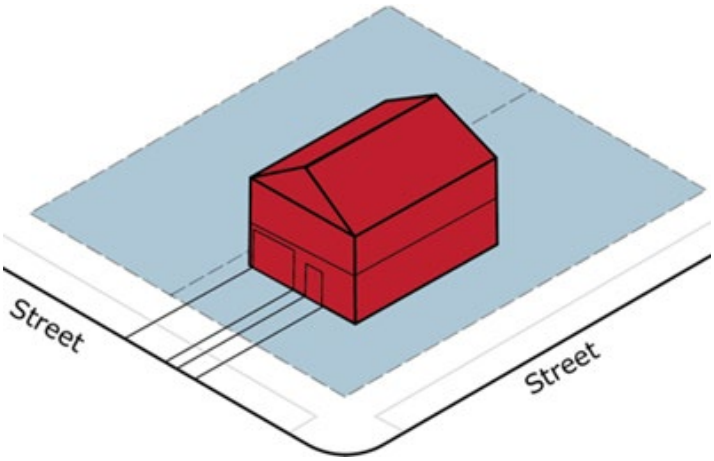
Dwelling, Semi-Detached

Shall mean a **building** on a **lot** or **lots** divided vertically by a party or **common wall** to contain two **primary dwelling units**.



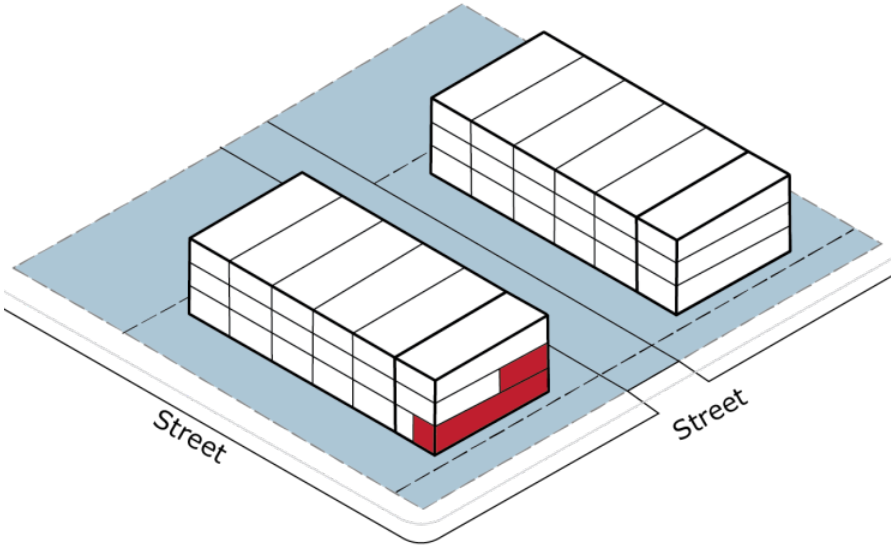
Dwelling, Single Detached

Shall mean a **building** that is freestanding, separate and detached from other **buildings** and contains only one **primary dwelling unit**.



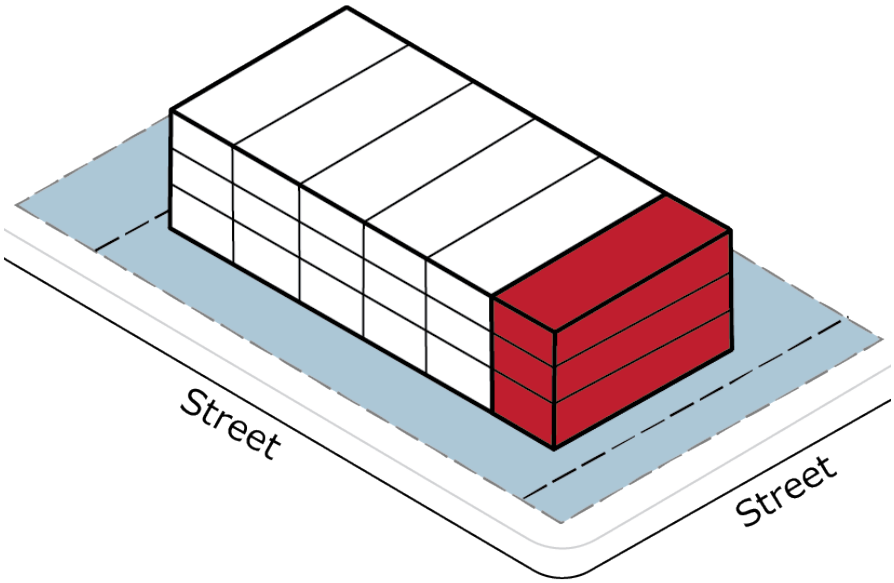
Dwelling, Stacked Townhouse

Shall mean a **building** or group of **buildings** on a **lot**, each containing six or more **dwelling units**, wherein each **dwelling unit** is divided both vertically (by a **common wall**) and horizontally from another **dwelling unit** and in which each **dwelling unit** has an independent access from outside at grade level, having frontage on a **street** or a common access to a **street**.



Dwelling, Street Townhouse

Shall mean a **building** containing three or more **primary dwelling units** each on a **lot** or **lots** or **parcel of tied land**, and each **primary dwelling unit** having frontage on a public or **private street**, and each separated from the adjacent unit by vertical **common walls**, and with each **primary dwelling unit** having its own private entrance from outside, **driveway** from the public or **private street** or **lane** and a **garage**, an **Integral garage**, **carport** or **parking area**.



Dwelling Triplex

Shall mean a **building** located on a lot, divided horizontally or vertically to contain three **dwelling units** each of which has a private entrance from outside

or a private entrance from a common internal hallway or internal stairway and which share common facilities such as **common amenity space**, parking and driveways and does not include an additional dwelling unit.

Dwelling Unit, Primary

Shall mean a principal **dwelling unit** on a property where a subordinate **dwelling unit** may also be provided, such as an additional dwelling unit.

4.5 E

Electricity Generation Facility

Shall mean a **lot**, **building** or **structure** used for the production of electrical power using wind, water, solar, biomass, coal, or other forms of energy.

Emergency Services

Shall mean police, fire and ambulance.

Emergency Shelter

Shall mean a facility used for accommodations of short duration for persons in a crisis situation requiring shelter, protection, assistance and counselling or support. An **emergency shelter** may include an “out of the cold” program but shall not include a residential facility which is licensed, approved or regulated under any general or special Act.

Enclosed Noise Buffer

Shall mean an enclosed area outside the exterior wall of a **building**, such as an enclosed balcony, specifically intended to buffer one or more windows of Habitable Living Spaces, and having the following characteristics:

a) not less than one metre and not more than two metres deep;

b) fully enclosed with floor to ceiling glazing or a combination of solid parapet plus glazing above - glazing can potentially be operable to the maximum permitted by the Ontario Building Code;

c) the wall that separates the **Enclosed Noise Buffer** from the Habitable Living Spaces will be constructed with a weatherproof boundary of exterior grade wall, exterior grade window, exterior grade door, or any combination, in compliance with exterior envelope requirements of the Ontario Building Code;

d) of sufficient horizontal extent to protect windows of Habitable Living Spaces; and,

e) The space within the **Enclosed Noise Buffer** can not be used as a Habitable Living Space.

Energy from Waste

Shall mean conversion of non-recyclable waste materials into usable heat, electricity, or fuel through a variety of processes, including combustion, gasification, pyritization, anaerobic digestion and landfill gas recovery. **Energy from waste** is also called waste-to-energy.

Equipment Rental Establishment

Shall mean premises where machinery and equipment are offered or kept for rent, lease or hire under agreement for compensation, but shall not include any other **use** defined in this By-law.

Erect

Shall mean to build, construct, reconstruct, locate, relocate or alter a **building** or **structure** and shall include any preliminary site preparation including excavating, filling, grading, or draining of land in connection therewith and without limiting the generality of the foregoing any work for which a **building** permit is required under the Ontario Building Code.

Established Front Building Line

Shall mean the average of the **front yard** of the two **lots** which abut the property on the same side of the **street**. In the case of a **corner lot**, or where one or both of the abutting **lots** on the same side of the **street** are vacant, the next adjacent non-vacant **lot** with a **front lot line** on the same side of the **street** shall be used in calculating the **established front building line**.

Existing

Shall mean legally **existing** on the effective date of this By-law.

4.6 F

Farm Production Outlet

Shall mean a **building**, **structure** or **use** accessory to an **agricultural use** and engaged in the storage, handling and sale of farm produce or agricultural products that are produced or grown on the **lot** or on a neighbouring farming operation. This definition does not include landscaping and garden supply businesses.

Farmers' Market

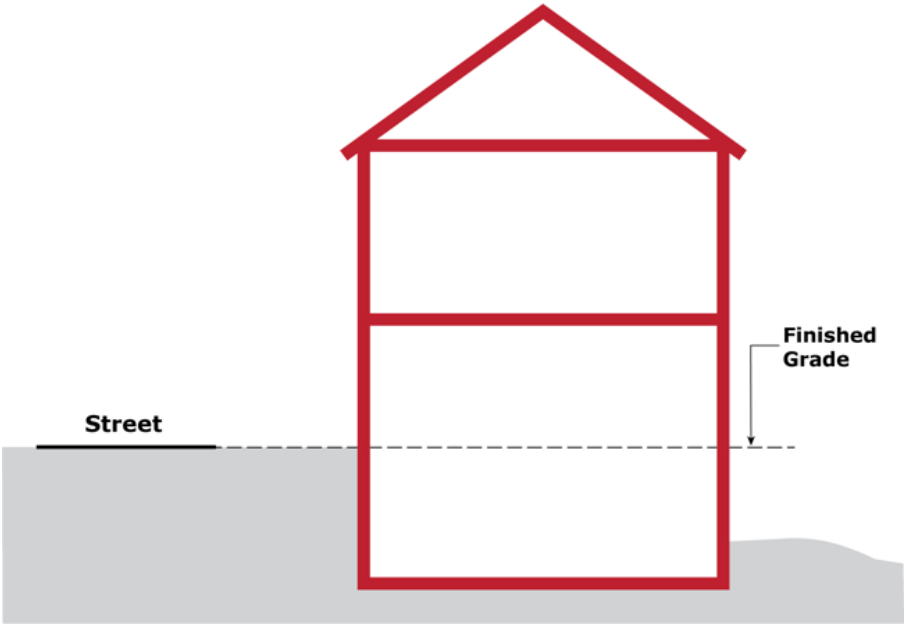
Shall mean a retail market featuring foods sold directly to consumers and consisting of booths, tables or stands, outdoors or indoors, where farmers sell fruits, vegetables, meats and a limited amount of prepared foods, crafts and beverages.

Financial Institution

Shall mean a **building**, or part thereof, which is used to provide financial services directly to the public and includes **uses** such as a bank, trust company, credit union, securities dealer, finance companies and stockbrokers.

Finished Grade

Shall mean the mean elevation of the finished surface of the ground abutting the external wall of a **building** nearest to a **street** but shall not include any embankment in lieu of steps.



Flood, One-Hundred-Year

Shall mean the flood level, for river, stream and small inland intake systems, based on an analysis of precipitation, snow melt, or combination thereof, having a return period of 100 years on average, or having a 1% chance of occurring or being exceeded in any given year.

Flooding Hazard

Shall mean the inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system or small inland lake systems, and not ordinarily covered by water:

a) the **flooding hazard** limit is the greater of:

   i. the flood resulting from the rainfall actually experienced during the major storm such as Hurricane Hazel storm (1954) transposed over a specific watershed and combined with the local conditions, where the evidence suggests that the storm could have potentially occurred over watersheds in the general area; or

   ii. the **One-Hundred-Year Flood**

Floor Area

Shall mean the total area of the floor in a **building** measured to the outside of all exterior walls or the centre of **common walls**, excluding any **basement**, **garage**, **carport** and unenclosed porch. For **accessory buildings** or **structures**, **floor area** means the total area of all floors measured to the outside of all exterior walls.

Floor Plate

Shall mean the gross horizontal **floor area** or a single floor measured from the exterior walls of a **building** or **structure** not including balconies.

Food Processing Plant

Shall mean a **building** used for the processing and packaging of meat and poultry products, fish products, fruit and vegetable products, dairy products, flour, vegetable oil mills, sugar products, beverages and tobacco products for human consumption but does not include an **abattoir**, a **cannabis production and processing facility** or any premises used for the slaughtering of animals or the boiling of blood, tripe, or bones.

Deleted

Amended by By-law 75-2025.

Forestry Use

Shall mean the practice, as defined by the *Forestry Act, 1990* as amended, of planting, managing, and caring for forests in accordance with good forestry practice as defined in the *Forestry Act*. Good forestry practices shall mean the proper implementation of harvest renewal and maintenance activities known to be appropriate for the forest and environmental conditions under which they are being applied. Good forestry practices minimize detriments to forest values including significant ecosystems, important fish and wildlife habitats, soils and water quality and quantity, forest productivity and health and the aesthetics and recreational opportunities of the landscape. A **forestry use** does not include a lumber mill.

Funeral Home

Shall mean a **lot** and a **building** or **structure**, or portion thereof, used for the preparation of the dead for burial or cremation and for the viewing of the body, and may include accessory meeting rooms, a chapel, or retail sales of related items.

4.7 G

Gaming Establishment

Shall mean a **lot** and a **building** or **structure**, or portion thereof, used for the purposes of operating games of chance, or of mixed chance and skill, and shall include slot machines and table games, and may include any casino style game, device or lottery scheme, as approved by the Government of Province of Ontario or such person or authority in the Province as may have been specified by the Lieutenant Governor in Council, and may also include as **accessory uses** the sale of food and beverages, entertainment and associated **offices**.

Gaming Position

Shall mean a physical location in a gaming establishment at which an individual may wager, including a position at a table game, slot machine or lottery scheme.

Garage

Shall mean a wholly enclosed **accessory building** or **structure** designed to be used for the storage of motor vehicles by the occupant of the **dwelling** on the **lot** and wherein storage or servicing of said motor vehicles is not conducted for profit.

Garage, Integral

Shall mean a **garage** which shall have one or more walls common with the **main building** on the **lot** and is not an **accessory building** or accessory **structure** as herein defined.

Garage Sale

Shall mean any general sale to the public of personal property from any residential premises in any Residential Zone and includes, but is not limited to, all sales entitled "**garage**", "lawn", **"yard", "**attic**",** "porch", **"driveway**", "room", "backyard", "**patio**", "flea market", "rummage", "boot", "estate", or "moving" sales.

Gasoline Pump Island

Shall mean a portion of an **automobile gas bar** that includes the fuel pumps, concrete base and may include a **gasoline pump island kiosk**.

Gasoline Pump Island Canopy

Shall mean a pole-supported roof, free of enclosing walls, located over a **gasoline pump island**. Required **setbacks** shall be measured from the edge of the roof.

Gasoline Pump Island Kiosk

Shall mean a **building** or **structure** located on a **gasoline pump island** used for shelter for the operator of a pump for dispensing gasoline or other fuels for motor vehicles.

Golf Course

Shall mean a public or private area used and operated for the purpose of playing golf and may include **accessory uses** such as a clubhouse, **office**, pro shop, **restaurant**, **banquet hall** and lounge, **golf driving range**, pitch and putt, putting green and maintenance **buildings**.

Golf Driving Range

Shall mean a public or private area operated for the purpose of developing golfing techniques, including miniature **golf courses** but excluding **golf courses**.

Greenhouse

Shall mean a **structure** that may be predominantly constructed of transparent or translucent material and is used or intended to be used for growing plants or crops in regulated climactic conditions. This definition shall include **greenhouse structures** that are temporary in nature or are intended to extend a growing season for plants that are germinated indoors to be subsequently transplanted

outdoors. Where plants or crops are grown in a **greenhouse structure** for personal use or consumption, or where a **greenhouse** is not related to a permitted farming operation, the **structure** may be considered accessory to a permitted **residential use** and subject to the requirements applicable thereto. This definition shall not include a **cannabis production and processing facility**.

Grocery Store

Shall mean a **lot** and a **building** or **structure**, or portion thereof, in which primarily food produce as well as day-to-day household merchandise and pharmaceuticals are stored, offered, and kept for retail sale.

Gross Floor Area (GFA)

Shall mean the total area of all floors in a **building**, measured from the outside faces of the exterior walls, or from the centre line of any **common walls** but exclusive of any part of the **building** which is used for the following:

a) storage or parking of motor vehicles;

b) communal storage lockers in residential **apartment buildings**;

c) mechanical or electrical equipment rooms providing service to the entire **building**;

d) common areas, such as common internal stairways and internal corridors, which serve two or more **dwelling units**, or two or more units;

e) a **basement** or **attic** within a **single detached**, **semi-detached**, **block townhouse**, or **street townhouse dwelling**; and

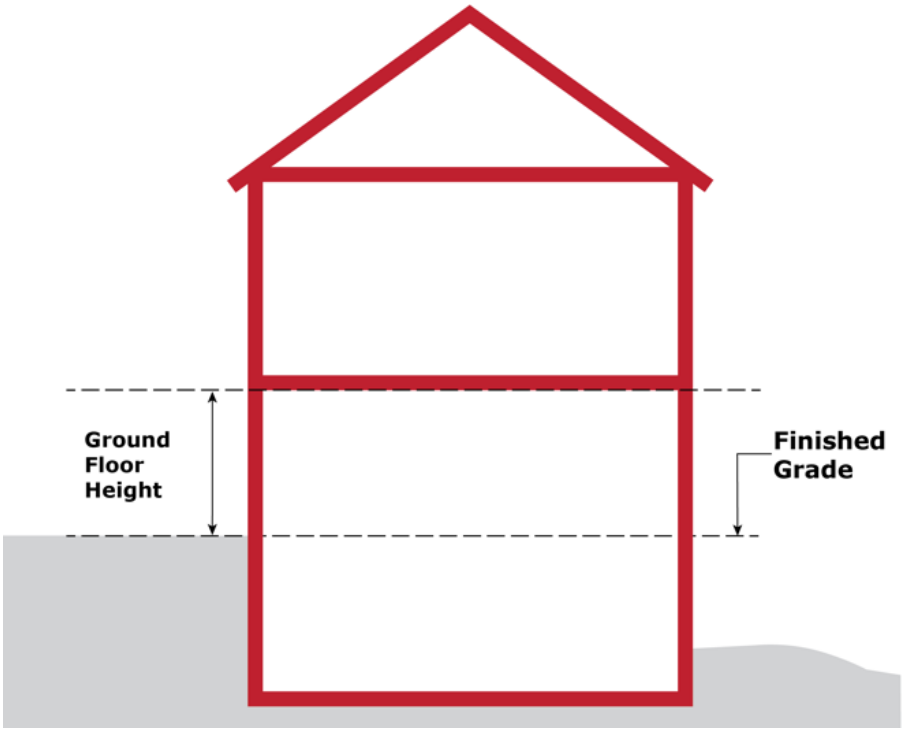
f) cart corrals located within a **building**.

Ground Floor Area

Shall mean the total horizontal area of the first floor of a **building** measured from the outside face of the exterior walls but excluding any part of the **building** which is used for steps, ramps, automobile parking, terraces, cornices, porches, stoops, verandahs or breezeways.

Ground Floor Height

Shall mean the vertical distance of the ground floor of the **first storey** above the **finished grade** level at the base of the **building**.



Group Correctional Home

Shall mean a single housekeeping unit supervised by staff on a daily basis for people who have been placed on probation, released on parole or admitted for correctional purposes. A correctional **group home** shall be funded, licensed, approved or supervised by the Province of Ontario.

A correctional **group home** may contain an **office** provided that the **office** is used only for the operation of the correctional **group home** in which it is located. A correctional **group home** shall not include any detention or correctional facility operated by any **public agency**.

Group Home

Shall mean a single housekeeping unit supervised by staff on a daily basis which provides special care and treatment to people for physical or mental disability or other such cause. A **group home** shall be funded, licensed, approved, or supervised by the Province of Ontario under a general or specific Act. A **group home** may contain an **office** provided that the **office** is used only for the administration of the **group home** in which it is located.

4.8 H

Hallway

Shall mean an internal portion of a **building** or **structure** providing passage or access to other rooms or units within a **building**.

Hazardous or Toxic Substances

Shall mean substances which individually or in combination with other substances are normally considered to pose a danger to public health, safety and the environment. These substances generally include a wide array of material that are toxic, ignitable, corrosive, reactive, radioactive or pathological.

Home Child Care

Shall mean child care that meets the description set out in paragraph 1 of subsection 6 (3) of the *Child Care and Early Years Act, 2014* as amended.

Home Improvement Centre

Shall mean the **use** of a **lot**, **building** or **structure** in which goods, wares and articles related to home improvements and furnishings are displayed and offered for sale or rental. A **home improvement centre** may include, but is not limited to lumber, tools, appliances, drapes, carpet, paint supplies, home entertainment equipment, interior and exterior decorating supplies, plants and flowers, garden tools and supplies and other similar products

Home Industry

Shall mean a small-scale **use** providing a service which is secondary to an agricultural operation, performed by one or more residents of the household on the same property. A **home industry** may be conducted in whole or in part in **accessory buildings** and may include a carpentry shop, a metal working shop, a welding shop, an electrical shop or blacksmith's shop, etc., but does not include an auto repair or paint shop or furniture stripping.

Home Occupation

Shall mean an occupation, business, trade or craft conducted for gain or profit within a **structure** on a residential **lot**, which is clearly carried on as incidental and secondary to the principal **residence** and the property is the principal **residence** of the person carrying on the **home occupation** use.

Hospital

Shall mean a **hospital** as defined in the *Private Hospitals Act*, *Public Hospitals Act* or any other associated Act as amended but shall not include a **veterinary clinic**.

Hotel

Shall mean a licensed **building** or **structure**, or portion thereof, catering to the needs of the travelling public by providing rooms for rent on a temporary or transient basis and may contain a **restaurant**, convention centre, meeting rooms, public halls, fitness, pool and spa facilities and may also include, as an **accessory use**, retail, **restaurant** and **personal service** facilities, but a **hotel** shall not include an **apartment dwelling**, **lodging house**, **retirement home** or **crisis residence**.

4.9 I

Impounding Yard

Shall mean a **lot**, **building** or **structure**, or portion thereof, to which motor vehicles or other equipment impounded for a breach of the law may be taken or towed and stored temporarily until reclaimed, but does not include an **automobile gas bar**, **autobody repair shop**, **automobile repair garage** or **recycling operation**.

Industrial Mall

Shall mean a **lot**, **building** or **structure**, or portion thereof, or group of **buildings** designed, developed and managed as a unit, in which each **building** contains two or more suites or spaces each for separate occupancy by a permitted **use** for which common loading, parking facilities and other common services may be provided, and which is held in single or multiple ownership. Where an **industrial mall** is held in multiple ownership of more than one **lot**, the total area of the properties shall be deemed to be a **lot** for the regulations of this By-law.

Industrial Use

Shall mean a **lot, building**, or **structure**, or portion thereof, used for manufacturing, recycling operation, research, wholesale, warehouse, or storage of goods, materials or things, or a combination thereof.

4.10 J

4.11 K

Kennel

Shall mean a **lot** and a **building** or **structure**, or portion thereof, where dogs and other domesticated animals, other than **livestock** as defined in the **Minimum Distance Separation guidelines**, are bred and raised, or kept for sale or boarded.

4.12 L

Landscaped Open Space

Shall mean space which is unoccupied by **buildings** and **structures** open to the sky, including on the podium or rooftop of a **building**, and shall be comprised of 50% softscaping elements such as lawn, ornamental shrubs, flowers, trees, the planting of fruits and vegetables. It may additionally include paths, sidewalks, courts, **patios**, fences, free-standing walls, retaining walls, decks 1.2 metres or less in height and outdoor **amenity space** accessory to the **principal use** on the **lot**, but shall not include any **parking area**, traffic aisles, **driveway**s, ramps, sidewalks adjacent to **buildings** or **open storage**.

Lane

Shall mean a walkway, emergency access or any other passageway or **right-of-way**, open from ground to sky, not constituting a **street** but dedicated to public use or maintained privately or by a **condominium** corporation, as a **right-of-way** for use by common adjacent landowners.

Laundromat

Shall mean a **building** or part thereof used for the purposes of receiving articles or goods or fabric to be subject to the process of dry cleaning, dyeing, laundering or pressing elsewhere and for the distribution of any such articles or goods which have been subject to such processes, and shall include a self-service laundry and/or self-service dry cleaning. This definition does not include a **dry cleaning establishment** as defined herein.

Limousine

Shall mean a passenger motor vehicle having a seating capacity of three or more persons in the rear compartment located behind the driver's seat and having a length of more than 6.0 metres.

Livestock

Shall mean beef cattle, birds, dairy cattle, deer and elk, fur-bearing animals, game animals, goats, horses, poultry, ratites, sheep, swine and other animals as defined in the **Minimum Distance Separation guidelines**.

Liquid Waste Transfer Station

Shall mean a transfer station used for the purpose of transferring **liquid industrial waste,** as defined and regulated by the *Environmental Protection Act* or a predecessor Act, from one vehicle to another, for transfer to another waste disposal site, and issued a certificate of approval pursuant to the *Environmental Protection Act*.

Loading Space

Shall mean an off-street space or berth located on the same **lot** as a permitted **use** and used for the parking of a **commercial vehicle** while loading or unloading merchandise or materials pertinent to such permitted use.

Lodging House

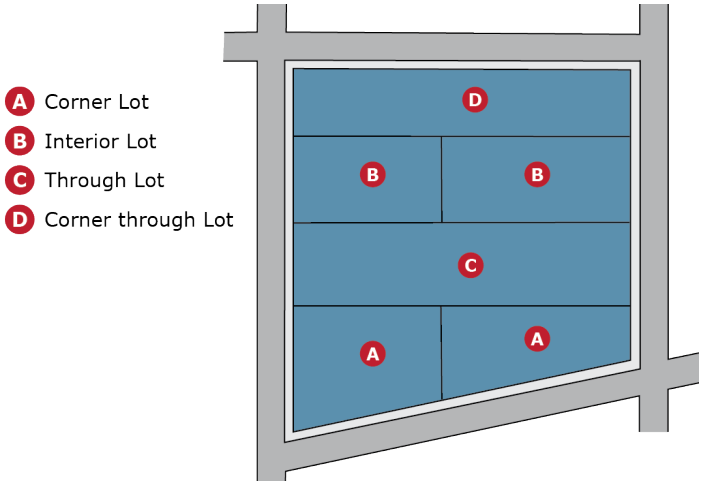
Shall mean a **lot** and a **building** or **structure**, or portion thereof, wherein the owner or lessee supplies, for compensation, with or without meals, lodging to five (5) or more boarders as the **principal use** and may include an additional **dwelling unit** for the owner or caretaker but shall not include a **hotel**, a **bed and breakfast establishment**, short term accommodation or any other **residential use**.

Long Term Care Home

Shall mean a place that is licensed as a **long term care home** under the *Long Term Care Act*, as amended.

Lot

Shall mean a parcel of land which is capable of being conveyed, separate and apart of any other lands and may include a **parcel of tied land** in a vacant land condominium.



Lot, Corner

Shall mean a **lot** situated at the intersection of, and abutting upon, two or more **streets** or two parts of the same **street**, where the adjacent sides of each **street** or **streets** contain at least one angle of not more than one hundred and thirty-five (135) degrees.

Lot, Corner Through

Shall mean a **lot** abutting three or more separate **streets**.

Lot, Interior

Shall mean a **lot** other than a **corner lot** or a **through lot**.

Lot, Through

Shall mean a **lot** other than a **corner lot** bounded on two or more sides by a **street**.

Lot Area

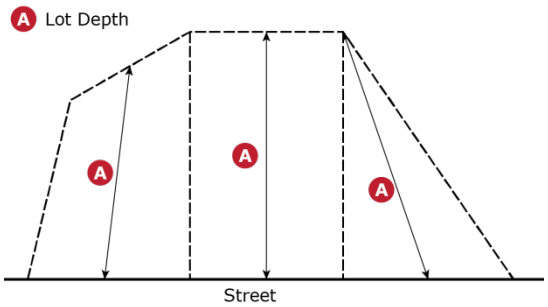
Shall mean the total horizontal area within the **lot lines** of a **lot** but does not include any portion of a **lot** that is covered by water or below the **top of bank**.

Lot Coverage

Shall mean that percentage of the **lot area** covered by all **buildings** at **finished grade** level excluding all **accessory buildings** and **structures**, **swimming pools**, **carport**, underground parking **garage**, unenclosed porch, verandah, deck, unenclosed steps or a ramp for physically disabled persons.

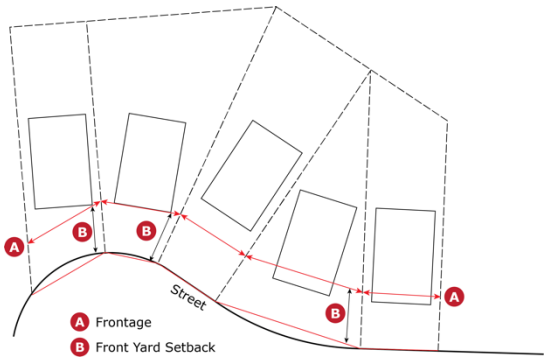
Lot Depth

Shall mean the horizontal distance between the midpoint of the front and **rear lot line**.



Lot Frontage

Shall mean the horizontal distance between the **side lot lines**, measured parallel to the **front lot line**, except where the **front lot line** is not straight, the distance measured from a point on each **side lot line** that is located at the required **front yard setback**.



Lot Line

Shall mean any boundary of a lot.

Lot Line, Exterior Side

Shall mean a **side lot line** that abuts a **street**.

Lot Line, Front

Shall mean the **lot line** dividing the **lot** from the **street**, and:

a) In the case of a **corner lot** bound by two **streets**, shall mean the shorter of the two **lot lines** abutting a **street**;

b) In the case of a **corner lot** abutting three or more **streets**, the **front lot line** shall be the **lot line** used for the **principal use** to the **building**; and

c) In the case of a **corner lot** where the **lot line** forms a curve, the **front lot line** is determined by projecting the two **lot lines** on the curve and bisecting the angle created therein; and

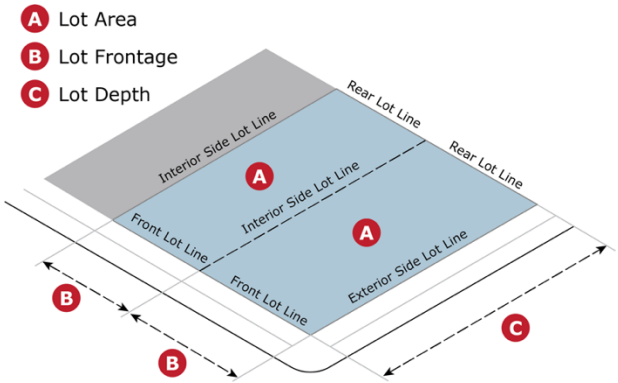
d) In the case of a through lot, the front lot line shall be only one of the lot lines abutting a **street** as designated by the person administering this Bylaw.

Lot Line, Interior Side

Shall mean a **side lot line** other than a **front lot line**, **exterior side lot line** or **rear lot line**.

Lot Line, Rear

Shall mean the **lot line** or lines opposite the **front lot line** or, in the case of a **lot** that has only three **lot lines**, the point of intersection of the two **side lot lines** shall be deemed to be the **rear lot line**.



Lot Line, Side

Shall mean a **lot line** other than a **front** or **rear lot line**.

Lot of Record

Shall mean a **lot** that legally existed at the date of passing of this By-law.

4.13 M

Manufacturing Use

Shall mean a **lot**, **building** and/or a **structure** whose primary activity consists of production, compounding, processing, packaging, crating, bottling, packing, or assembling of semi-processed or fully processed goods and materials but shall not include a **recycling operation**.

Mausoleum

Shall mean a structure, other than a **columbarium**, used as a place for the interment of human remains in tombs, crypts or compartments.

Medical Clinic

Shall mean a **lot**, **building** and/or **structure**, or portion thereof, in which two or more medical practitioners provide consultation, diagnosis and/or treatment of patients and which shall include joint usage of facilities such as accessory administrative **offices**, waiting rooms, treatment rooms, laboratories, pharmacies or other similar functions, but shall not include accommodation for in-patient care or facilities for surgical procedures which require hospitalization according to criteria approved by the College of Physicians and Surgeons.

Microbrewery

Shall mean a **lot**, **building** and/or **structure** which retails beer brewed on the premises as an **accessory use** to a **restaurant**.

Minimum Distance Separation (MDS) Guidelines

Shall mean formulae and guidelines developed by the Province, as amended from time to time, to separate **livestock** operations from other land **uses** so as to reduce incompatibility concerns about odour from **livestock** facilities and manure storage.

Mixed Use Building

Shall mean a **building** which contains a mixture of two or more **principal uses**, which must include a **residential use** and one or more **non-residential uses**.

Mobile Home Dwelling

Shall mean a prefabricated **building** designed to be made mobile, whether the running gear is removed or not, and manufactured to provide cooking, eating, living, sleeping and sanitary facilities constructed according to the Canadian Standards Association (CSA), and which is designed to be used as a place of **residence** and shall only be located in a **mobile home park** as herein defined.

Mobile Home Park

Shall mean a parcel of land which is capable of accommodating two or more **mobile home dwellings** together with communal private internal roads and other services.

Model Home

Shall mean a **dwelling** which is not occupied for human habitation but is used for the purpose of display to the public and where a portion of this **dwelling** may be used as a sales **office** for the **dwelling units** to be constructed on **lots** within a registered plan of subdivision.

Museum

Shall mean a **lot**, **building** and/or **structure** used for the preservation and presentation of works of art, or cultural, historical or scientific objects and information including the outdoor display of interpretative exhibits and open to the recreational and educational use of the public.

4.14 N

Neighbourhood Convenience Store

Shall mean a **retail store** that provides a variety of household necessities, groceries and other convenience items primarily to the immediate neighbourhood but shall not include appliances, electronics, apparel, luggage, jewelry, sporting goods, hardware, paint and other similar products, provided the **gross floor area**

does not exceed 300 square metres. A convenience store may also include sale of prepared foods.

Non-Conforming Use

Shall mean an **existing** use, **building** or **structure** that does not meet the standards, provisions and regulations of this By-law, but was legally established, **erected** or altered in accordance with the By-law in force at the time.

Non-Residential Use

Shall mean a **use** other than a residential use.

Noxious Use

Shall mean a **use** which, from its nature or operation, creates a nuisance or is liable to become a nuisance or offensive by the creation of noise or vibration, or by reason of the emission of gas, fumes, dust, or objectionable odour, or by reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, waste or other material

Nursery Garden Centre

Shall mean a **lot**, **building** and/or **structure**, or portion thereof, used for growing and/or sale of vegetables, fruit, trees, shrubs, flowers, bulbs and related items and may include the **use** of commercial **greenhouses**, potting sheds and other **accessory buildings** and **structures**. A nursery and garden centre may include the sale of soil, planting materials, fertilizers, garden equipment, ornaments and similar materials as an **accessory use**.

4.15 O

Office, General

Shall mean a **lot**, **building** and/or **structure**, or portion thereof, used for administration, management or professional functions for a profession, occupation, craft, non-profit organization or business but shall not include a **medical office** or **medical clinic**

Office, Medical

Shall mean a **lot**, **building** and/or **structure**, or portion thereof, in which medical practitioners provide consultation, diagnosis, and/or treatment of patients and which shall include accessory administrative **offices**, waiting rooms and treatment rooms, but shall not include accommodation for inpatient care or facilities for surgical procedures which require hospitalization according to criteria approved by the College of Physicians and Surgeons.

On-Farm Diversified Use

Shall mean **use** or **uses** that are secondary to the principal **agricultural use** of the property and are limited in area.

Open Storage

Shall mean the leaving, placing, or parking of goods, materials, machinery, equipment or motor vehicles on a **lot** and not covered by a **structure**.

4.16 P

Parcel of Tied Land

Shall mean a piece of land which is conveyable and which is legally tied to parts of a **common elements condominium** property.

Park

Shall mean a public or private area of land consisting of open space used primarily for active or passive recreational purposes or as a conservation area, which may include recreational **buildings**, **structures**, indoor and outdoor recreational facilities, picnic areas and other similar **uses** but shall not include an **amusement park**.

Parking Area

Shall mean that portion of a **lot** or **building** designed to be used for the parking of five or more motor vehicles and shall include the **parking spaces**, access aisles and **driveway**s, but does not include the storing of impounded, wrecked and/or otherwise inoperable vehicles.

Parking Structure

Shall mean a **structure** used for the parking of motor vehicles but does not include a **garage** or a **carport**.

Parking Space

Shall mean a portion of a **building** or **lot** designed and used for the parking of a motor vehicle.

Parking Space, Tandem

Shall mean two **parking spaces**, one behind the other, which are accessed by the same **driveway** or traffic aisle.

Passive Recreational Use

Shall mean outdoor recreational facilities including, but not limited to bicycle paths, walking or hiking trails, interpretative or educational signage, lookouts, boardwalks, benches and shade **structures**. A **passive recreational use** shall not include **buildings** or trails for use by motorized vehicles.

Patio

Shall mean an uncovered, surfaced parcel of land, accessory to a **building**, having a height of up to 0.6 metres measured from the lowest point of grade, which is intended for use as an outdoor recreation area but shall not include pathways or walkways.

Patio, Commercial

Shall mean an open area of land accessory to a **restaurant** where meals or refreshments are served to the public for consumption.

Personal Service

Shall mean a **building** in which services are provided and administered to the individual and personal needs of persons and, without limiting the generality of the foregoing, includes a barber shop, beautician, hair salon, shoe repair, tailor shop, pet grooming, dry cleaning distribution outlet and **laundromat**.

Pharmacy

Shall mean a **retail store** which dispenses prescription drugs, and which sells non-prescription medicine, health, beauty products and associated sundry products.

Pit

Shall mean a **pit** as defined in the *Aggregate Resources Act*.

Place of Assembly

Shall mean a **building** or part of a **building** in which facilities are provided for meetings for civic, educational, political, social activities, conferences, rallies or special events and may include a lodge, service club, fraternity, sorority house or labour union hall.

Place of Entertainment/Recreation

Shall mean the **use** of a **lot**, **building** and/or **structure** designed and intended to accommodate various forms of indoor or outdoor sports, recreation, exercise and entertainment activities.

Place of Worship

Shall mean a **building** owned or occupied by a religious congregation or religious organization and dedicated to worship and related religious social and charitable activities, and may include as **accessory uses** a public hall, auditorium, meeting rooms, convent, monastery, **office** of a clergyman, church school, manse, parish hall, day care or a parsonage.

Portable Building

Shall mean a **building** that is designed to be movable.

Principal Use

Shall mean the primary purpose for which a **lot**, **building** or **structure** is used or is designed to be used.

Printing Establishment

Shall mean a **building** used for blueprinting, lithographing, publishing, engraving, stereotyping or printing and may also include photocopying, computer graphics and reproduction of tapes, films or records.

Production Studio

Shall mean the **use** of land, building or structure or part thereof, used for creation and production of motion pictures or audio or video recordings and the associated warehousing, prop and set design and storage and including digital media **uses** such as animated studio and associated software development and processing, but shall not include the mass production of film.

Propane Filling Plant/Transfer Facility

Shall mean a facility licenced under the *Ontario Energy Board Act* or any successor Act which shall not have an aggregate propane storage capacity in excess of 155,000 litres and shall not permit retail sale of propane fuel to the public.

Public Agency

Shall mean:

a) the Government of Canada;

b) the Government of Ontario;

c) the Corporation of the City of Brantford,

d) the Corporation of the County of Brant;

e) any company providing a **public utility**;

f) any railway company authorized by the *Railway Act*; or

g) the Grand River Conservation Authority.

Public Service

Shall mean any **buildings**, **structures**, roadworks, **utility service equipment**, water supply, sanitary sewer, storm sewer, natural gas, electrical power or energy electrical transmission equipment, pipeline, telephone, television, sidewalk, **street** light, telecommunications network or other similar services provided by a **public agency** but shall not include an **office building**, a **works yard**, **public transit facility** or bus **garage**, postal station or sanitary landfill site.

Public Transit Facility

Shall mean a **lot**, **building** or **structure**, or portion thereof, used for the provision of a service to transport people by bus or train, and may include as an **accessory use** the transportation of goods within such bus or train.

Public Utility

Shall mean a **public utility** as defined by the *Public Utilities Corporation Act*.

4.17 Q

Quarry

Shall mean a **lot** where consolidated rock has been or is being removed by means of an open excavation and includes the processing thereof including screening, sorting, washing, crushing and other similar required operations and related **buildings** and **structures**.

4.18 R

Recreational Vehicle

Shall mean a vehicle designed to be used primarily for accommodation during travel, recreation or vacationing and designed to be driven, towed, transported or relocated from time to time, whether or not the vehicle is jacked up or its running gear is removed. A **recreational vehicle** shall not be used as a principal **residence** and includes such vehicles commonly known as travel trailers, camper trailers, truck camper, tent trailer, motor homes and park mobile trailers.

Recycling Operation

Shall mean a **lot**, **building** and/or **structure**, or portion thereof, used for an industrial operation which collects, dismantles, sorts and/or stores material for sale or shipping and may include facilities for the administration and

management of the operation and for the storage and maintenance of equipment used in the operation and shall include a **salvage yard**.

Research Use

Shall mean a **lot**, **building** or **structure**, or portion thereof, used for systematic research, data collection and manipulation and/or technical development of information, devices or products and may include a laboratory.

Reserve or Access Reserve

Shall mean a narrow strip of land, owned in fee simple by the City, reserved for the purposes of restricting access

Residence or Residential Use

Shall mean a **lot** and a **building** or **structure**, or portion thereof, used for the purpose of a **dwelling**, a **lodging house**, a **mobile home dwelling**, **group home**, mini-group home, **group correctional home**, group correctional **residence**, group **residence**, **crisis residence**, nursing home, home for the aged, **retirement home** or monastery.

Residential Character

Shall mean the design and maintenance of **buildings** so that no evidence is apparent from the exterior that any **use** not of a residential nature is being conducted therein. This definition shall not be construed to exclude the erection of **signs** as allowed by the Sign By-law.

Restaurant

Shall mean a **building** where food is offered for sale or sold to the public for consumption or take-out and includes such **uses** as a **restaurant**, café, cafeteria, ice cream parlour, tea or lunch room, coffee shop, or snack bar, but does not include a **lodging house** or a food service vehicle.

Restoration

Shall mean the reconstruction of a **building** or **structure** that has been destroyed by fire or vandalism or by flood or a natural occurrence or an act of nature. **Restoration** does not include the rebuilding and/or replacement of a **building** intentionally removed or demolished.

Retail Store

Shall mean a **building** where goods, wares, merchandise, articles or things are offered for sale or for rental.

Retirement Home

Shall mean a **residence** providing accommodation primarily for retired persons or couples where each private bedroom or **dwelling unit** may have a separate kitchen and shall have a separate private bathroom and separate entrance from a common hall but where common facilities for the preparation and consumption of food are provided, and common lounges, recreation rooms and medical care facilities may also be provided. A **retirement home** shall not include a **long term care home**.

Riding Stable or Arena

Shall mean a **building** which offers horses for hire, boarding or instruction in horsemanship.

Right-of-Way/Easement

Shall mean any right, liberty or privilege in, over, along or under a defined area of land which the owner of the land has granted to another party for a specific use, right or purpose, while retaining ownership of the said land. Such area of land is legally described in a registered deed for the provision of private use.

Road Allowance

Shall mean land held under public ownership for the purpose of providing a **street** and/or public infrastructure.

4.19 S

Salvage Yard

Shall mean a building or yard used for the storage, handling, disassembly, buying, exchange and sale of scrap metal such as vehicles and parts, machinery or building materials.

School, Commercial

Shall mean a teaching and training center, operated for gain or profit, in which instruction in a trade, skill or service is provided.

School, Elementary

Shall mean a school under the jurisdiction of an educational Board in the Province or a private board of trustees or governors used primarily for the instruction of students receiving primary education.

School, Post-Secondary

Shall mean a University or a College of Applied Arts and Technology established pursuant to the *Ministry of Colleges and Universities Act*.

School, Secondary

Shall mean a school under the jurisdiction of an educational Board in the Province, or private board of trustees or governors used primarily for the instruction of students receiving a secondary education.

School, Trade

Shall mean a public or private school where courses of instruction and training related primarily to industrial arts and vocational and technical subjects are offered and may include the accessory retailing of articles manufactured on the premises or the accessory supplying of repair services to the public provided such articles or services are directly related to a course of instructions conducted by the school.

Secondary

Shall mean any **building**, **structure** or **use** which is permitted by this by-law to be located on the same **lot** as the **principal use, building** or **structure,** but which may or may not normally be incidental or subordinate to the **principal use, building** or **structure** on the **lot.**

Service Industry

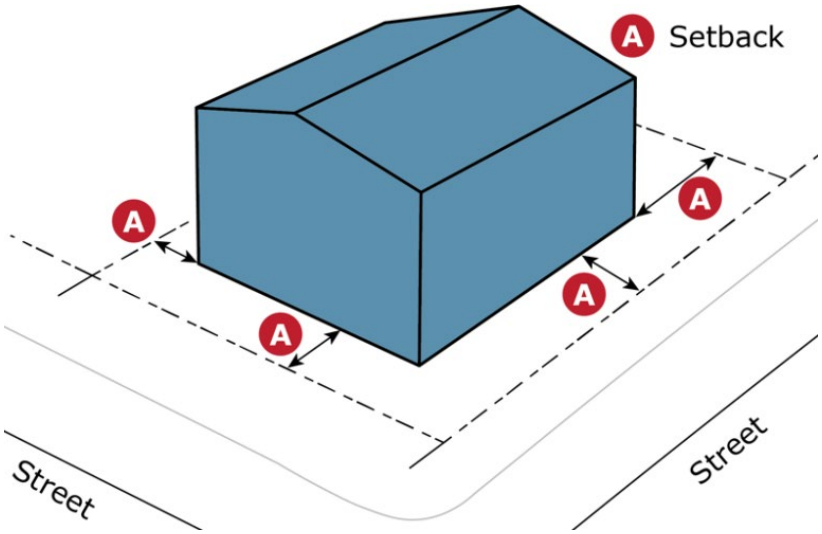
Shall mean a **lot**, **building** and/or **structure**, or portion thereof, other than an automotive use, associated with the provision of a service or trade including a plumber's shop, a painter's shop, a courier service, a carpenter's shop, a **contractor's yard**, an electrician's shop, a machine shop, **telecommunications services** or other similar **uses**.

Service or Repair Shop

Shall mean **lot**, **building** and/or **structure**, or portion thereof, used for a business which provides installation, repair or service of goods and equipment, and may include an accessory **retail store** but shall not include the manufacturing of such goods, an **automobile repair garage**, or an **autobody repair shop**.

Setback

Shall mean the horizontal distance between the boundary of a lot and the nearest point of any **building** or **structure**, measured perpendicular to the boundary.



Shipping Container

Shall mean a standardized storage **structure** or similar **structure**, which is typically used for intermodal freight transport.

Shopping Centre

Shall mean a group of commercial **uses** designed, developed and managed as a comprehensive development for which common **loading spaces**, **parking areas**, landscaping areas and other common facilities may be provided, and which is held under single or multiple ownership. Where a **shopping centre** is held in multiple ownership of more than one **lot**, the total area of the properties shall be deemed to be a **lot** for the regulations of this By-law.

Short Term Rental Accommodation

Shall mean a **dwelling unit** or portion thereof in which temporary accommodation is made available to members of the travelling public for a maximum of 28 consecutive days per stay and does not include a **bed and breakfast establishment**, **group home**, or **lodging house**.

Sign

Shall mean a **sign** as defined in the Sign By-law.

Special Event Sales

Shall mean the **use** of land, **buildings** or **structures** for the purpose of a show or event, the principal intent of which is the retail sale of goods, wares, merchandise, substances, articles or things to the public for not longer than 3 consecutive days.

Stacking Lane

Shall mean a continuous on-site queuing **lane** that includes **stacking spaces** associated with a **drive through**.

Stacking Space

Shall mean a rectangular space that may be provided in succession and is designed to be used for the temporary queuing of a motor vehicle in a **stacking lane**.

Storey

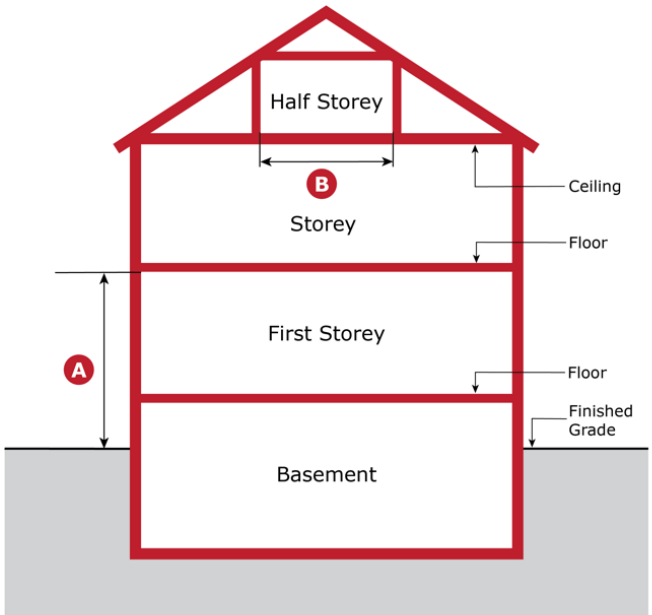
Shall mean that portion of a **building** situated between the top of any floor and the top of the floor next above it or, if there is no floor above it, that portion between the top of the floor and the ceiling above it.

Storey, First

Shall mean the floor closest to the **finished grade** level and having its ceiling more than 1.8 metres above the **finished grade** level.

Storey, Half

Shall mean that portion of a **building** located wholly or partly within a sloped roof, having a **floor area** not less than one-third (1/3) or more than two-thirds (2/3) of the next **floor area** of the **storey** next below.



A First Storey: More than 1.8 m above finished grade
B Half Storey: Not exceeding two-thirds of the floor area below and greater than one-third of the floor area below

Stormwater Management Facility

Shall mean an end-of-pipe, managed detention or retention basin, which may include a permanent pool, designed to temporarily store and treat collected stormwater runoff and release it at a controlled rate or direct it for an intended reuse.

Street

Amended by By-law 118-2025.

Shall mean a private street and a public street.

Street, Private

Shall mean a right-of-way for vehicular access that is owned or maintained privately or by a condominium corporation.

Street, Public

Shall have the same meaning as the definition of “highway” found within the Traffic Highway Act R.S.O 1990, c. H.8.

Street, Arterial

Shall mean a **street** that is a major corridor for traffic movement, as shown on Schedule 12 Road Network of the Official Plan

Street, Collector

Shall mean a **street** that serves to collect and distribute traffic between **local streets** and **arterial streets**, as shown on Schedule 12 Road Network of the Official Plan

Street, Local

Shall mean a **street** that provides direct access to properties generally with lower traffic volumes and speeds.

Street Line

Shall mean a **lot line** of a **lot** adjoining a **street**.

Structure

Shall mean anything that is **erected**, built or constructed of parts joined together that is anchored to the ground.

Studio

Shall mean a **lot** and a **building** or **structure**, or portion thereof, which is the workplace of an artisan involved in the creation of works of art such as paintings, sculpture, pottery, glass, weaving, music recording, or plastic art; and may include such **accessory uses** as a **dwelling unit** occupied by the artisan and retail sales of works of art.

Swimming Pool

Shall mean a **structure** that is designed and capable of holding water, located outdoors either above or below the ground, or partly above or below ground, that is, or is designed to be, used or maintained for the purpose of swimming, wading, diving or bathing. This definition also includes hot tubs.

4.20 T

Taxi Establishment

Shall mean a **lot**, **building** and/or **structure**, or portion thereof, used for the dispatching and parking of taxis and **limousines** when not in service.

Telecommunication Services

Shall mean a **service industry** other than a **public service** for the provision of telephone and other **telecommunication services** to the public and may include satellite communication services, telephone communication services, telephoto services, teletype services, broadband services, television stations or **studios** and similar communication services.

Temporary Farm Employee Accommodation

Shall mean a temporary **dwelling** used for the housing of seasonal farm workers which is intended not to be used year-round and not used as the permanent **residence** and includes a communal kitchen, bathrooms and sleeping facilities and may be located in a **mobile home dwelling**.

Temporary Sales Office

Shall mean an uninhabited **building** constructed for the purpose of the advertising, sale and/or lease of units within a development to the general public and may contain an **office** for the builder and/or developer of the related development.

Theatre

Shall mean a **building** or **structure**, or portion thereof, used for the presentation of musical, theatrical or film performances and shall include **accessory uses**

such as serving of food and beverages, lounges, dressing rooms, workshops and storage areas but shall not include a drive-in **theatre**.

Top of Bank

Shall mean, when used with reference to a watercourse, the highest elevation of land which ordinarily confines the waters of such watercourses when they rise out of the stream bed and/or the highest point of a stable slope associated with valley corridors containing a river or stream channel as determined by the Conservation Authority.

Transportation Terminal

Shall mean a **lot**, **building** and/or **structure**, or portion thereof, where railcars, trucks, trailers or containers are loaded and unloaded, kept for hire, stored, parked or dispatched, or where goods are stored temporarily for further shipment and includes a moving and storage operation.

4.21 U

Use

Shall mean:

a) when used as a noun, the purpose for which a **lot**, **building** or **structure**, is designed, arranged, occupied or maintained; or

b) when used as a verb, the doing or permitting of anything by the owner or occupant of any **lot**, **building** or **structure** or by or through any trustee, tenant, servant or agent acting for such owner or occupant, for the purpose of making use of the **lot**, **building** or **structure**.

Utility Service Equipment

Shall mean any pump, generator, battery energy storage system, transformer, gas regulator, switching equipment or any other similar equipment or **structures**, except ground level or elevated water storage reservoirs which are located on a **lot** but shall not include a water booster and sanitary pumpstations.

4.22 V

Veterinary Clinic

Shall mean a **lot**, **building** and/or **structure**, or portion thereof, wherein a licensed veterinarian practices veterinary medicine and may supply ancillary services such as boarding, grooming and sale of foods, supplies and other goods and services used by or with animals, but shall not include outdoor facilities for the boarding or keeping of animals.

Vulnerable Populations

Shall mean any elderly persons, persons with disabilities and those who are sick or young.

4.23 W

Wall, Main

Shall mean the walls of a **building** or **structure** that face the **front lot line** excluding the wall of an **Integral garage** facing the **front lot line**.

Warehouse

Shall mean a **building** or **structure** used for the storage and distribution of goods, merchandise, substances or materials which will be sold elsewhere or, subsequently, transported to another location for sale or consumption.

Warehouse, Public Storage

Shall mean a **building**, or part thereof, where individual storage areas are made available to the public for rental for storage of personal goods.

Waste Transfer Station

Means a facility operated under the *Environmental Protection Act* where the primary purpose is the collection and storage of waste or hazardous waste for shipment, and which may include limited sorting or preparation of that waste to facilitate its shipment for final disposal or transfer to a waste processing station, but does not include a facility generating **energy from waste** or **salvage yards**.

Wayside Pit

Shall mean a **pit** which requires or has obtained a wayside permit pursuant to the *Aggregate Resources Act* and operates on a temporary basis.

Wayside Quarry

Shall mean a **quarry** which requires or has obtained a wayside permit pursuant to the *Aggregate Resources Act* and operates on a temporary basis.

Wetland

Shall mean lands that are seasonably or permanently covered by shallow water as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of **wetlands** are swamps, marches, bogs and fens. Periodically, soaked or **wetlands** used for agricultural purposes that no longer exhibit **wetland**

characteristics shall not be considered **wetlands** for the purpose of the definitions.

Wholesale

Shall mean an industry whose primary activity consists of the storage of quantities of goods and materials intended for sale to industrial and commercial users and does not include retail use.

Works Yard

Shall mean the **use** of a **lot**, **building** and/or **structure** for the storage of municipal or provincial road maintenance equipment and the equipment used to maintain other public facilities and includes facilities for the stockpiling of sand, sand salt mixtures or materials used in the maintenance of roads and lands owned by the municipality or Province.

4.24 X

4.25 Y

Yard

Shall mean the space on a **lot**, uncovered by **buildings** and **structures**, open from the ground to the sky.

Yard, Exterior Side

Shall mean a **side yard** immediately adjoining a **street** or abutting a 0.3 metre reserve on the opposite side of which a **street** is located.

Yard, Front

Shall mean a **yard** extending across the full width of a **lot** between the **front lot line** and the nearest part of the **main building** on the **lot**. The **front yard** of a **through lot** shall be the **yard** facing the **street** having the greater **right-of-way** width. Where the two **streets** have the same right of way, the **front yard** shall be the **yard** to which the main front door of the **building** faces. Notwithstanding this determination of **front yard**, the minimum **front yard** requirement in a zone shall apply to all **street** frontages of **through lots**.

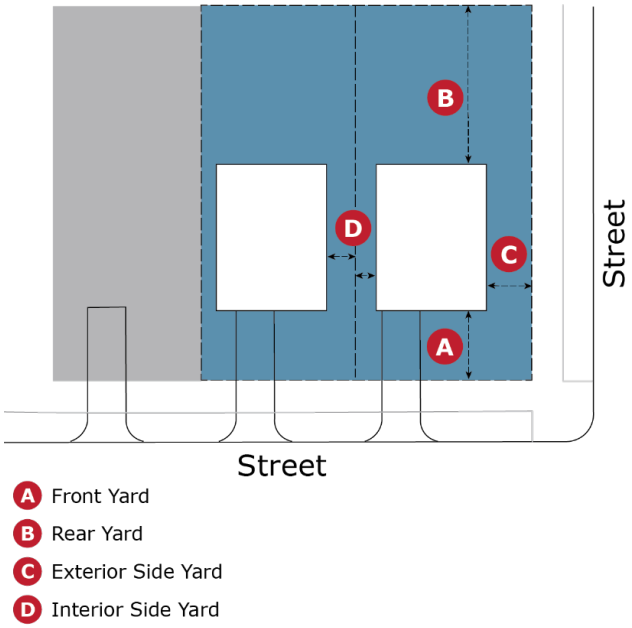
Yard, Interior Side

Shall mean a **side yard** other than an **exterior side yard**.

Yard, Rear

Shall mean a **yard** extending across the full width of a **lot** between the **rear lot line** or, where there is no **rear lot line**, the junction point of the **side lot lines** and the nearest part of any **building** or **structure** on such **lot**. On a **corner lot**, a

rear yard shall mean a **yard** extending from the **interior side lot line** to the minimum **exterior side yard**, between the **rear lot line** and the nearest part of any wall of the **main building** on the **lot**.



Yard, Side

Shall mean a **yard** extending from the **front yard** between the **side lot lines** and the nearest part of any **building** or **structure** on such **lot**.

4.26 Z

Zone

Shall mean any area of land on which specific **uses** and development standards are prescribed by this By-law.

Zone Boundary

Shall mean a line dividing two or more different **zones** as herein defined.

5.0 Parking and Loading Regulations

5.1 Parking Standards

a) Except as otherwise provided herein, the minimum number of **parking spaces** to be provided and maintained shall be determined in accordance with Table 5.3.a and 5.3.b.

   Where more than one **use** specified in Table 5.3.a and 5.3.b is provided on the same **lot** or in the same **building** or **structure**, the **parking spaces** required shall be in respect of each use.

5.2 Off-Street Parking Requirements

Off street parking requirements by land use are set out in Table 5.3.a and 5.3.b. Where “space” is used in the table, it means a parking space.

5.3 Parking Exemptions

Amended by By-laws 75-2025, 118-2025.

a) Within the Parking Exemption Area 1 defined on Schedule D, the minimum number of **parking spaces** to be provided and maintained for commercial **uses** shall be fifty percent (50%) of the required **parking spaces** determined in accordance with Table 5.3.a.

b) Within the Parking Exemption Area 2 as defined on Schedule D, the minimum number of **parking spaces** to be provided and maintained for commercial **uses** shall be seventy-five percent 75% of the required **parking spaces** determined in accordance with Table 5.3.a.

c) Within the Parking Exemption Area 3 as defined on Schedule D, commercial **uses** shall be exempt from the parking requirements of Table 5.3.a.

d) Where a lot is a **designated heritage property**, **non-residential** uses within the **existing building** shall be exempt from the parking requirements of Table 5.3.a.

e) Where a lot is a **designated heritage property**, **dwelling units** within the **existing building** shall be exempt from the visitor parking requirements of Table 5.3.b.

Table 5.3.a: Off-Street Parking Requirements for Non-Residential Uses

Permitted Use	Parking Standard
1. **Accessory** retail sales	1.0 space per 30.0 m^2 GFA
2. **Adult live entertainment establishment**	1.0 space per 10.0 m^2 GFA
3. Agricultural equipment sales and service establishment	1.0 space per 30.0 m^2 GFA
4. Agricultural processing facility (Retail/**office**)	1.0 space per 30.0 m^2 GFA
5. Agricultural processing facility (**warehouse**)	1.0 space per 200.0 m^2 GFA
6. **Art gallery**	1.0 space per 30.0 m^2 GFA
7. Arena	1.0 space per 50.0 m^2 GFA
8. **Autobody repair shop**	1.0 space per 20.0 m^2 GFA
9. **Automobile gas bar**	1.0 space per 30.0 m^2 GFA
10. **Automobile sales establishment**	1.0 space per 30.0 m^2 GFA excluding service area which shall be 4.0 spaces per service bay
11. **Automobile repair garage**	4.0 spaces per service bay
12. **Bar**	1.0 space per 30.0 m^2 GFA
13. **Bed and breakfast establishment**	1.0 space per guestroom in addition to the parking required for the **dwelling**.
14. **Cannabis production and processing facility**	1.0 space per 200.0 m^2 GFA
15. **Cannabis production and processing facility** (office component and any retail component)	1.0 space per 30.0 m^2 GFA
16. Catering service	1.0 space per 30.0 m^2 GFA
17. **Community Centre or Community Hall**	1.0 space per 25.0 m^2 GFA
18. **Contractor's yard**	1.0 space per 100.0 m^2 GFA
19. **Crisis residence**	2.0 spaces plus 1.0 space per 3 residents
20. **Child care centre**	1.0 space per 28.0 m^2 GFA

Permitted Use	Parking Standard
21. **Emergency services**	1.0 space per 30.0 m^2 GFA excluding any garage
22. **Equipment rental establishment**	1.0 space per 30.0 m^2 GFA
23. **Farm production outlet**	1.0 space per 30.0 m^2 GFA
24. **Financial institution**	1.0 space per 20.0 m^2 GFA
25. **Funeral home**	1.0 space per 20.0 m^2 GFA or 20.0 spaces, whichever is the greater
26. **Golf course**	2.0 spaces per hole plus 1.0 space per 20.0 m^2 GFA for the club house
27. **Golf driving range**	1.0 space per tee-off pad
28. **Grocery store**	1.0 space per 25.0 m^2 GFA
29. **Group correctional home**	1.0 space per 100.0 m^2 GFA or a minimum of 3.0 spaces
30. **Group Home**	1.0 space per 100.0 m^2 GFA or a minimum of 3.0 spaces
31. **Home occupation**	1.0 space per **home occupation** plus 1.0 additional space for **home occupations** providing education or training
32. **Hospital**	1.0 space per 40.0 m^2 GFA
33. **Hotel**	1.0 space per guest room plus 1.0 space per 10.0 m^2 GFA for any accessory **restaurant** and 1.0 space per 20.0 m^2 GFA for accessory **place of assembly**.
34. **Impound yard**	6.0 spaces plus 1.0 space per 1,000.0 m^2 of GFA and of **open storage**
35. **Industrial mall**	1.0 space per 40.0 m^2 for the first 1,200.0 m^2 of GFA, plus 1.0 space per 100.0 m^2 for the remainder of the GFA in excess of 1,200.0 m^2. Only the parking prescribed for an **industrial mall** need be provided for all **uses** located therein.
36. **Laundromat**	1.0 space per 30.0 m^2 GFA
37. **Liquid waste transfer station**	6.0 spaces, plus 1.0 space per 1,000.0 m^2 GFA
38. **Lodging house**	1.0 space per 3 licenced lodgers

Permitted Use	Parking Standard
39. **Long term care home**	1.0 space per 3 beds
40. **Manufacturing use**	1.0 space per 100.0 m^2 GFA
41. **Museum**	1.0 space per 25.0 m^2 GFA
42. **Neighbourhood convenience store**	1.0 space per 30.0 m^2 GFA
43. **Nursery garden centre**	1.0 space per 100.0 m^2 GFA. 1.0 space per 30.0 m^2 outdoor sales and display area
44. **Office, general**	1.0 space per 30.0 m^2 GFA
45. **Office, medical**	1.0 space per 20.0 m^2 GFA
46. **On-farm diversified use**	1.0 space per 100.0 m^2 GFA
47. **Personal service**	1.0 space per 30.0 m^2 GFA
48. **Pharmacy**	1.0 space per 30.0 m^2 GFA
49. **Place of assembly**	1.0 space per 20.0 m^2 GFA
50. **Place of entertainment/recreation**	1.0 space per 18.0 m^2 GFA
51. **Place of worship**	1.0 space per 20.0 m^2 GFA
52. **Recycling operation**	6.0 spaces, plus 1.0 space per 1,000.0 m^2 of GFA and of **open storage**
53. **Research use**	1.0 space per 30.0 m^2 GFA
54. **Restaurant**	1.0 space per 10.0 m^2 GFA
55. **Retail store**	1.0 space per 30.0 m^2 GFA
56. **Retirement home**	1.0 space per private bedroom or dwelling unit
57. **Salvage yard**	6.0 spaces, plus 1.0 space per 1,000.0 m^2 of GFA and of **open storage**
58. **School, elementary**	2.0 spaces per classroom
59. **School, post-secondary**	1.0 space per 70.0 m^2 GFA
60. **School, secondary**	4.0 spaces per classroom
61. **School, trade/commercial**	2.0 spaces plus 1.0 space per 20.0 m^2 GFA
62. **Service industry**	1.0 space per 40.0 m^2 GFA
63. **Service or repair shop**	1.0 space per 30.0 m^2 GFA

Permitted Use	Parking Standard
64. **Shopping centre**	1.0 space per 20.0 m^2 GFA. Only the parking prescribed for a **shopping centre** need be provided for all **uses** located therein.
65. **Short term rental accommodation**	Up to 3 bedrooms per unit, the primary **residential use** parking requirements shall apply. For 4 or more bedrooms per unit, 1.0 additional space per bedroom.
66. **Studio**	1.0 space per 30.0 m^2 GFA
67. **Transportation terminal**	6.0 spaces plus 1.0 space per 1000.0 m^2 GFA
68. **Veterinary clinic**	1.0 space per 20.0 m^2 GFA
69. **Warehouse**	1.0 space per 500.0 m^2 GFA
70. **Warehouse**, public self-storage	1.0 space per 200.0 m^2 GFA
71. **Wholesale**	1.0 space per 100.0 m^2 GFA
72. All other **uses** not herein specified	1.0 space per 30.0 m^2 GFA

Table 5.3.b: Off-Street Parking Requirements for Residential Uses

Permitted Use	Parking Standard
1. **Additional dwelling unit**	1.0 space per unit except where two spaces are required for the first unit and then it shall be 1.0 space per unit after the first two units in a dwelling
2. **Apartment dwelling** that qualifies as **affordable housing**	0.5 space per unit plus 0.15 spaces per unit for visitors
3. **Apartment dwelling**	1.0 space per unit plus 0.15 spaces per unit for visitors
4. **Apartment dwelling unit** or **dwelling unit** in a **mixed use building** in the Upper Downtown (UD) Zone, Lower Downtown (LD) Zone and Historic Mainstreets (HM) Zone	0.7 spaces per unit plus 0.15 spaces per unit for visitors
5. **Duplex dwelling**, **Triplex dwelling**	1.0 space per unit.

Permitted Use	Parking Standard
6. **Dwelling unit** in a **mixed-use building**	Where there are three or fewer **dwelling units** in the **mixed-use building**, 1.0 spaces per unit. Where there are four or more **dwelling units** in the **mixed-use building**, 1.0 space per unit plus 0.15 spaces per unit for visitors.
6. **Fourplex** or double **duplex dwelling**	1.0 space per unit plus 0.25 spaces per unit for visitors
7. **Live-work dwelling**	2.0 spaces per **dwelling** unit.
8. **Semi-detached dwelling**	2.0 spaces per unit except on **lots** with less than 12 metres frontage and without a garage or an interior side yard 3 metres or wider: 1.0 space per unit
9. **Single detached dwelling**	2.0 spaces per unit except on **lots** with less than 12 metres frontage and without a garage or an interior side yard 3 metres or wider: 1.0 space per unit
10. **Stacked townhouse dwelling**	1.0 space per unit plus 0.25 spaces per unit for visitors
11. **Street townhouse dwelling**	2.0 spaces per unit
12. **Block townhouse dwelling**	1.0 space per unit plus 0.25 spaces per unit for visitors
12. **Back-to-back townhouse dwelling**	2.0 spaces per unit

5.4 Accessible Parking

Amended by By-law 31-2026.

a) A minimum proportion of the total provided **parking spaces** shall be provided as **accessible parking spaces** for the **use** of persons with disabilities as set out in Table 5.4.a.

i. Where the calculation of **accessible parking spaces** required pursuant to Table 5.4.a. would result in a fraction or decimal, the fraction or decimal number shall be rounded up to the nearest whole number.

ii. For the purposes of clause 5.4.a). visitor **parking spaces** are the only **parking spaces** that count towards the total provided **parking spaces** for a **use** listed in Table 5.3.b.

b) The required **accessible parking spaces** shall be provided according to the dimensions provided in Table 5.4.b.

   i. Where two **accessible parking spaces** are adjacent (Type A and/or Type B), a common 1.5 metres wide x 5.6 metres long **accessible access aisle** shall be provided for both spaces.

   ii. Where an even number of **accessible parking spaces** is required, an equal number of (Type A) spaces and (Type B) spaces must be provided.

   iii. Where an odd number of **accessible parking spaces** are required, the number of Type A spaces and Type B spaces must be divided equally, but the additional odd numbered space may be a Type B space. Despite the foregoing, where only one **accessible parking space** is required, the required **accessible parking space** shall be provided as a Type A space.

c) **Accessible parking spaces** shall be designated with a painted accessibility insignia and signage provided in accordance Section 11 of Ontario Regulation 581 made under the *Highway Traffic Act*.

d) Type A **accessible parking spaces** shall be marked with "van **accessible**" signage in accordance with the *Access for Ontarians with Disabilities Act*'s policy guidelines for the Design of Public Spaces.

e) Where an **accessible building** entrance faces a **parking area** on the same lot, **accessible parking spaces** shall be located to provide the shortest barrier free path of travel to the **accessible building** entrance.

f) Where parking on a **lot** is provided in both surface **parking areas** and within a **parking structure**, and three or more **accessible parking spaces** are provided, a portion of the required **accessible parking spaces** shall be distributed amongst the parking types. Despite the foregoing, this provision shall not apply to **existing** enclosed or covered **parking areas**, **existing parking structures**, or other **existing** internal parking.

g) **Accessible parking spaces** shall not be parallel or **tandem parking spaces**.

Table 5.4.a: Minimum Accessible Parking Spaces Required

Number of Parking Spaces Required	Minimum Accessible Parking Spaces Required
1. 1-12	1

2. 13-100	4%
3. 101-200	3% + 1
4. 201-1000	2% + 2
5. 1001+	1% + 11

Table 5.4.b: Accessible Parking Space Dimensions and Access

Accessible Parking Space Type	Length	Width	Accessible Access Aisle Width	Overhead Clearance
1. Type A	5.6 metres	3.4 metres	1.5 metres	2.48
2. Type B	5.6 metres	2.75 metres	1.5 metres	2.48

5.5 Parking Space Dimensions

a) Required **parking spaces** shall have minimum length and width as shown in Table 5.5.a.

b) Where more than 10 **parking spaces** are required on a **lot**, the minimum **parking space** size of not more than 10% of such required **parking spaces** shall be a width of 2.6 metres and a length of 5.5 metres, provided that any such **parking space** is clearly identified as being reserved for the parking of small cars only.

c) The required width of a **parking space**, other than in an **Integral garage** or **carport**, shall be increased by 0.25 metres when one side of the **parking space** abuts a wall or column.

d) Notwithstanding Section 5.5 c), pillars, columns and other ceiling support elements may project a maximum of 0.15 metres into a required **parking space** if they are located a maximum of 1.0 metre from the front or rear of a **parking space**.

e) Stairs may encroach into a required **parking space** within an **Integral garage** or **carport** by a maximum of 0.6 metres.

Table 5.5.a: Parking Space Dimensions

Parking Space Type	Length	Width
1. Parallel **parking space**	6.7 metres	2.75 metres
2. **Tandem parking space**	11.0 metres	2.75 metres

Parking Space Type	Length	Width
3. **Parking spaces** with direct access to an **access aisle**	5.6 metres	2.75 metres
4.**Parking spaces** with direct access to a **street**	6.0 metres	2.75 metres
5. **Parking spaces** within an Integral garage	6.0 metres	3.0 metres

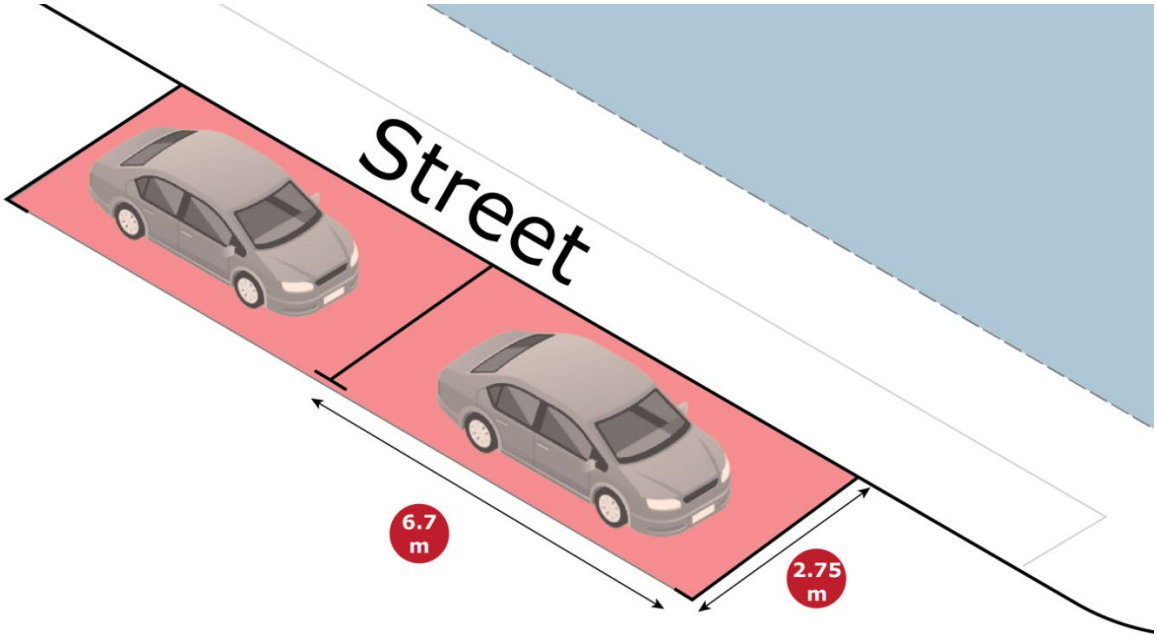


Figure 5.5.b: Parallel Parking Space Dimension

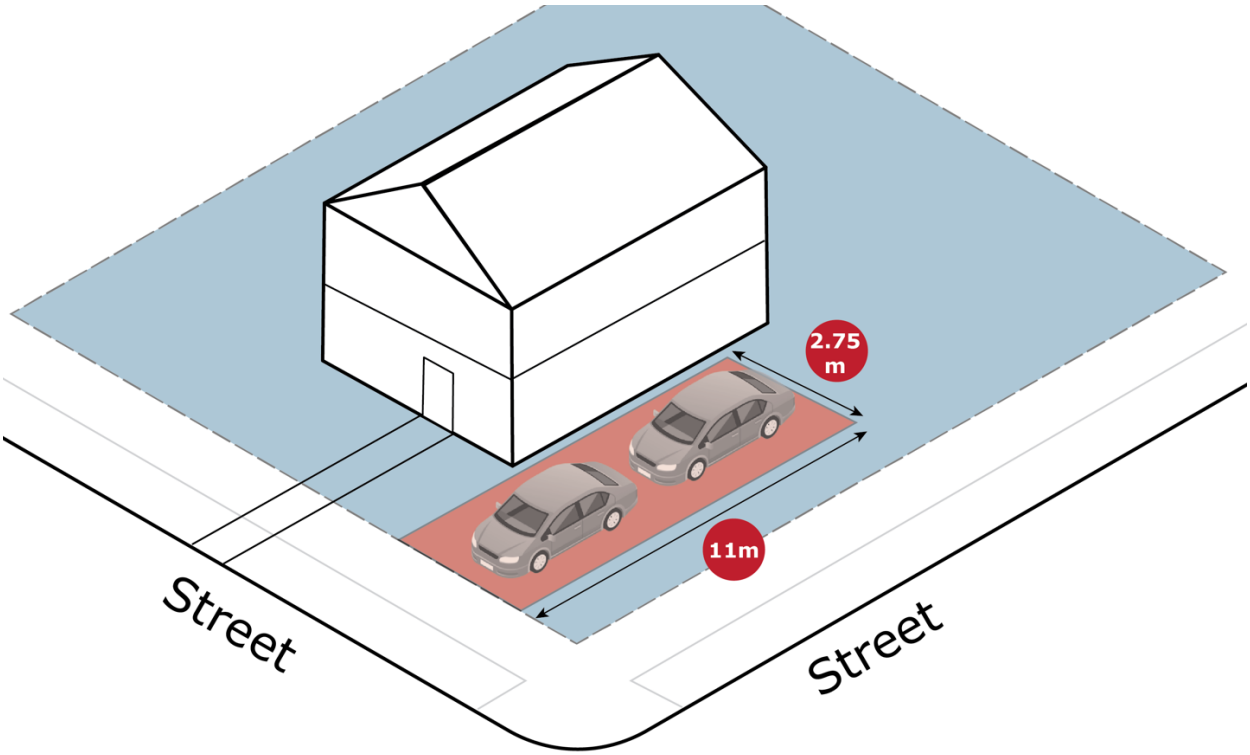


Figure 5.5.c: Tandem Parking Space Dimensions

5.6 Parking Deficiencies

a) Where a **use existing** at the date of adoption of this By-law provides fewer than the minimum number of **parking spaces** required herein, the **existing** number of **parking spaces** shall be deemed to be the minimum number of **parking spaces** required for the said use.

b) An **existing** permitted **use** may be enlarged or changed to another permitted **use** in accordance with the following:

   i. The minimum number of **parking spaces existing** at the date of adoption of this By-law shall continue to be provided.

   ii. Additional **parking spaces** for the enlarged or changed **use** shall be calculated as follows:

      a. The total minimum number of **parking spaces** for the enlarged or changed **use** as required by Table 5.3.a of this By-law,

      b. minus the total minimum number of **parking spaces** the previous **use** would have required pursuant to Table 5.3.a.

c) Where a changed **use** requires less than the number of **existing parking spaces**, then the minimum number of **parking spaces** required shall be in accordance with Table 5.3.a, notwithstanding the provisions of Section 5.6 b).

5.7 Parking Location

The location of a **parking space** shall be subject to the following regulations:

a) The required **parking space** shall be located on the same **lot** as the use, **building**, or **structure** for which it is required.

b) A required **parking space** is permitted to be located within an **Integral garage**.

c) Notwithstanding the provisions of Section 5.7 a) within any Mixed Use Zone or any development which provides for more than 10 new units within the built-boundary, required **parking spaces** may be provided on an abutting **lot**, or on another **lot**, provided:

   i. the parking is located within the same **zone** as the subject property;

   ii. the parking is located within a maximum of 150.0 metres of the nearest **lot line** of the subject property; and

iii. an agreement providing for the continuation of the required **parking spaces** is entered into with the City and is registered against both parcels of land.

d) The required **parking space** shall be located a minimum of 1.0 metre from any **lot line** abutting a **street** except for a **parking space** located in a **driveway** on a **lot** containing up to three **dwelling units**.

e) In an Employment Zone, Commercial Zone, or a Downtown Mixed Use Zone, **parking spaces** shall be located a minimum of 3.0 metres from any **lot line** abutting a **street** or a Residential Zone. This provision shall not apply to an underground **parking structure**.

f) In a Commercial Zone, or Downtown Mixed Use Zone, parking spaces shall not be located in a **front yard**. This provision shall not apply to an underground **parking structure**.

g) All **parking spaces** shall have access to a **street** by means of a **driveway**.

h) A **driveway** shall have a minimum width of 2.4 metres on **lots** in all Residential Zones.

i) Where a minimum of two **parking spaces** are required, a **tandem parking space** shall be permitted for any **lot** containing up to three **dwelling units**, **bed and breakfast establishments**, **short term rental accommodations** and **home occupations**.

j) Where required **parking spaces** are provided in a **parking structure**, the **parking structure** shall be subject to the following regulations:

i. The **parking structure** shall be located on the same **lot** as the use, **building** or **structure** for which it is required except as provided for in Section 5.7 b).

ii. That portion of a **parking structure** at or above the **finished grade** level shall conform to all the provisions for the **main buildings** or **structures** therein, and that portion of a **parking structure** located below the **finished grade** level shall be located no closer than 0.3 metres to any **lot line**.

iii. **Parking structures** shall incorporate permitted **uses** at-grade where the **structure** is facing onto any **arterial street** or **collector street**.

k) Parking lots in the Historic Mainstreets Zone shall not have direct frontage on Colborne Street, Dalhousie Street or Market Street.

l) Parking lots in the Brant Avenue Heritage Conservation District Zone shall not be located within a front yard along on Brant Avenue.

5.8 Access to Parking

a) Where five or more **parking spaces** are required on a **lot**, such spaces shall be located in a **parking area** and access thereto shall be provided in accordance with the following regulations:

i. All **parking areas** shall have access to a **street** by means of a driveway. Any driveway not accessing a **parking area** and providing access to a road classified as a Minor or Major Arterial shall require a hammerhead design to allow vehicles to reverse or reposition the vehicle within the site.

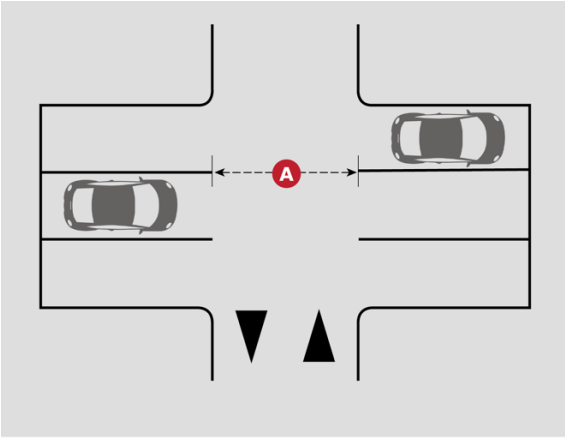
ii. Any **garage** door or gate that provides access to a **parking area** shall be **setback** a minimum of 6.0 metres from the property line.

iii. Parking areas shall provide access to each **parking space** by means of an **access aisle** with a minimum width as shown in Table 5.8.a.

b) No parking shall be permitted in **access aisles** or driveways within or leading to a **parking area**.

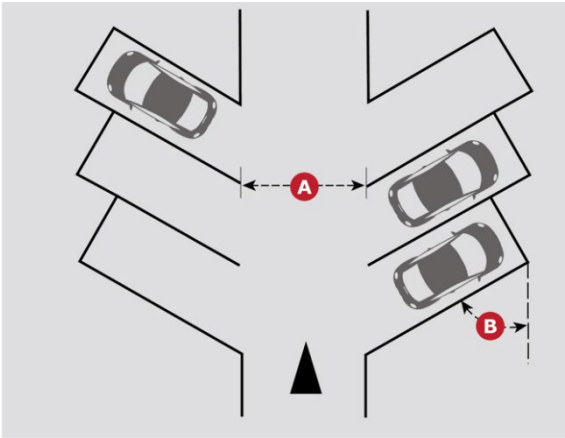
Table 5.8.a: Required Access Aisle Widths

Type of Access Aisle	Parking Space Angle	Minimum Access Aisle Width
1. Two-Way	90 degrees	6.0 metres
2. One-Way	Between 75 and 89 degrees	5.8 metres
3. One-Way	Between 60 and 74 degrees	4.9 metres
4. One-Way	Between 45 and 59 degrees	3.7 metres
5. One-Way	Less than 45 degrees	3.4 metres
6. One-Way	Parallel **parking space**	3.0 metres
7. Two-Way	Parallel **parking space**	6.0 metres



A Minimum Access Aisle Width where parking is at 90 degrees

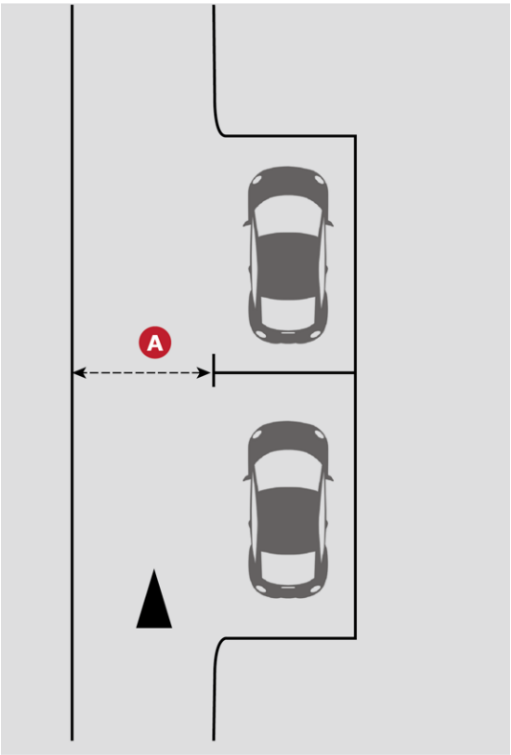
Figure 5.8.b: Two-way Access Aisle, 90 degrees



A Minimum Access Aisle Width where parking is less than 90 degrees

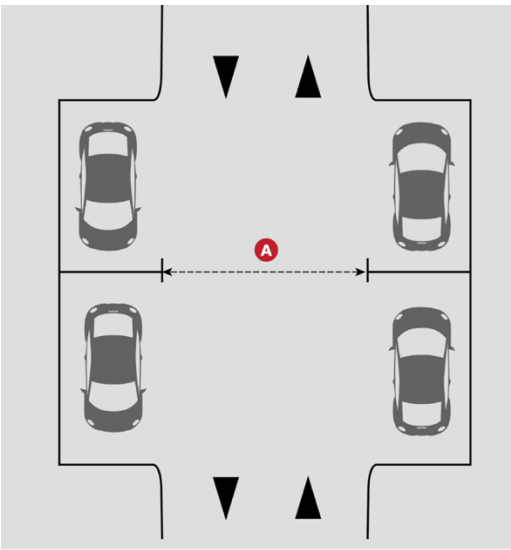
B Parking Space Angle

Figure 5.8.c: One-way Access Aisle, less than 90 degrees



A Minimum Access Aisle Width when there is parallel parking with one-way access

Figure 5.8.d: One-way Access Aisle, parallel



A Minimum Access Aisle Width when there is parallel parking with two-way access

Figure 5.8.e: Two-way Access Aisle, parallel

5.9 Parking Surface Treatment

Amended by By-law 75-2025.

All **parking spaces** and **parking areas**, and **loading area** shall be established and maintained with a stable hard surface treatment to prevent the raising of dust, mud, stones or loose particles and consist of commercially acceptable and available products, including hot mix laid asphalt, asphalt surface treatments, concrete and precast concrete paving stones, or a surface treatment approved pursuant to the Site Plan Control provisions of the *Planning Act*.

5.10 Parking of Recreational Vehicles in Residential Zones

The parking or storing of a **recreational vehicle** or trailer on a **lot** in a Residential Zone is only permitted in accordance with the following provisions:

a) The number of **recreational vehicles** parked or stored in the open shall be a maximum of one.

b) The **recreational vehicle** shall not occupy a required **parking space** on the **lot**.

c) Where a **recreational vehicle** such as a boat, all-terrain vehicle, or snowmobile is kept on a trailer, the **recreational vehicle** and trailer together shall be counted as one **recreational vehicle**.

d) The number of **recreational vehicles** parked or stored within a **garage** or wholly enclosed **building** associated with a **dwelling unit** shall be unrestricted.

e) Parking or storing of a **recreational vehicle** or trailer shall only be permitted on a **lot** where a **main building** exists.

f) A **recreational vehicle** parked or stored in the **front yard** or **exterior side yard** shall only be parked on a **driveway**.

g) A **recreational vehicle** may be parked in an **interior side yard** or **rear yard** provided it shall be set back a minimum of 1.0 metre from any **side lot line** or **rear lot line** and is parked on a stable hard surface treatment.

h) A **recreational vehicle** parked or stored in the open shall be entirely within the legal boundaries of the **lot**.

i) A **recreational vehicle** parked or stored in the **front yard** or **exterior side yard** shall not exceed a maximum length of 7.0 metres exclusive of any

trailer hitch or tongue or exceed a maximum height of 2.0 metres measured from the ground to the highest point of the **recreational vehicle** or trailer.

j) A rack or apparatus on the top of a **recreational vehicle** shall not be included in the calculation of maximum height provided the rack or apparatus does not exceed 0.4 metres in height.

k) A **recreational vehicle** or trailer that exceeds a maximum length of 7.0 metres exclusive of any trailer hitch or tongue or exceeds a maximum height of 2.0 metres shall only be parked or stored in the **interior side yard** or **rear yard** and shall be set back a minimum of 1.0 metre from any **interior side lot line** or **rear lot line**.

l) A **recreational vehicle** or trailer parked or stored in the **interior side yard** or **rear yard** shall not exceed a maximum length of 11 metres or a maximum height of 4.0 metres.

m) A **recreational vehicle** or trailer that exceeds a maximum length of 7.0 metres exclusive of any trailer hitch or tongue or a maximum height of 2.0 metres may be temporarily parked or stored on a **driveway** in the **front yard** or **exterior side yard** between May 1st and October 31st.

n) A trailer owned by the occupant of a **dwelling** on a **lot** where such trailer is used by the occupant on a daily basis for employment and to earn a living may be parked in the **front yard** or **exterior side yard** provided such trailer does not exceed a maximum length of 4.0 metres exclusive of any trailer hitch or tongue and a maximum height of 2.6 metres.

5.11 Storage or Parking of Commercial vehicles, Limousines, Construction Equipment, Buses, and School Buses in Residential Zones

a) Storage or parking of **commercial vehicles**, **limousines**, **construction equipment**, buses, and school buses shall be prohibited in all **yards** of a **lot** in any Residential Zone, except within a **garage**.

b) Notwithstanding Section 5.11 a) a **commercial vehicle** or **construction equipment** may be stored or parked in any **yard** of a **lot** in a Residential Zone while being used in conjunction with construction, maintenance or demolition activities on said **lot**.

5.12 Stacking Lane Regulations

a) A **stacking lane** associated with certain **uses** shall be provided in accordance with Table 5.12.

b) A **stacking lane** associated with an **automobile washing facility** – (automated and manual) shall be measured from the entrance to the wash bay.

c) A **stacking lane** associated with a **financial institution** shall be measured from a point located 2.0 metres beyond the middle of the drive-through bank machine.

d) A **stacking lane** associated with a **restaurant** shall locate three of the required **stacking spaces** between the order menu station and pick-up window.

e) The minimum length of each **stacking space** shall be 6.5 metres.

f) Drive-through aisles shall be located so that stacked vehicles do not impede adjacent on or off-site vehicular or pedestrian traffic.

g) No part of a **stacking lane** shall be located such that any motor vehicle which **uses** it will block, impede or interfere with the **use** of required **parking spaces** or drive aisles on the **lot** on which the drive-through facility is located.

h) No part of **stacking lane** shall be located between the **building** and the **front lot line**.

Table 5.12: Stacking Lane Regulations

Permitted Use	Minimum Number of Stacking Spaces Required
1. All other **uses**	3
2. **Automobile washing facility** – automated	12
3. **Automobile washing facility** – manual	3
4. **Financial institution**	5
5. **Restaurant**	13

5.13 Bicycle Parking

Amended by By-law 118-2025.

a) General Provisions for **bicycle parking spaces**:

i. The minimum **bicycle parking space** requirements by land use are set out in Table 5.13.a.

ii. Notwithstanding the requirement of 5.13.a.i. to the contrary, a minimum **bicycle parking space** requirement shall not apply:

a. To **existing buildings** or **structures**, or any additions thereto, with the exception of additions to **hospitals**; or

b. To non-residential **uses**, if the total **gross floor area** of all **non-residential uses** on a single **lot** is less than 2,000.0 square metres.

iii. Where more than one use specified in Table 5.13.a. is provided on the same lot or in the same building or structure, the bicycle parking spaces required shall be in respect of each use.

iv. Where a required bicycle parking space is wholly located within a building or structure, it shall be subject to the following requirements:

a. A required bicycle parking space shall have direct access from an interior communal area of a building or structure; and

b. A required bicycle parking space located within the first storey of a building or structure shall have direct access to the exterior of that building or structure.

c. A required bicycle parking space provided within a building may be provided above or below the first storey, but if provided in a basement, shall not be located below the second basement storey.

v. The minimum width of an aisle providing access to a bicycle parking space shall be 1.75 metres.

b) **Bicycle Parking** Space Dimensions

i. The minimum dimensions of a horizontal **bicycle parking** space shall be provided in accordance with Table 5.13.b and Figure 5.13.e.

ii. The minimum dimensions of a vertical **bicycle parking** space shall be provided in accordance with Table 5.13.c and Figure 5.13.e.

iii. The minimum dimensions for stacked **bicycle parking** spaces shall be provided in accordance with Table 5.13.d and Figure 5.13.f.

c) **General Provisions for** Bicycle Parking **Spaces other than Secure Bicycle Parking Spaces**

i) a **bicycle parking space** shall be required to be located in the following areas:

a) Wholly within a **building** in which the **principal use** is located and for which the **bicycle parking space** is provided;

b) In any **yard**, provided the **bicycle parking space** is wholly open and unenclosed and setback a minimum distance of 0.6 metres from the nearest **street line** or **lot line**; or

c) Within an **accessory building** or **structure**, subject to the provisions of Section 3.1.

d) General provisions for **secure bicycle parking spaces**:

i. A **secure bicycle parking space** required pursuant to Section 5.13.a.i. shall be located wholly within the **building** where the **principal use** is located and for which the **secure bicycle parking space** is required.

ii. A **secure bicycle parking space** which is not required pursuant to Section 5.13.a.i. may be located:

a. Within the **building** where the **principal use** is located and for which the **bicycle parking space** is provided; or

b. Within an **accessory building** or **structure**, subject to the provisions of Section 3.1.

Table 5.13.a: Bicycle Parking Space Rates

Use	Secure Bicycle Parking Space	Bicycle Parking Space
1. **Apartment dwelling** containing 25 or more **dwelling units**	0.5 per **dwelling unit**	0.1 per **dwelling unit** or 3 spaces, whichever is greater.

Use	Secure Bicycle Parking Space	Bicycle Parking Space
2. Any commercial use, including retail, **office**, **restaurant** and **shopping centre**	n/a	0.1 per 100.0 m^2 of **Gross Floor area** or 3.0 spaces, whichever is greater.
3. Community facility	n/a	0.2 per 100.0 m^2 of **Gross Floor area** or 3.0 spaces, whichever is greater.
4. **Hospital**	n/a	**Bicycle parking** spaces for any **hospital** expansion or a new **hospital** shall be based on a parking study detailing the basis for the parking requirements to the satisfaction of Council.
5. Industrial	n/a	0.1 per 100.0 m^2 of **Gross Floor area** or 2.0 spaces, whichever is greater.
6. **Park**	n/a	0.1 per 100.0 m^2 of **lot area** or 3.0 spaces, whichever is greater.
7. **Place of Entertainment/Recreation**	n/a	0.1 per 100.0 m^2 of **Gross Floor area** or 3.0 spaces, whichever is greater.
8. **Elementary School**, **Secondary School**; and **Post Secondary School**	n/a	0.2 per 100.0 m^2 of **Gross Floor area** or 3.0 spaces, whichever is greater.

Table 5.13.b: Minimum Dimensions of a Horizontal Bicycle Parking Space

Dimension	Minimum Requirement (metres)
1. Length	1.8
2. Width	0.6
3. Vertical clearance from the floor	1.9

Table 5.13.c: Minimum Dimensions of a Vertical Bicycle Parking Space

Dimension	Minimum Requirement (metres)
1. Length	1.2
2. Width	0.6

3. Vertical clearance from the floor	1.9

Table 5.13.d: Minimum Dimensions of a Stacked Bicycle Parking Space

Dimension	Minimum Requirement (metres)
1. Length	1.9
2. Width	0.6
3. Vertical clearance from the floor	2.4
4. Minimum vertical dimension for each bicycle parking space	1.2

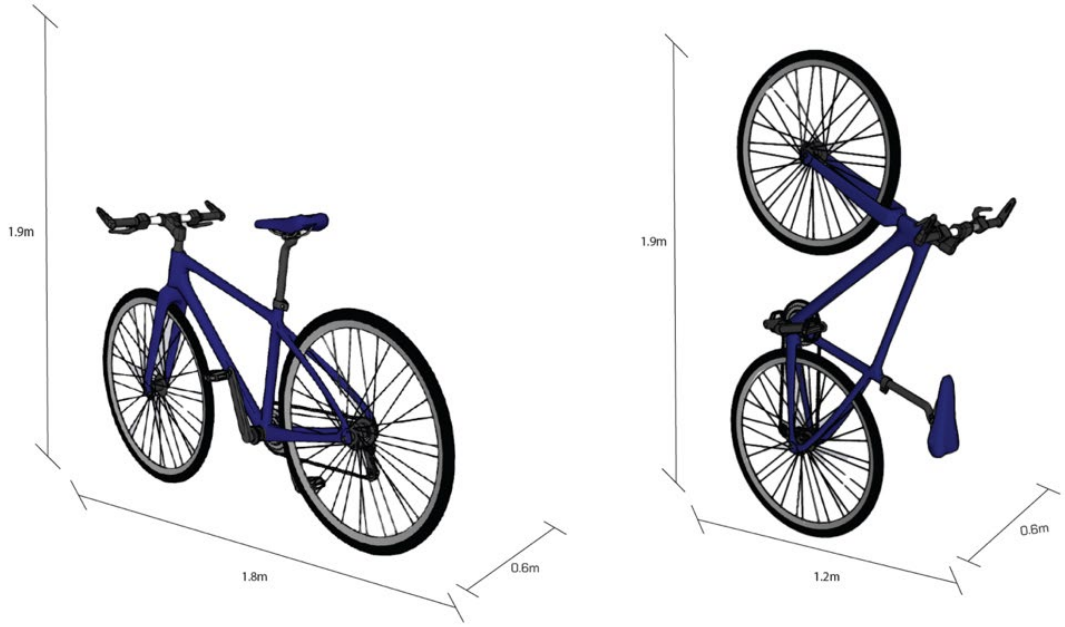


Figure 5.13.e: Required Bicycle Parking Dimensions – Horizontal and Vertical

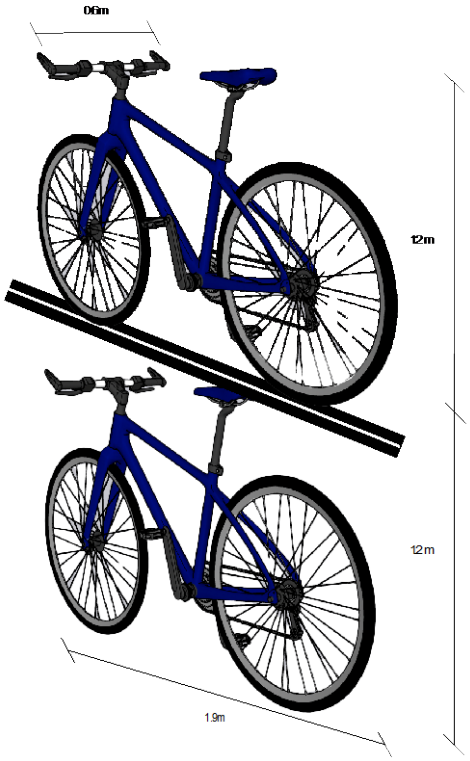


Figure 5.13.f: Required Bicycle Parking Dimensions - Stacked

5.14 Electric Vehicle Parking/Charging

Amended by By-law 118-2025

a) A minimum of 1% of the required number of **parking spaces** in the Mixed Use Zones, Residential Mid-Rise Zone, Residential High-Rise Zone, Institutional Zones, Commercial Zones and Employment Zones shall provide level 2 or 3 charging facilities for electric vehicles.

b) Where two or more electric vehicle **parking spaces** are required pursuant to Section 5.14 a) at least one of the electric vehicle **parking spaces** required in Section 5.14 a) shall be an **accessible parking space**.

5.15 Shared Parking Rates in Mixed Use Zones

a) Where a property is located in a Mixed Use Zone, and it contains residential units and non-residential **floor area**, required **parking spaces** shall be calculated in accordance with the following:

   i. Calculate the required number of **parking spaces** for each individual **use** in the mixed **use** development in accordance with Table 5.3.a.

ii. Multiply the required **parking spaces** for each **use** by the parking demand for each time period in accordance with Table 5.15.

iii. For each time period, calculate the total **parking spaces**, based on the percent reduction, required for all **uses** to determine the cumulative total. For clarity, the total required number of **parking spaces** for each **use** shall be calculated separately for each time period.

iv. The greatest cumulative total for all **uses** in any time period shall be the total number of **parking spaces** required for the mixed **use** development.

b) The identified time periods in Table 5.15 shall be interpreted as:

i. Morning shall be between 6:00AM and 11:00AM;

ii. Midday shall be between 11:00AM and 4:00PM;

iii. Evening shall be between 4:00PM and 11:00PM;

iv. Overnight shall be between 11:00PM and 6:00AM; and

v. With the exception of residential visitor parking, shared parking reductions shall not be applied to a **residential use**.

Table 5.15: Shared Parking Percentage of Peak Period

Use	Morning	Midday	Evening	Overnight
1. Community facility, **place of assembly**, **theatre**	10%	40%	80%	0%
2. **Hotel**	70%	70%	100%	100%
3. **Office**	100%	95%	10%	0%
4. **Restaurant**	20%	100%	100%	0%
5. Residential visitor parking	20%	60%	100%	25%
6. Retail, **personal service**	65%	90%	100%	0%

5.16 Number of Loading Spaces

Amended by By-law 118-2025.

a) The minimum number of **loading spaces** to be provided and maintained for an **apartment dwelling** or the residential component of a **mixed use building** shall be one **loading space** for each **apartment dwelling** containing 25 or more **dwelling units**.

b) The minimum number of **loading spaces** to be provided and maintained for an industrial or commercial **use** shall be determined in accordance with Table 5.16 based on the total **gross floor area** of all **uses** on the **lot**, and

c) The **loading space** requirements for more than one **use** on a single **lot** or for a **building** containing more than one use, shall be the sum total of the **loading space** requirements for each of the **uses**, unless otherwise specified by this By-law.

d) Where a **lot** is a **designated heritage property**, **uses** within the **existing building** shall be exempt from the **loading space** requirements set out in Sections 5.16.a) and b).

Table 5.16: Non-Residential Loading Space Requirements

Non-Residential Gross Floor area	Minimum Number of Loading Spaces Required
1. 0 to 500 m^2	0
2. 501 to 2,000 m^2	1
3. 2,001 to 5,000 m^2	2
4. 5,001 to 10,000 m^2	3
5. Over 10,000 m^2	3 plus 1 additional for every additional 10,000 m^2 or portion thereof

5.17 Loading Spaces

A required **loading space** shall have minimum dimensions, exclusive of any land used for access, **driveway**s or manoeuvring, as follows:

a) **Loading space** – type A: 3.5 metres x 20.0 metres, with 4.5 metres in clear unobstructed height.

b) **Loading space** – type B: 3.5 metres x 9.0 metres, with 4.5 metres in clear unobstructed height.

If a required **loading space** abuts a wall or column, the **loading space** width shall be increased by 0.3 metres on each obstructed side.

5.18 Loading Space Deficiencies

a) Where a **use existing** at the date of adoption of this By-law provides fewer than the minimum number of required **loading spaces**, the **existing** number of **loading spaces** shall be deemed to be the minimum number of **loading spaces** required for the use.

b) An **existing** permitted **use** may be enlarged or changed to another permitted **use** in accordance with the following:

   i. The minimum number of **loading spaces existing** at the date of adoption of this Bylaw shall continue to be provided.

   ii. Additional **loading spaces** for the enlarged or changed **use** shall be calculated as follows:

      a. The total minimum number of **loading spaces** for the enlarged or changed **use** as required by Section 5.16 of this By-law minus the total minimum number of **loading spaces** the previous **use** would have required notwithstanding Section 5.16.

c) Where a changed **use** requires less than the number of **existing loading spaces**, then the minimum number of **loading spaces** required shall be in accordance with Section 5.16.

5.19 Loading Space Location

a) The **loading space** shall be located on the same **lot** as the use, **building**, or **structure** for which it is required.

b) A **loading space** shall not be located in any **front yard**.

5.20 Access to Loading

a) All **loading spaces** shall have adequate access on the **lot** to permit ingress, egress, and manoeuvring by means of a **driveway**, no part of which shall be used for the parking or storage of any motor vehicle.

b) The **driveway** providing access to a **loading space** shall have a minimum width of 3.5 metres for one-way traffic and 7.0 metres for two-way traffic.

5.21 Type of Loading Space

a) Any required **loading space** for an **apartment dwelling** or **mixed use building** shall be **Loading Space** – Type B, as defined in Section 5.17 b)**.**

b) Any required **loading space** for the following **uses** shall be **Loading Space** – Type A, as defined in Section 5.17 a)**:**

   i. Industrial **uses**; and

   ii. **Retail stores** and other commercial **uses** with greater than 1,000.0 square metres total **gross floor area**.

c) The required **loading spaces** for all other **uses** shall be **Loading Space** – Type B, as defined in Section 5.17 b)**.**

6.0 Mixed Use Zones

6.1 Applicable Mixed Use Zones

The Mixed Use Zones established by this By-law apply to lands zoned:

- Historic Mainstreets (HM) Zone;
- Lower Downtown (LD) Zone;
- Upper Downtown (UD) Zone;
- Major Commercial Centre (MCC) Zone;
- Brant Avenue Heritage Conservation District (BHC) Zone; and
- Intensification Corridor (IC) Zone.

6.2 Permitted Uses

Amended by By-law 118-2025.

The following Table 6.2.a and 6.2.b establishes the **uses** permitted in the Mixed Use Zones outlined in Section 6.1**.** The **uses** permitted in a **zone** are identified by a "P" in the column related to each **zone**. If a **use** is not permitted, a dash "-" is shown in the column related to each **zone**. Where a number appears in superscript beside a "P" in the column related to each **zone**, a qualification applies to the permitted **use** and is detailed in the notes after Table 6.2.a and 6.2.b.

Table 6.2.a: Permitted Residential Uses in the Mixed Use Zones

Permitted Uses	HM Zone	LD Zone	UD Zone	MCC Zone	BHC Zone	IC Zone
1. **Additional dwelling unit**	-	-	P	-	P	P
2. **Apartment dwelling**	P	P	P	P	P	P
3. **Back-to-back townhouse dwelling**	-	-	-	-	-	Q1
4. **Block townhouse dwelling**	-	-	-	-	-	Q1
5. **Crisis residence**	P	P	P	P	P	P
6. **Dwelling unit**	Q2	Q2	Q2	Q2	Q2	Q2

Permitted Uses	HM Zone	LD Zone	UD Zone	MCC Zone	BHC Zone	IC Zone
6. **Group correctional home**	P	P	P	P	P	P
7. **Group home**	P	P	P	P	P	P
8. **Fourplex dwelling**	-	-	P	-	P	P
9. **Live-work dwelling**	P	P	P	P	P	P
10. **Lodging house**	P	P	P	P	P	P
11. **Mixed use building**	P	P	P	P	P	P
12. **Retirement home**	P	P	P	P	P	P
13. **Semi-detached dwelling**	-	-	-	-	P	-
14. **Single detached dwelling**	-	-	-	-	P	-
15. **Stacked townhouse dwelling**	-	-	-	-	-	Q1
16. **Street townhouse dwelling**	-	-	-	-	-	Q1

Qualifications

Q1 – Townhouse built forms shall not be permitted within 50 metres of an arterial road except where the **lot depth** is less than 35 metres.

Q2 – Unless otherwise permitted in a specific form of dwelling, **dwelling units** are a permitted **use** only in a **mixed-use building**, and for greater clarity, are not a permitted **use** on the **first storey** or in a **basement** of a **mixed-use building**.

Table 6.2.b: Permitted Non-Residential Uses in the Mixed Use Zones

Permitted Uses	HM Zone	LD Zone	UD Zone	MCC Zone	BHC Zone	IC Zone
1. **Alternative health care**	P	P	P	P	P	P
2. **Art gallery**	P	P	P	P	P	P
3. **Automobile repair garage**	-	-	-	P	-	P
4. **Automobile sales establishment**	-	-	-	P	-	P
5. Automobile supply store	-	-	-	P	-	P
6. **Bakery**	P	P	P	P	P	P

Permitted Uses	HM Zone	LD Zone	UD Zone	MCC Zone	BHC Zone	IC Zone
7. **Banquet hall**	P	P	P	P	P	P
8. **Bar**	P	P	-	P	P	P
9. **Bed and breakfast establishment**	Q1	Q1	Q1	Q1	Q1	Q1
10. **Brewing on premises establishment**	P	P	P	P	P	P
11. **Building supply centre**	-	P	P	P	-	P
12. **Catering service establishment**	-	-	-	P	-	P
13. **Child care centre**	P	P	P	P	P	P
14. **Commercial parking lot**	-	P	P	P	P	P
15. **Commercial school**	P	P	P	P	P	P
16. **Crisis residence**	P	P	P	P	P	P
17. **Drive through**	-	-	-	P	-	P
18. **Elementary school**	P	P	P	P	P	P
19. **Farmers' market**	P	P	P	P	P	P
20. **Financial institution**	P	P	P	P	P	P
21. **Funeral home**	P	P	P	P	P	P
22. **Gaming establishment**	-	P	-	-	-	-
23. **Grocery store**	P	P	P	P	P	P
24. **Home child care**	P	P	P	P	P	P
25. **Home improvement centre**	P	P	P	P	P	P
26. **Home occupation**	Q1	Q1	Q1	Q1	Q1	Q1
27. **Hotel**	P	P	P	P	P	P
28. Library	P	P	P	P	P	P
29. **Medical clinic**	P	P	P	P	P	P
30. **Microbrewery**	P	P	P	P	P	P
31. **Museum**	P	P	P	P	P	P
32. **Neighbourhood convenience store**	P	P	P	P	P	P

Permitted Uses	HM Zone	LD Zone	UD Zone	MCC Zone	BHC Zone	IC Zone
33. **Nursery garden centre**	-	P	P	P	-	P
34. **Office, general**	P	P	P	P	P	P
35. **Office, medical**	P	P	P	P	P	P
36. **Personal service**	P	P	P	P	P	P
37. **Pharmacy**	P	P	P	P	P	P
38. **Place of assembly**	P	P	P	P	P	P
39. **Place of entertainment/recreation**	P	P	P	P	P	P
40. **Place of worship**	P	P	P	P	P	P
41. **Post-secondary school**	P	P	P	P	P	P
42. **Printing establishment**	P	P	P	P	P	P
43. **Private park**	P	P	P	P	P	P
44. **Public transit facility**	P	P	P	P	P	P
45. **Research use**	-	-	-	P	-	-
46. **Restaurant**	P	P	P	P	P	P
47. **Retail store**	P	P	P	P	P	P
48. **Service or repair shop**	P	P	P	P	P	P
49. **Shopping centre**	-	-	-	P	-	-
50. **Short term rental accommodation**	P	P	P	P	P	P
51. **Studio**	P	P	P	P	P	P
52. **Taxi establishment**	P	P	P	P	P	P
53. **Theatre**	P	P	P	P	P	P
54. **Veterinary clinic**	P	P	P	P	P	P

Qualifications
Q1 – Permitted as a secondary use.

6.3 Provisions for the Historic Mainstreets (HM) Zone

6.3.1 Lot and Building Requirements by Building Type

The following Table 6.3.1 and additional provisions establish the **zone** standards that apply to the Historic Mainstreets Zone. An “NR” symbol indicates that there is no requirement for the provision for the permitted use.

Table 6.3.1: Provisions for the Historic Mainstreets (HM) Zone

Provision	Mixed Use building/ Residential uses	Non-residential uses
1. Minimum **lot area**	NR	NR
2. Minimum **lot frontage**	NR	NR
3. Minimum **building height**	10.5 m	10.5 m
4. Maximum **building height**	26 m	26 m
5. Minimum **ground floor height**	4.5 m	4.5 m
6. Minimum **front yard**	0 m	0 m
7. Minimum **rear yard** abutting a Residential or Mixed Use Zone	7.5 m	7.5 m
8. Minimum **rear yard** abutting a non-residential zone	7.5 m	0 m
9. Minimum **interior side yard** where the **mixed use building** contains windows facing the **interior side yard**	5.5 m	NR
10. Minimum **interior side yard** abutting any other **building**	1.0 m (2)	1.0 m (2)
11. Minimum **exterior side yard**	0 m	0 m
12. Minimum **common amenity space**	5 m^2/ dwelling unit (1)	NR
13. Minimum **landscaped open space**	15%	10%

Notes:

(1) A minimum of 50% of the **common amenity space** must be provided outdoor and a minimum of 25% must be indoor.

(2) Unless **buildings** are touching, then a 0 m **interior side yard setback** is permitted.

6.3.2 Additional Provisions

The following provisions apply to a **mixed use building** or **residential uses** in the Historic Mainstreets Zone:

a) Dwelling units shall not be permitted on the ground floor.

b) The maximum **building** length of a **mixed use building** or **retirement home** facing the **front lot line** shall be 60 metres.

c) The minimum separation distance between a mixed **use** and residential **building** on the same **lot** shall be 11 metres.

d) Where the **rear yard** of a **lot** containing a **mixed use building**, or **retirement home** abuts a **lot** in a SR, NLR, or GNLR Zone, the **building height** above 10.0 metres shall be limited by a 45-degree angular plane measured from a height of 10.0 metres at the 7.5 metre **setback** from an adjoining SR, NLR, or GNLR Zone.

e) Where the **side yard** of a **lot** containing a **mixed use building**, **apartment dwelling** or **retirement home** abuts a **lot** in a SR, NLR, or GNLR Zone, the **building height** above 10.0 metres shall be limited by a 45- degree angular plane measured from a height of 10.0 metres at the 5.5 metre **setback** from an adjoining SR, NLR, or GNLR Zone.

f) The minimum depth of a balcony shall be 1.2 metres.

g) Notwithstanding Section 5.1 surface parking lots shall not have direct frontage and or access on Colborne Street, Dalhousie Street or Market Street.

h) Access into a **parking area** shall be from **local streets** and laneways, avoiding Colborne Street, Dalhousie Street and Market Street.

6.3.3 Site Specific Exceptions

The following site specific exceptions apply to the Historic Mainstreets (HM) Zone. All remaining provisions of the HM Zone in Section 6.3 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.

HM-1 - 53 Dalhousie Street

Additional Permitted Uses

- **Printing establishment**

Excluded Uses

- A ground floor **apartment dwelling** located adjacent to Queen Street or Dalhousie Street.

Special Provisions

- Maximum **apartment dwelling units** on ground floor: 4
- Minimum **parking spaces**: 8

HM-2 - 136-142 Dalhousie Street and 40-46 George Street

Additional Permitted Uses

- A maximum of 3 **dwelling units** each having direct entry from George Street may be located in the **first storey**.

Special Provisions

- No **parking spaces** shall be required for the residential component provided the total **gross floor area** of the **building** (excluding the **basement**) does not exceed 1,635 square metres.

HM-3 - 108-110 Colborne Street and 9 Queen Street

Special Provisions

- No **parking spaces** shall be required for the **dwelling units**.

HM-4 – 22-28 Dalhousie Street

Additional Permitted Uses

- **Automobile Gas Bar**
- **Automobile Repair Garage**
- **Automobile Sales Establishment**

Special Provisions

- An **automobile gas bar** and **automobile repair garage** shall be subject to the provisions of the Automobile Service (AS) Zone.

HM-5 – 251 Colborne Street

Special Provisions

- Parking: 0.45 spaces per **dwelling unit**

HM-6 – Properties within the Victoria Park Square Heritage Conservation District

Special Provisions

- Maximum **building height**: 20 metres
- Minimum **setback** of a **yard** facing a **street** for: **existing**

- Minimum **landscaped open space** required in a **yard** facing a **street** for **existing buildings** or **structures**: **existing**
- Minimum **landscaped open space** required in a **yard** facing a **street** for new **buildings** or **structures**: 50%

6.4 Provisions for the Lower Downtown (LD) Zone

6.4.1 Lot and Building Requirements by Building Type

The following Table 6.4.1 and additional provisions establish the **zone** standards that apply to the Lower Downtown Zone. An “NR” symbol indicates that there is no requirement for the provision for the permitted use.

Table 6.4.1: Provisions for the Lower Downtown (LD) Zone

Provision	Mixed Use Building/ Residential use	Non-residential uses
1. Minimum **lot area**	NR	NR
2. Minimum **lot frontage**	NR	NR
3. Minimum **building height**	10.5 m	10.5 m
4. Maximum **building height**	74 m	26 m
5. Minimum **ground floor height**	4.5 m (1)	4.5 m
6. Minimum **front yard**	3 m	3 m
7. Minimum **rear yard** abutting a Residential or Mixed Use Zone	7.5 m	7.5 m
8. Minimum **rear yard** abutting a non-residential zone	7.5 m	0 m
9. Minimum **interior side yard**	5.5 m (3)	5.5 m (3)
10. Minimum **exterior side yard**	3 m	3 m
11. Minimum **common amenity space**	5 m^2/unit (2)	NR
12. Minimum **landscaped open space**	15%	10%

Notes:

(1) Where ground floor commercial **uses** are proposed.

(2) A minimum of 50% of the **common amenity space** must be provided outdoor and a minimum of 25% must be indoor.

(3) Except 0 m abutting a **non-residential zone** with no windows on the exterior wall facing the **interior side lot line.**

6.4.2 Additional Provisions

The following provisions apply to an **apartment building**, **mixed use building** or other **residential use** in the Lower Downtown Zone:

a) Where **buildings** are 8 **storeys** or more in height, a 2 to 3 **storey** podium shall be provided and the tower portion of the **building** shall incorporate a **step back** from the outer edge of the exterior wall of the podium.

b) The minimum separation between tower components of an **apartment building** or **mixed use building** above 8 **storeys** on the same lot shall be 25 metres.

c) The minimum **setback** of the tower component of an **apartment building** or **mixed use building** above 8 **storeys** shall be 12.5 metres to a property line that is not a **street**.

d) The maximum size of the **floor plate** of a tower component of an **apartment building** or **mixed use building** above a podium shall be 750 square metres.

e) The maximum **building** length of an **apartment building**, **mixed use building** or **retirement home** facing the **front lot line** shall be 60 metres.

f) Where the **rear yard** of a **lot** containing a **mixed use building**, **apartment dwelling**, or **retirement home** abuts a **lot** in a SR, NLR, or GNLR Zone, the **building height** above 10.0 metres shall be limited by a 45- degree angular plane measured from a height of 10.0 metres at the 7.5 metre **setback** from an adjoining SR, NLR, or GNLR Zone.

g) Where the **side yard** of a **lot** containing a **mixed use building**, **apartment dwelling** or **retirement home** abuts a **lot** in a SR, NLR, or GNLR Zone, the **building height** above 10.0 metres shall be limited by a 45- degree angular plane measured from a height of 10.0 metres at the 5.5 metre **setback** from an adjoining SR, NLR, or GNLR Zone.

h) The minimum depth of a balcony shall be 1.2 metres.

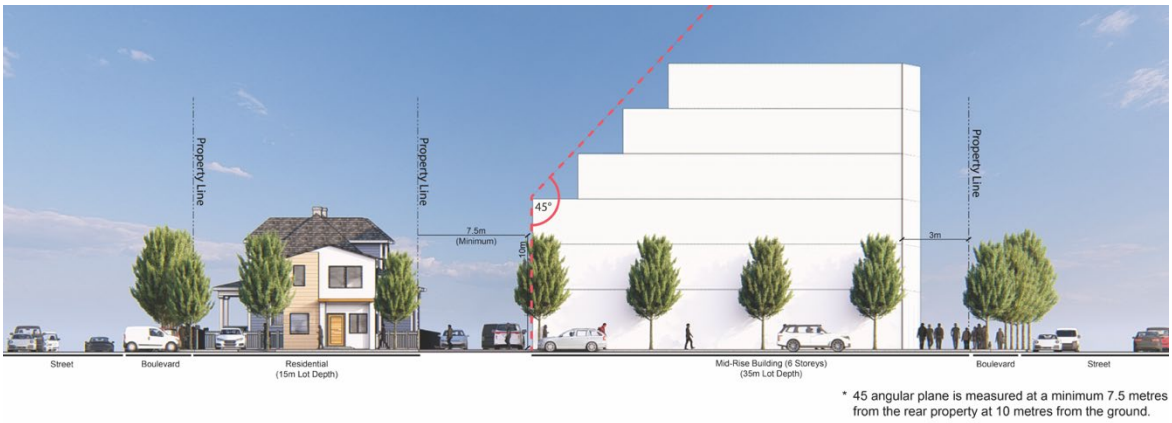


Figure 6.4.2.a: Angular Plane Abutting Residential Use with a large lot depth for a 6 storey building

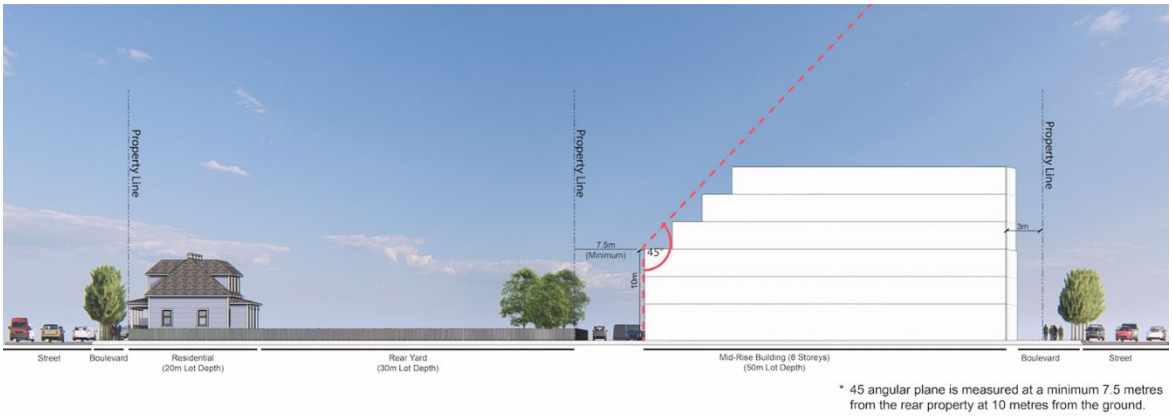


Figure 6.4.2.b: Angular Plane Abutting Residential Use for a 6 storey building

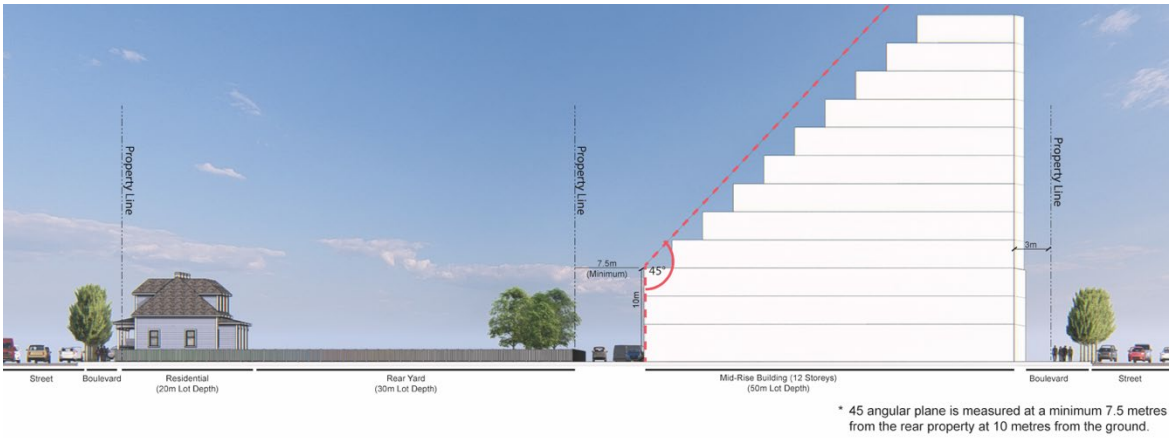


Figure 6.4.2.c: Angular Plane Abutting Residential Use with a large lot depth for a 12 storey building

6.4.3 Site Specific Exceptions

The following site specific exceptions apply to the Lower Downtown (LD) Zone. All remaining provisions of the LD Zone in Section 6.4 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.

LD-1 – 40 Icomm Drive

Special Provisions

- Minimum **loading spaces**: 2
- Minimum **gaming positions**: 800 with 450 at gaming tables

LD-2 – 1100 Clarence Street South

Amended by By-law 75-2025.

Special Provisions

- Parking: 1 space per 30 square metres
- **Loading spaces**: 2 Type B required
- **Loading space** may have direct access from Newport Street to permit ingress, egress and manoeuvring without the means of a **driveway**.

LD-3 – 166-176 Greenwich Street

Amended by By-law 75-2025.

Special Provisions

- The **lot line** abutting Newport Street shall be deemed the **front lot line**, the **lot line** abutting Greenwich Street shall be deemed the **exterior side lot line**, the northerly **lot line** shall be deemed the **interior side lot line**, and the westerly **lot line** shall be deemed the **rear lot line**.
- The minimum **ground floor height** shall not apply to a **parking structure**.
- Maximum **front yard setback**: 3.0 metres
- Parking Standard:
- **Mixed Use building**: 1.0 space per **dwelling unit**, plus a total of 36 spaces for **non-residential uses**
- **Accessible parking space** and access overhead clearance: 2.25 metres.
- Minimum **loading space**: 1 Type B **Loading Space** shall be provided

LD-4 – 312-314 Colborne Street

Additional Permitted Uses

- **Fourplex**

Special Provisions

- Minimum **lot** width: 10.8 metres
- Minimum **lot area**: 437 square metres
- Maximum **lot coverage**: 40%
- Maximum **building height**: 3 **storeys**
- Minimum **front yard setback**: **established front building line**
- Minimum **rear yard setback**: 7.5 metres
- Minimum **interior side yard setback**: 0 metres
- Minimum **landscaped open space**: 0 square metres
- Parking shall not be located in a **front yard**.

LD-5 – 341 Colborne Street

Additional Permitted Uses

- **Automobile Sales Establishment**

LD-6 – Colborne Point (Colborne St/Icomm Drive/Hill Street)

Special Provisions

- Maximum **building height**: 27 **storeys**
- The **lot line** abutting Colborne Street shall be considered the **front lot line**.
- Minimum **front yard**: 0 metres
- Public and/or Privately Owned Publicly accessible open space/outdoor **amenity space** will provide a pedestrian connection between Colborne Street and Icomm Drive

LD-7 – 33-43 Erie Avenue and 100 Market Street South

Special Provisions

- Parking Standard for **Mixed Use Building**:
  - 0.7 spaces per **dwelling unit**
  - 1 space per 27 square metres of commercial **gross floor area**

- Part 1 (As shown on Figure LD-7 below): Minimum **landscaped open space**: 6.5%
  - Minimum **front yard setback**: 0 metres
  - Minimum **building stepback**: 1.5 metres above 3 storeys, except for the east (front) elevation of the building measuring 11 metres from the northeast corner.
  - **Loading Space**: minimum of one
- Part 2 (As shown on Figure LD-7 below): Minimum **landscaped open space**: 10%
  - Minimum **front yard setback**: 0 metres
  - Minimum **building stepback**: 1.5 metres above 3 **storeys**
  - A minimum of one **loading space** to be shared by the residential and commercial uses shall be provided
- Part 3 (As shown on Figure LD-7 below): Minimum **landscaped open space**: 9.5%
  - Minimum **front yard setback**: 0 metres
  - Minimum **building stepback**: 1.5 metres above 3 **storeys**
  - A minimum of one **loading space** to be shared by the residential and commercial uses shall be provided
- Part 4 (As shown on Figure LD-7 below): Minimum **landscaped open space**: 12%
  - Minimum **front yard setback**: 0 metres
  - Minimum **building stepback**: 1.5 metres above 3 **storeys**
  - A minimum of one **loading space** to be shared by the residential and commercial uses shall be provided

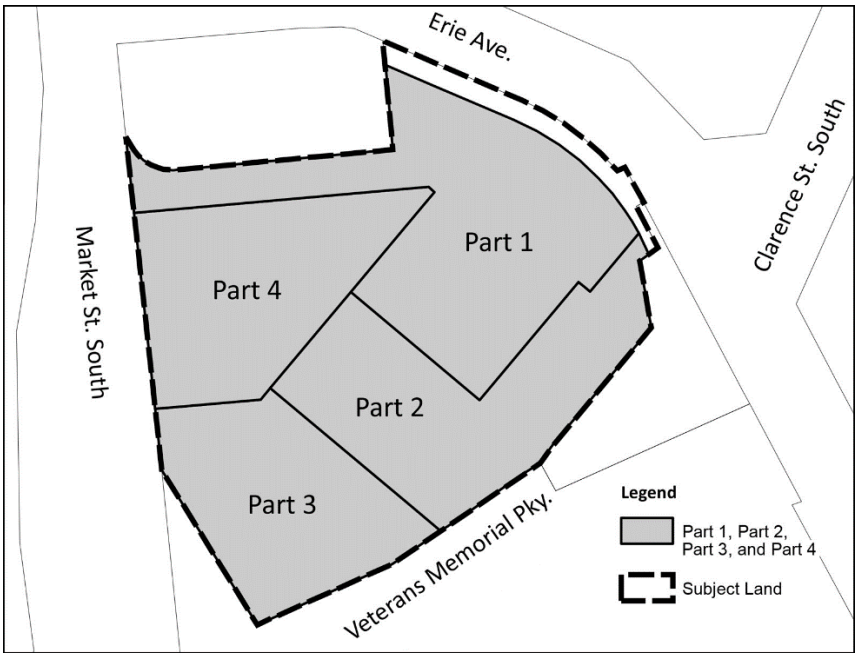


Figure LD-7: Site specific provisions for 33-43 Erie Avenue and 100 Market Street South

LD-8 – 180-188 Greenwich Street

Amended by By-law 75-2025.

Special Provisions

- The **lot line** abutting Newport Street shall be deemed the **front lot line**, the **lot line** abutting Greenwich Street shall be deemed the ex**terior side lot line**, the northerly **lot line** shall be deemed the **interior side lot line**, and the westerly **lot line** shall be deemed the **rear lot line**.
- The minimum **ground floor height** shall not apply to a parking structure.
- Maximum **front yard setback**: 3.0 metres
- Parking Standard for **Mixed Use building**:
- 1.0 space per **dwelling unit**, plus a total of 36 spaces for **non-residential uses**
- **Accessible parking space** and access overhead clearance: 2.25 metres.
- Minimum **loading space**: 1 Type B **Loading Space** shall be provided.

6.5 Provisions for the Upper Downtown (UD) Zone

6.5.1 Lot and Building Requirements by Building Type

The following Table 6.5.1 and additional provisions establish the **zone** standards that apply to the Upper Downtown Zone. An "NR" symbol indicates that there is no requirement for the provision for the permitted use.

Table 6.5.1: Provisions for the Upper Downtown (UD) Zone

Provision	Mixed Use Building/ Residential use	Non-residential Uses
1. Minimum **lot frontage**	NR	NR
2. Minimum **lot area**	NR	NR
3. Minimum **building height**	7.5 m	7.5 m
4. Maximum **building height**	26 m	12 m
6. Minimum **ground floor height**	4.5 m (1)	4.5 m (1)
7. Minimum **front yard**	3 m (2)	3 m (2)
8. Minimum **rear yard** abutting a Residential or Mixed Use Zone	7.5 m	7.5 m
9. Minimum **rear yard** abutting a non-residential zone	7.5 m	0 m
10. Minimum **interior side yard**	5.5 m (4)	5.5 m (4)
11. Minimum **interior side yard** abutting any other **building**	0 m	0 m
12. Minimum **exterior side yard**	3 m (2)	3 m (2)
13. Minimum **common amenity space**	5 m^2/unit (3)	NR
14. Minimum **landscaped open space**	15%	10%

Notes:

(1) Required on **buildings** fronting or flanking Market Street and where ground floor commercial is proposed.

(2) Except along Market Street, the minimum **front yard** and minimum **exterior side yard** shall be 0 m.

(3) A minimum of 50% of the **common amenity space** must be provided outdoor and a minimum of 25% must be indoor. This provision does not apply to a **long term care home**.

(4) Except 0 m abutting a **non-residential zone** with no windows on the exterior wall facing the **interior side lot line.**

6.5.2 Additional Provisions

Amended by By-law 75-2025.

The following provisions apply to an **apartment building**, **mixed use building** or other **residential use** in the Upper Downtown Zone:

a) Dwelling units shall not be permitted on the ground floor for **buildings** facing or flanking Market Street.

b) The maximum **building** length of a **mixed use building** or **retirement home** facing the **front lot line** shall be 60 metres.

c) Where the **rear yard** of a **lot** containing a **mixed use building**, or **retirement home** abuts a **lot** in a SR, NLR, or GNLR Zone, the **building height** above 10.0 metres shall be limited by a 45-degree angular plane measured from a height of 10.0 metres at the 7.5 metre **setback** from an adjoining SR, NLR, or GNLR Zone.

d) Where the **side yard** of a **lot** containing a **mixed use building**, **apartment dwelling** or **retirement home** abuts a **lot** in a SR, NLR, or GNLR Zone, the **building height** above 10.0 metres shall be limited by a 45- degree angular plane measured from a height of 10.0 metres at the 5.5 metre **setback** from an adjoining SR, NLR, or GNLR Zone.

e) The minimum depth of a balcony shall be 1.2 metres.

f) The Mixed Use Building/Residential Use provisions of Table 6.5.1 and Additional Provisions of Section 6.5.2 shall apply to **group homes**, **group correctional homes**, **crisis residences** and **lodging houses** in the Intensification Corridor Zone.

6.5.3 Site Specific Exceptions

The following list establishes the site specific exceptions that apply to the Upper Downtown (UD) Zone. All remaining provisions of the UD Zone in Section 6.5 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.

UD-1 – 21-25 Wellington Street

Special Provisions

- Parking: 0 spaces
- Minimum **interior side yard setback**: 0 metres
- **Rear yard setback**: 1.2 metres

UD-2 – 38 Darling Street

Special Provisions

- Required **parking spaces** minimum width: 2.6 metres
- Required **parking spaces** minimum length: of 5.6 metres
- Traffic aisle with a minimum width: 5.4 metres for two-way traffic aisles and 2.6 metres for **driveways**.

UD-3 – 129 Wellington Street

Special Provisions

- Maximum **building height**: 18 **storeys**

UD-4 – 150 Darling Street

Special Provisions

- Maximum **building height**: 15 **storeys**

UD-5 – Northwest Corner of Nelson Street and Charlotte Street

Special Provisions

- Provisions for **general office**:
- Parking: 1 **parking space** per 31 square metres of **gross floor area**
- Any **floor area** used exclusively for a central file storage area located in the **basement** of a **building** occupied by a **general office** shall not be included in the **gross floor area** of the **building** for the purposes of calculating the minimum off-street parking requirement.
- The **front lot line** shall be deemed to be along Nelson Street.
- Parking is permitted in the **front yard**.

UD-6 – 137 West Street

Additional Permitted Uses

- **Automobile repair garage**

UD-7 – 235-239 Market Street

Additional Permitted Uses

- **Adult live entertainment establishment**

Excluded Uses

- **Drive through restaurant**

Special Provisions

- Minimum **rear yard setback**: 0 metres
- Minimum **side yard setback**: 0 metres
- No parking shall be permitted in the required **front yard**.
- **Dwelling units** shall only be located in a **building** containing one or more permitted **non-residential uses**.

UD-8 – 172-178 Market Street

Excluded Uses

- **Dwelling units** on the first floor.

Special Provisions

- Minimum **rear yard setback**: 0 metres
- Minimum **side yard setback**: 0 metres
- A minimum of 10 **parking spaces** shall be provided for **residential uses**.
- **Open storage** shall be prohibited.
- Minimum **loading spaces**: 0
- **Non-residential uses** shall be limited to the **first storey**.

UD-9 – 197 Market Street, 11 Grey Street, 150 & 168 George Street, and 30 Marlborough Street

Sole Permitted Uses

- **Mixed use buildings** comprised of any of the following **uses**:
- **Art galleries**
- **Bakeries**
- **Dwelling units**
- **Financial institutions**
- **Neighbourhood convenience store**
- **Personal service stores**
- **Pharmacies**
- **Printing establishment**
- **Studio**
- **Place of entertainment/recreation**

- **Place of assembly**
- **Restaurants**
- **Retail Stores**
- **Service or Repair Shops**
- **Accessory uses, buildings and structures** in accordance Section 3.1.
- **Emergency Shelter** with overnight sleeping accommodation and treatment rooms and (b) an Outdoor **Patio** facing Market Street and/or Grey Street shall only be permitted after an updated noise study is provided to the satisfaction of the Chief Planner/Director of Planning, demonstrating compliance of the **use(s)** with the Ministry of Environment, Conservation and Parks' NPC-300 guideline.

Special Provisions

- Maximum **building height**: 18 **storeys**/63 metres (including mechanical penthouse)
- The **lot line** abutting Market Street shall be considered the **front lot line**
- Minimum **interior side yard**: 2.9 metres
- **Parking spaces** shall be permitted between the principal **non-residential use** and the **exterior lot line**
- Outdoor rooftop **amenity spaces** shall require a minimum 3.0 m high noise attenuation wall facing Grey Street and a minimum 2.0 m high noise attenuation wall facing George Street
- A planting strip abutting Market Street and Grey Street is not required. A 2.0 metre (minimum) planting strip is required abutting Marlborough Street and George Street.
- Minimum width for a two-way traffic **driveway** providing access to a **loading space**: 6 metres
- Enclosed Noise Buffers are required along Market Street and Grey Street between any outer windows of the building and Habitable Living Spaces.

UD-10 – 163 Market Street & 38, 40 & 42 Sheridan Street

Additional Permitted Uses

- **Single detached dwelling**
- **Semi-detached dwelling**

- **Street townhouse dwelling**

Excluded Uses

- A **restaurant** in Building A shall not include a **drive through**.

Special Provisions

- A **street townhouse dwelling** in **buildings** B, C and D shall be comprised of a maximum of three attached **dwelling units**.
- Uses in all **buildings** shall be permitted in accordance with all regulations shown on Figure UD-10 below.

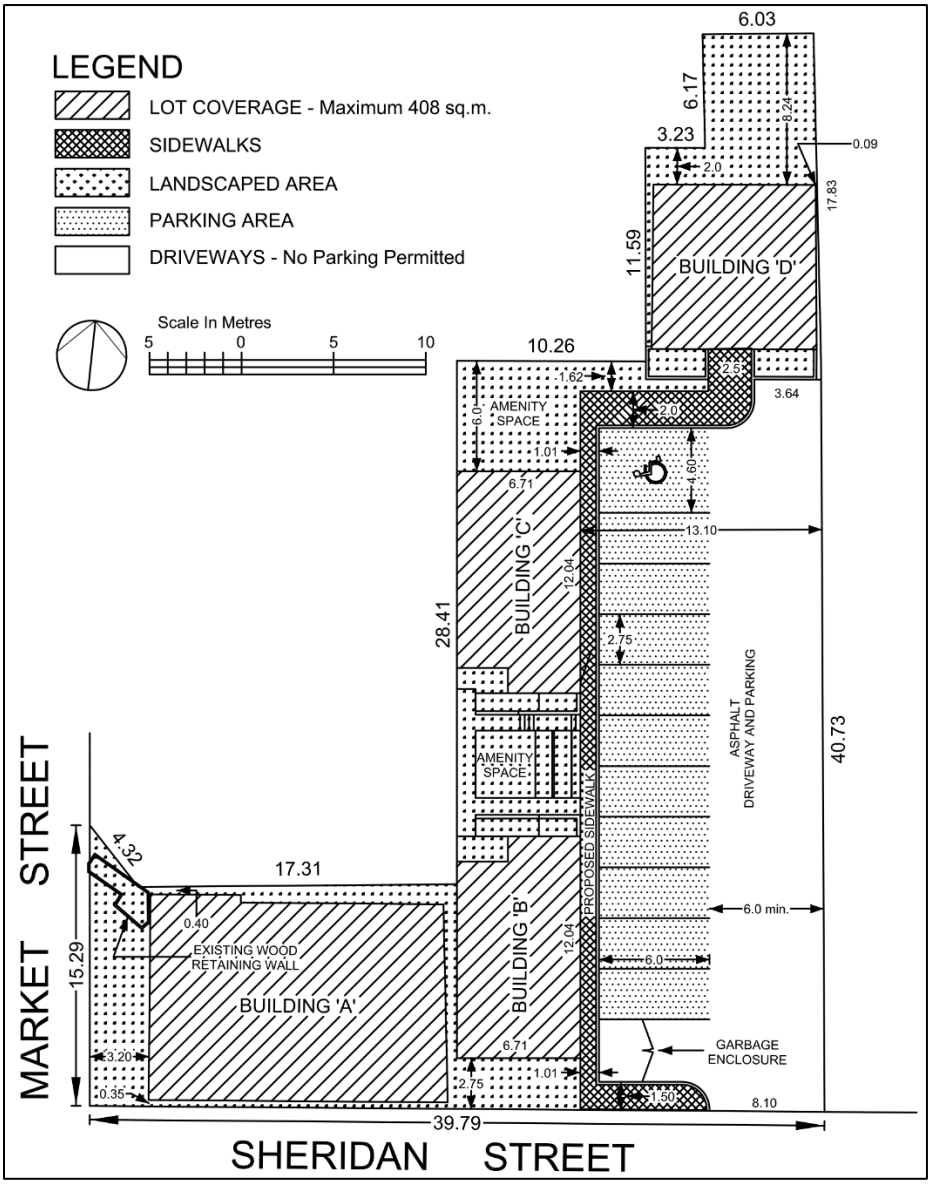


Figure UD-10: Site specific provisions for 163 Market Street & 40 Sheridan Street

UD-11 – 14 Marlborough Street

Additional Permitted Uses

- **Semi-detached dwelling**

Special Provisions

- Minimum **front yard landscaped open space**: 40%

UD-12 – 120-138 Market Street

Special Provisions

- Maximum **building height**: 10 **storeys**
- Minimum **rear yard setback**:
- 2.3 metres (for a portion of the **building** which extends 38 metres along the **rear lot line** perpendicular to 46 Nelson Street)
- 1.2 metres (for a portion of the **building** which extends 38 metres along the **rear lot line** perpendicular to 29 Chatham Street)
- Minimum **interior side yard setback**:
- Abutting a residential zone: N/A
- Abutting a **building** with windows on the facing wall: 0.5 metres (for a portion of the **building** which extends 24.2 metres from the **interior lot line** parallel to the **rear lot line** of 46 Nelson Street)
- Minimum **exterior side yard setback**: 0.8 metres along Nelson Street 1.7 metres along Chatham Street
- A minimum step back of 1.5 metres from the **building line** abutting Market Street at a height of 11.7 metres above grade.
- Step backs from the rear **building line** perpendicular to Nelson Street starting at a **building height** of 11.7 metres above grade;
- 4th and 5th **storey**: 0.3 metres
- 6th **storey**: 3.6 metres
- 7th **storey**: 7.6 metres
- 8th **storey**: 10.6 metres
- 9th **storey**: 13.6 metres
- Step backs from the rear **building line** perpendicular to Chatham Street starting at a building height of 11.7 metres above grade;
- 4th and 5th **storey**: 21.7 metres
- 6th **storey**: 28.7 metres

- 7th **storey**: 31.7 metres
- 8th **storey**: 34.7 metres
- 9th **storey**: 37.7 metres
- Minimum **landscaped open space**: 13%
- Parking for a **mixed use building**: 0.90 space per **dwelling unit** plus 1 space per 40 square metres of **gross floor area** for **non-residential uses**
- **Residential uses** shall be permitted on the **ground floor** of a **mixed use building** along Nelson Street and Chatham Street
- Minimum **amenity space**:
- Interiors space: 283 square metres
- Exterior space: 854.7 square metres as a landscaped rooftop **amenity space**
- Planting strips: NIL
- Buffering: NIL

UD-13 – 104 Nelson Street

Special Provisions

- Minimum **parking spaces**: 36 surface, 42 underground
- Maximum building height: 7 storeys (including basement)
- Maximum **gross floor area**: 6,950 square metres
- Maximum **dwelling units**: 60 units
- Maximum encroachment of a **canopy**: 3 metres into a required **yard** with a maximum height of 4.5 metres.
- Any exposed wall of an underground parking structure shall not exceed 1.8 metres in height.

UD-14 – 53 Charlotte Street

Additional Permitted Uses

- **Single detached dwellings**

Special Provisions

- Minimum **lot area**: 270 square metres
- Minimum **lot frontage**: 9 metres
- Minimum **lot coverage**: 40%

6.6 Provisions for the Major Commercial Centre (MCC) Zone

6.6.1 Lot and Building Requirements by Building Type

The following Table 6.6.1 and additional provisions establish the **zone** standards that apply to the Major Commercial Centre Zone. An “NR” symbol indicates that there is no requirement for the provision for the permitted use.

Table 6.6.1: Provisions for the Major Commercial Centre (MCC) Zone

Provision	Mixed Use / Residential Use	Non-residential uses
1. Minimum **lot frontage**	NR	NR
2. Minimum **lot area**	NR	NR
3. Minimum **building height**	10.5 m	NR
4. Maximum **building height**	56 m	15 m
5. Minimum **ground floor height**	4.5 m (1)	NR
6. Minimum **front yard**	NR	3 m
7. Minimum **rear yard**	7.5 m	7.5 m
8. Minimum **interior side yard**	5.5 m (3)	5.5 m (3)
9. Minimum **exterior side yard**	3 m	3 m
10. Minimum **common amenity space**	5 m^2/unit (2)	NR
11. Minimum **landscaped open space**	30%	10%

Notes

(1) Where ground floor commercial **uses** are proposed.

(2) A minimum of 50% of the **common amenity space** must be provided outdoor and a minimum of 25% must be indoor. This provision does not apply to a **long term care home**.

(3) Except 0 m abutting a **non-residential zone** with no windows on the exterior wall facing the **interior side lot line.**

6.6.2 Additional Provisions

a) The additional provisions of Section 6.4.2 shall apply to **apartment buildings**, **mixed use buildings** or other **residential use** in the Major Commercial Centre Zone.

b) New **offices** in a **mixed use building** or non-residential **building** shall not exceed 4,000 square metres of **gross floor area**.

6.6.3 Site Specific Exceptions

The following list establishes the site specific exceptions that apply to the Major Commercial Centre (MCC) Zone. All remaining provisions of the MCC Zone in Section 6.6 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.

MCC-1 – Lynden Park Mall, 84 Lynden Road

Additional Permitted Uses

- **Automobile gas bar**
- **Automobile washing facility**
- **Warehouse, public storage**

Special Provisions

- Parking: 4 spaces per 100 square metres of **gross floor area**
- Minimum **rear yard**: 5 metres
- Minimum **common amenity space** for residential dwellings: 3 square metres per unit
- Minimum **common amenity space** for **retirement home**: 3 square metres per bed
- A **public storage warehouse** shall only be permitted within 100 metres of the Woodyatt Drive **lot line** and 350 metres of the Roy Boulevard **lot line**.
- A **public storage warehouse** is considered a commercial use for the purpose of the definition of **Shopping Centre**.

MCC-2 – 565 West Street

Amended by By-law 75-2025.

Special Provisions

- A **place of entertainment/recreation** shall be limited to one (1) health club.
- A **medical clinic** shall be limited to one (1) **medical/dental clinic**.
- A **retail store** shall be limited to an accessory **pharmacy**.
- Minimum **front yard setback** along West Street: 2.1 metres
- Minimum **loading spaces**: 1 Type B and 2 spaces with dimensions of 3 metres in width by 6 metres in length

MCC-3 – King George Road and Powerline Road

Special Provisions

- All **uses** shall be capable of being, and may be served by a private sanitary waste disposal system approved by the City in consultation with the Brant County District Health Unit.

MCC-4 – 25 Holiday Drive

Special Provisions

- Maximum **open storage**: 35% of the **lot area**
- Where a **rear lot line** is not parallel to the **front lot line**, the **rear lot line** shall be calculated by a line joining two points as follows:
- A line of 121 metres in a northwesterly direction along the **lot lin**e abutting Highway No. 403; and
- A line of 116 metres in a southwesterly direction along the **lot line** abutting the Canadian National Railway line.
- Minimum planting strip: 6 metres along all **lot lines**

MCC-5 – 218 Henry Street

Additional Permitted Uses

- **Automobile gas bar**

Special Provisions

- An **automobile gas bar** is subject to provision of the AS Zone.
- Minimum **rear yard setback**: 6 metres
- Minimum **exterior side yard setback** for all other permitted **uses** along Henry Street: 9 metres
- Minimum **landscaped open space**: 10%
- Parking: 1 space per 22 square metres of **gross floor area**
- **Open storage** shall be permitted in a **yard** abutting an expressway.

MCC-6 – 140 and 158 Lynden Road

Additional Permitted Uses

- **Dry cleaning establishment**

MCC-7 – 175 – 181 Lynden Road

Additional Permitted Uses

- **Dry cleaning establishment**

Special Provisions

- The designated **front lot line shall** be Lynden Road.

MCC-8 – 180 Lynden Road

Special Provisions

- Minimum landscaped open space: 7%

MCC-9 – 155 Lynden Road

Special Provisions

- Any **loading space** may have direct access from Dalkeith Drive to permit ingress, egress and manoeuvring without the means of a **driveway**.

MCC-10 – 166 Lynden Road

Special Provisions

- Minimum off-street parking: 1 space per 3 beds

MCC-11 – 19 Lynden Road – Northwest corner of lot

Special Provisions

- Minimum length of all 90-degree **parking spaces**: 5.5 metres

MCC-12 – 333 King George Road – Eastern portion of lot

Special Provisions

- Parking for **General offices**, **financial institutions**, **medical clinics** and **medical offices**: 1 space per 33 square metres of **gross floor area**
- A **use**, **building**, or **structure** may be established in a MCC-13 Zone with private water supply and/or sewage disposal facilities that have been approved by the Chief Building Official.

MCC-13 – Unused

- Unused

MCC-14 – 571 West Street

Amended by By-law 185-2024

Special Provisions

- Minimum **landscaped open space**: 25%
- Parking
- A minimum of 156 parking spaces shall be provided for 239 **retirement home** units. Should the unit count increase, the off-street parking requirements for **retirement home** units contained in Section 5.2 of this By-law shall apply to each additional unit.
- Minimum **amenity space** per unit: 3.0 m^2
- Additional provisions: Section 6.6.2 does not apply.

MCC-15 – 234 Henry Street

Amended by By-law 81-2025

Additional Uses

- Automobile gas bar
- Automobile washing facility

Special Provisions

- An **automobile gas bar** is subject to the provisions of the AS Zone.
- An **automobile washing facility** is subject to the provision of the AS Zone.
- Minimum **rear yard setback**: 6 metres
- Minimum **landscaped open space**: 10%
- Parking: 1 space per 22 m^2 of **gross floor area**.

6.7 Provisions for the Brant Avenue Heritage Conservation (BHC) District Zone

The following Table 6.7 and additional provisions establish the **zone** standards that apply to the Brant Heritage Conservation District Zone. An “NR” symbol indicates that there is no requirement for the provision for the permitted use.

Table 6.7: Provisions for the Brant Avenue Heritage Conservation District (BHC) Zone

Provision	Requirement
1. Minimum **lot area** for **single detached dwellings**	278.5 m^2
2. Minimum **lot area** for **semi-detached dwellings**	230.0 m^2
3. Minimum **lot area** for all other **uses**	360 m^2
4. Minimum **lot frontage** for **single detached dwelling**	12.0 m
5. Minimum **lot frontage** for **semi-detached dwelling**	7.0 m
6. Minimum **lot frontage** for all other **uses**	12.0 m
7. Maximum **building height**	10.5 m
8. Maximum **lot coverage**	40%
9. Minimum **front yard**	6.0 m (3)
10. Minimum **rear yard**	20% of **lot depth** up to a maximum of 9.0 m
11. Minimum **interior side yard**	0.6 m (1)
12. Minimum **exterior side yard**	2.5 m (2)
13. Minimum **landscaped open space**	25%

Notes:

(1) For **single detached dwellings**, the minimum **interior side yard** shall be 0.6 metres on the side with an **integral garage** or integral **carport** and 2.5 metres on the side without.

(2) Applies to **single detached dwellings** and **semi-detached dwellings**. For all other **uses**, the minimum **exterior side yard** shall be 0.6 metres.

(3) Or the **established front building line,** whichever is the lesser one.

6.7.1 Additional Provisions

The following provisions apply in the Brant Heritage Conservation District Zone:

a) Parking shall not be located in a **front yard** adjacent to Brant Avenue.

b) **Open storage** is not permitted.

Where there is a conflict between the requirements of the Brant Avenue Heritage Conservation District Study and any provisions of this By-law, the requirements articulated in the Brant Avenue Heritage Conservation District Plan shall prevail.

6.7.2 Site Specific Exceptions

The following list establishes the site specific exceptions that apply to the Brant Avenue Heritage Conservation (BHC) Zone in Section 6.7 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.

BHC-1 – 21 Richmond Street

Special Provisions

- Minimum **lot area**: 124 square metres per unit
- Minimum **lot frontage**: 20 metres
- Maximum **lot coverage**: 35%
- Minimum **front yard setback**: 1.2 metres
- Minimum **rear yard setback**: 10 metres
- Minimum **interior side yard setback**: 1.8 metres
- Minimum **exterior side yard setback**: 2.4 metres
- Minimum **landscaped open space**: 30%
- Minimum **amenity space**: 0 square metres
- Minimum off-street parking: 1.25 spaces per unit
- Minimum **loading spaces**: 0
- Maximum number of **dwelling units**: 14
- Minimum planting strips: 2.5 metres

6.8 Provisions for the Intensification Corridor (IC) Zone

The following Table 6.8 and additional provisions establish the **zone** standards that apply to the Intensification Corridor Zone. An “NR” symbol indicates that there is no requirement for the provision for the permitted use.

Table 6.8: Provisions for the Intensification Corridor (IC) Zone

Provision	Apartment dwelling / Mixed Use	Block townhouse dwelling	Stacked townhouse dwelling	Street townhouse dwelling	Street townhouse dwelling with Detached Rear Garage	Street townhouse dwelling with Integral Rear Garage	Back-to-back townhouse dwelling	Non-residential uses
1. Minimum **lot frontage**	NR	30 m	NR	6	5 m	5 m	6	NR
2. Minimum **lot area**	NR	135 m^2 /unit	100 m^2 /unit	160 m^2 /unit	150 m^2 /unit	100 m^2 /unit	80 m^2 /unit	NR
3. Minimum **building height**	10.5 m	10.5 m	10.5 m	10.5 m	10.5 m	10.5 m	10.5 m	NR
4. Maximum **building height**	38 m (1)	15 m	15 m	15 m	15 m	15 m	15 m	12 m
5. Minimum **ground floor height** for **mixed use buildings**	4.5 m	NR	NR	NR	NR	NR	NR	4.5 m
6. Minimum **front yard**	3 m	4.5 m	4.5 m	6.0 m	4.5 m	4.5 m	6 m	3 m
7. Minimum **rear yard** abutting a Residential or Mixed Use Zone	7.5 m	7.5 m	7.5 m	7.5 m	(2)	(2)	0 m	7.5 m
8. Minimum **rear yard** abutting a non-residential zone	7.5 m	7.5 m	7.5 m	7.5 m	(2)	(2)	NR	0 m
9. Minimum **interior side yard**	5.5 m (6)	1.2 m	1.2 m	1.2 m (3)	1.2 m (3)	1.2 m (3)	1.2 m (3)	5.5 m (6)

Provision	Apartment dwelling / Mixed Use	Block townhouse dwelling	Stacked townhouse dwelling	Street townhouse dwelling	Street townhouse dwelling with Detached Rear Garage	Street townhouse dwelling with Integral Rear Garage	Back-to-back townhouse dwelling	Non-residential uses
10. Minimum **exterior side yard**	3 m	3 m	3 m	3 m	3 m	3 m	3 m	3 m
11. Minimum **common amenity space**	5 m^2 /unit (4)	NR	NR	NR	NR	NR	NR	NR
12. Minimum **private amenity space**	NR	15 m^2 /unit	8 m^2 /unit	NR	25 m^2 /unit	15 m^2 /unit	8 m^2 /unit	NR
13. Minimum **landscaped open space**	30%	30%	30% (5)	30% (5)	50% (5)	50% (5)	30% (5)	10%

Notes:

(1) Except along Erie Avenue where the maximum **building height** shall be 4 **storeys** or 13.5 metres**.**

(2) Abutting a **lane**, Subject to Table 3.1.a, row 4.

(3) Except that where **dwellings** on abutting **lots** share a **common wall**, no **interior side yard** shall be required.

(4) A minimum of 50% of the **common amenity space** must be provided outdoor and a minimum of 25% must be indoor. This provision does not apply to a long-term care home.

(5) Applies only to the **front yard**.

(6) Except 0 m abutting a **non-residential zone** with no windows on the exterior wall facing the **interior side lot line.**

6.8.1 Additional Provisions

a) The following provisions apply to a **mixed use building** or non-residential **building** in the Intensification Corridor Zone:

i. Ground floor commercial uses shall be required in pedestrian prominent areas delineated with a “-PP” after the **zone** symbol on Schedule A and **residential uses**, except for a lobby and associated loading and garbage collection facilities, shall not be permitted on the ground floor.

ii. Retail, and service **uses** shall be capped at 8,000 square metres of **gross floor area** per commercial tenant.

iii. Office uses shall be capped at 4,000 square metres of **gross floor area**.

b) The additional provisions of Section 6.4.2 shall apply to **apartment buildings**, **mixed use buildings** or **retirement homes** in the Intensification Corridor Zone.

c) The following provisions apply to **block townhouse dwellings** in the Intensification Corridor Zone:

i. The minimum width of each **dwelling unit** shall be 5.5 metres.

ii. The minimum separation distance between **block townhouse dwellings** on the same **lot** shall be 3.0 metres for an end wall to end wall condition, 15 metres for a rear wall to rear wall condition, and 15 metres for a front wall to front wall condition.

iii. The minimum distance from an end wall to a **private street** shall be 1.8 metres.

iv. The minimum distance from a wall other than an end wall to a **private street** shall be 3.0 metres.

v. The minimum distance from an **integral garage** of a **block townhouse dwelling unit** to a **private street** shall be 5.8 metres.

d) The following provisions apply to **stacked townhouse dwellings** in the Intensification Corridor Zone:

i. The minimum distance from an end wall to an internal roadway shall be 1.5 metres.

ii. The minimum distance from a wall other than an end wall to an internal **driveway** shall be 3.0 metres.

iii. The minimum distance from an **integral garage** of a **stacked townhouse dwelling unit** to an internal roadway shall be 5.8 metres.

iv. The minimum separation distance between **buildings** on the same **lot** shall be 3.0 metres for an end wall to end wall, 15 metres for a rear wall to rear wall condition and 15 metres for a front wall to front wall.

e) The opening of an **integral garage** facing the **front lot line** shall not exceed 50% of the width of the **block townhouse dwelling unit, street townhouse dwelling unit** or **back-to-back townhouse dwelling unit**.

f) The **fourplex dwelling** provision of Table 7.7.1 shall apply to fourplexes in the Intensification Corridor Zone.

6.8.2 Site Specific Exceptions

The following list establishes the site specific exceptions that apply to the Intensification Corridor (IC) Zone in Section 6.8 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.

IC-1 – 265 King George Road – Northridge Plaza

Special Provisions

- Minimum **landscaped open space**: 5%

IC-2 – 573-585 Colborne Street

Additional Permitted Uses

- Mixed use townhouse

Special Provisions

- For the purpose of this By-law, Colborne Street shall be deemed the **front lot line** and Iroquois Street shall be deemed the **exterior lot line**.
- Minimum **lot area**: 116 square metres per unit
- Minimum **landscaped open space**: 25%
- Minimum **amenity space** for mixed use townhouses: 9 square metres per unit
- Minimum **amenity space** for **stacked townhouse dwelling** and **block townhouse dwelling**: 5 square metres per unit
- A continuous fence and/or noise barrier wall shall be provided and maintained along the length of the **lot line** abutting 50 Iroquois Street.
- A planting strip having a width of 1.5 metres or a buffer approved pursuant to the Site Plan Control provisions of the *Planning Act*, shall be provided and maintained along the **lot line** abutting 50 Iroquois Street and the easterly lot line.
- Balconies (not constructed on foundations) may project no closer than 1.2 metres to the **front lot line** abutting Colborne Street.
- Unenclosed steps (with or without a landing) may project no closer than 0.6 metres to the **exterior lot line** abutting Iroquois Street.
- Parking Regulations:
  - **Apartment dwellings**: 1 space per unit
  - A minimum of 16 spaces for **non-residential uses**.

    - Each **dwelling unit** shall provide a minimum of 2 **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**.
    - Each **block townhouse dwelling** and/or **stacked townhouse dwelling** shall provide a minimum of 2 **parking spaces** per unit.
    - A minimum of 30 visitor **parking spaces** shall be provided.
    - **Loading spaces**: 0
- For Part 1, as shown on Figure IC-2 below, attached to and forming part of this By-law: **Apartment dwelling** provisions include:
    - Maximum **building height**: 5 **storeys**
    - Minimum **front yard setback**: 3 metres
    - Minimum **exterior side yard setback**: 6 metres
- For Part 2, as shown on Figure IC-2 below, attached to and forming part of this By-law: **Mixed use building** provisions include:
    - Maximum **building height**: 3 **storeys**
    - Minimum **front yard setback**: 3 metres
- For Part 3, as shown on Figure IC-2 below, attached to and forming part of this By-law: **Apartment dwelling** provisions include:
    - Maximum **building height**: 9 **storeys**
    - Minimum **front yard setback**: 3 metres
    - Minimum **interior side sard setback**: 6.7 metres to the easterly **lot line**
- For Part 4, as shown on Figure IC-2 below, attached to and forming part of this By-law: **Block townhouse dwelling** and **stacked townhouse dwelling** provisions include:
    - Maximum **building height**: 3 **storeys**
    - Minimum **rear yard setback**: 17 metres
    - Minimum **interior side yard setback**: 13 metres to the easterly **lot line** and 4.8 metres to the westerly **lot line**
    - Minimum **exterior side yard setback**: 3 metres
- For Part 5, as shown on Figure IC-2 below, attached to and forming part of this By-law:
    - A 1,200 square metre central **common amenity space** shall be provided and maintained.

- The private **condominium** road abutting **non-residential uses** shall be deemed the **front lot line** for the **mixed use buildings**.
- Minimum **Parcel of Tied Lands (POTL) lot area**: 70 square metres for **block townhouses**, 105 square metres for **mixed use buildings**
- Minimum **POTL lot frontage**: 4.4 metres for **block townhouses**, 5.4 metres for **mixed use buildings**
- Maximum **POTL lot coverage**: 75%
- Minimum **POTL front yard setback**: 5.6 metres to the attached **garage** door, 0.6 metres to the **dwelling unit** for a **mixed use building**, 3 metres to the **dwelling unit** for **block townhouses**
- Minimum **POTL rear yard setback**: 5.6 metres to the attached **garage** door, 4.5 metres to the **dwelling unit** for **mixed use buildings**, 3 metres to the **dwelling unit**, 0 metres along a **common wall** between units
- Minimum **POTL side yard setback**: 1.2 metres and 0 metres along a **common wall** between units.

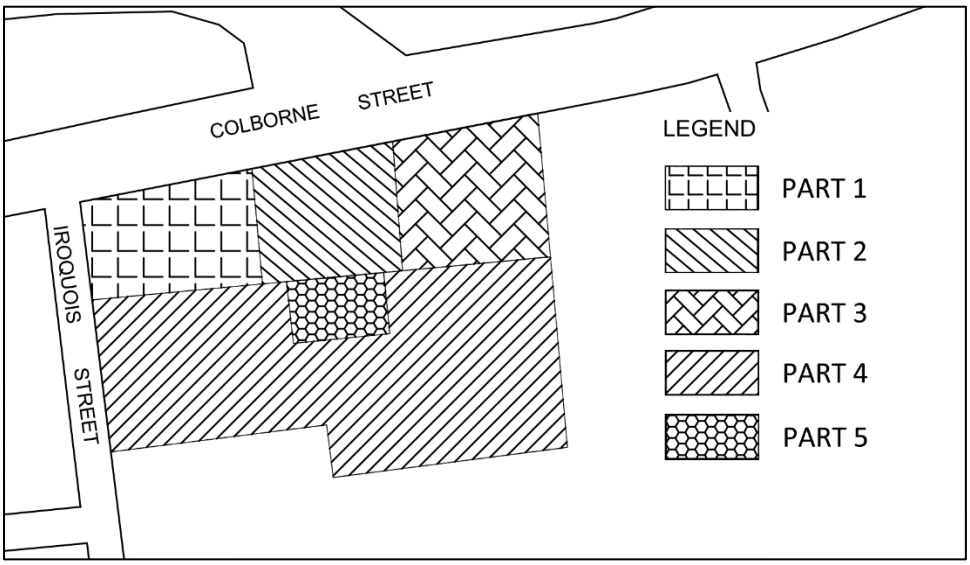


Figure 1: IC-2 Map - Site specific provisions for 573-585 Colborne Street

IC-3 – 998-1000 Colborne Street

Special Provisions

- Maximum number of **dwelling units**: 3
- Minimum **exterior side yard setback**: 0 metres

IC-4 – 25-27 King George Road

Special Provisions

- Maximum **gross floor area**: 560 square metres
- Minimum **front yard setback**: 19 metres
- Minimum **rear yard setback**: 2 metres
- Minimum **interior side yard setback**: 4 metres
- Minimum **exterior side yard setback**: 13 metres
- Parking: 1 space per 25 square metres of **gross floor area**
- **Loading spaces**: 0
- Planting strip: not applicable
- Vehicular access to and from Queensway Drive shall be prohibited.

IC-5 – 627 Park Road North

Special Provisions

- Minimum **interior side yard setback**: 3 metres except 0 metres to another IC Zone.

IC-6 – 160-164 Charing Cross

Additional Permitted Uses

- **Equipment rental establishment**

IC-7 – 1, 3, 5 Dunsdon Street

Special Provisions

- Privacy fence of a minimum height of 1.8 metres shall be maintained on east side of property which is adjacent to 5 Dunsdon Street.

IC-8 – 71 North Park Street

Special Provisions

- **Minimum front yard setback**: 3.5 metres

IC-9 – 226 West Street

Special Provisions

- Minimum **interior side yard setback**: 4.4 metres
- Minimum planting strip: 0.9 metres along West Street

- Parking: 1 space per 13 square metres of **gross floor area** plus 1 space per 4 customer seats
- The **front lot line** shall be deemed to be along Dundas Street.

IC-10 – 225 King George Road

Special Provisions

- Privacy fence of a minimum height of 1.8 metres shall be maintained along **rear lot line**.
- Maximum height: 2 **storeys**
- Minimum **interior side yard setback**: 1.25 metres

IC-11 – 379 to 387 West Street

Additional Permitted Uses

- Existing **single detached dwellings**

IC-12 – 781 Colborne Street East

Special Provisions

- Minimum **interior side yard setback**: 0.3 metres
- Minimum **landscaped open space**: 0 square metres

IC-13 – 16 to 36 and 44 Charing Cross Street, 456 to 460 St. Paul Avenue, and 6 to 20B Borden Street

Additional Permitted Uses

- **Existing single detached dwellings**

IC-14 – 379-381 St. Paul Avenue

Special Provisions

- **Landscaped open space**: 7%

IC-15 – 601 Park Road North

Additional Permitted Uses

- **Warehouse, Public Storage**

Excluded Uses

- **Drive-through restaurant**

Special Provisions

- The **public storage warehouse** shall not require a **loading spac**e.

IC-16 – 23 Harris Avenue

Additional Permitted Uses

- **Service Industry**

IC-17 – 371 St. Paul Avenue

Special Provisions

- **Front lot line** shall be deemed to be along St. Paul Avenue.
- Minimum **rear yard** for additions to **existing building**: 6 metres
- Minimum **landscaped open space**: 0 square metres

IC-18 – 134 King George Road

Special Provisions

- The provision of vehicular access to and from the subject property shall be limited to Wayne Drive and shall be prohibited from King George Road.

IC-19 – 46 Charing Cross Street

Additional Permitted Uses

- **Service industry**

Special Provisions

- Minimum **interior side yard setback**: 1.36 metres
- Parking for **existing Service Industry use** (plumbing shop): 1 space per 50 square metres of **gross floor area**

IC-20 - 351-365 Colborne Street

Special Provisions

- Minimum **landscaped open space**: 2%
- Minimum parking for **dwelling units**: 34 spaces
- Minimum parking for **medical clinic**, medical office and associated **uses**: 28 spaces
- Required parking for the **dwelling units**, **medical clinic**, **medical offices** and associated **uses** will be located on lands identified as 347-365 Colborne Street East on the condition that an agreement providing

for the continuation of the required parking spaces is entered into with the City and is registered against both parcels of land.

- Required **parking spaces** for any **uses** other than the **dwelling units**, **medical clinic**, **medical offices** and associated uses may be provided on appropriately zoned land that is located within a minimum of 200.0 metres of the nearest **lot line** of the subject property on the condition that an agreement providing for the continuation of the required **parking spaces** is entered into with the City and is registered against both parcels of land.
- Minimum **loading spaces**: 0
- Minimum buffering/planting strips: not applicable

IC-21 – 347-349 Colborne Street

Special Provisions

- Minimum **exterior side yard setback**: 0 metres
- Minimum **landscaped open space**: 11%
- Required **parking spaces** may be provided on appropriately zoned land that is located within a minimum of 200 metres of the nearest **lot line** of the subject property on the condition that an agreement providing for the continuation of the required **parking spaces** is entered into with the City and is registered against both parcels of land.
- Minimum **loading spaces**: 0
- Minimum buffering/planting strips: not applicable

IC-22 – 381-393 Colborne Street

Special Provisions

- **Front Yard** (minimum): 0.2 metres
- **Rear Yard** (minimum): 5.0 metres (for the southerly **lot line** abutting 381 Colborne Street)
- **Side Yard** (minimum)
- Abutting a Residential Zone: 3.0 metres (for the westerly **lot line** abutting 381 Colborne Street)
- Abutting any Other Zone 2.5 metres
- Abutting a **Building** with Windows on the Facing Wall: 10.0 metres
- **Landscaped Open Space** (minimum): 13%
- Parking:

- Minimum 0.8 spaces per **dwelling unit**
- Minimum 1.0 spaces per 60 square metres of **gross floor area** for **General Offices**
- Notwithstanding any provision of the By-law, the minimum parking rate of 1.0 spaces per 60 square metres shall only apply to **General Offices**.
- **Dwelling Units** (maximum): 50

IC-23 – 771 Colborne Street

Additional Permitted Uses

- **Single detached dwelling**

Special Provisions

- Minimum **lot area**: 450 square metres
- Minimum **lot frontage**: 15 metres
- Maximum **lot coverage**: 450 square metres
- Minimum **front yard setback**: 6 metres or the **established front building line**, whichever is the lesser
- Minimum **rear yard setback**: 7.5 metres
- Minimum **side yard setback**: 3 metres on one side and 1 metre on the other side
- Minimum **interior side yard setback** where an **integral garage** or **carport** is provided: 1 metre
- Minimum **exterior side yard setback**: 3 metres
- **Existing** heating and cooling equipment can project into the minimum westerly **interior side yard** but shall not be located closer than 0.2 metres from the **lot line**.

IC-24 – 150 Colborne Street West

Special Provisions

- Minimum of 14 **parking spaces** required when **gross floor area** is 500 square metres or less.
- No **loading spaces** required when **gross floor area** is 500 square metres or less.

IC-25 – 177 Colborne Street West

Special Provisions

- Parking standard **mixed use building**:
- Colborne Street West shall be deemed to be the **front lot line** and the **lot line** abutting Winniett Street shall be deemed to be the **rear lot line**
- 0.51 spaces per **dwelling unit**
- For **General Offices**:
- 1 space per 101 square metres
- The required **parking spaces** shall be a minimum of 0 metres from the **lot line** abutting Winniett Street.
- **Utility service equipment** shall be permitted within 1.1 metres of a **lot line** abutting a **street**.

IC-26 – Intersection of Erie and Eagle Avenue

Special Provisions

- Minimum **front yard setback**: **established front building line**
- No parking or loading is permitted in the **front yard**.

IC-27 – 10 Mt. Pleasant Street

Special Provisions

- Minimum **front yard setback**: 2 metres
- Parking: 3 spaces
- The designated **front lot line** shall be Mt. Pleasant Street.

IC-28 – 12 Mt. Pleasant Street

Additional Permitted Uses

- **Existing single detached dwellings**

Special Provisions

- Minimum **lot area**: 260 square metres
- Minimum **interior side yard setback**: 0.5 metres
- Maximum **lot coverage**: 43%
- The designated **front lot line** shall be Mt. Pleasant Street.

IC-29 – 108 Colborne Street West

Special Provisions

- The **lot line** abutting Colborne Street shall be deemed the **front lot line**.
- Minimum **front yard setback**: 0 metres for the **building existing** on the date of the passing of the By-law
- Minimum **rear yard setback**: 1.5 metres for the portion of the **rear yard** that extends for a distance of 31.0 metres from the **existing interior lot line** and 6.0 metres for the remainder of the **rear yard**
- Minimum **interior side yard setback**: 1 metre
- Minimum **landscaped open space**: 5%
- A minimum 1.5 metre wide planting strip abutting Balfour Street shall be provided.

IC-30 – 54 Winniett Street

Special Provisions

- Minimum **front yard setback**: 2 metres
- Minimum **interior side yard setback** (north): 7.9 metres
- Minimum **interior side yard setback** (south): 1.6 metres
- Minimum **landscaped open space**: 20%
- No **amenity space** shall be required for an apartment **building**.
- Minimum number of **parking spaces**: 32
- Maximum number of apartment **dwelling units**: 32

IC-31 – 141 King George Road

Special Provisions

- Minimum **rear yard setback**: 9.6 metres
- Minimum **interior side yard setback** abutting a residential zone: 5.6 metres
- A maximum of 14 **parking spaces** arranged in a single row located between the principal **non-residential use** and the **front lot line** shall be permitted.
- A minimum **building step back** of 17 metres shall be provided from the south **building** line above the ninth **storey** and an additional 10

metres above the tenth **storey** for the southernmost wing of the portion of the **building** located on Part 2 of Figure IC-31 below.

- A minimum **building step back** of 0.91 metres shall be provided from the westerly **building** line above the fifth **storey**, an additional step back of 0.91 metres above the seventh **storey**, an additional step back of 2 metres above the eighth **storey** and an additional step back of 3.3 metres above the tenth storey for the portion of the building located on Part 1 of Figure IC-31 below.
- A minimum **building step back** of 1.3 metres shall be provided for the east **building** line above the second **storey** for the portion of the **building** located on Part 2 of Figure IC-31 below. Notwithstanding the above, balconies and wing walls are permitted to encroach into the minimum **building step back**.

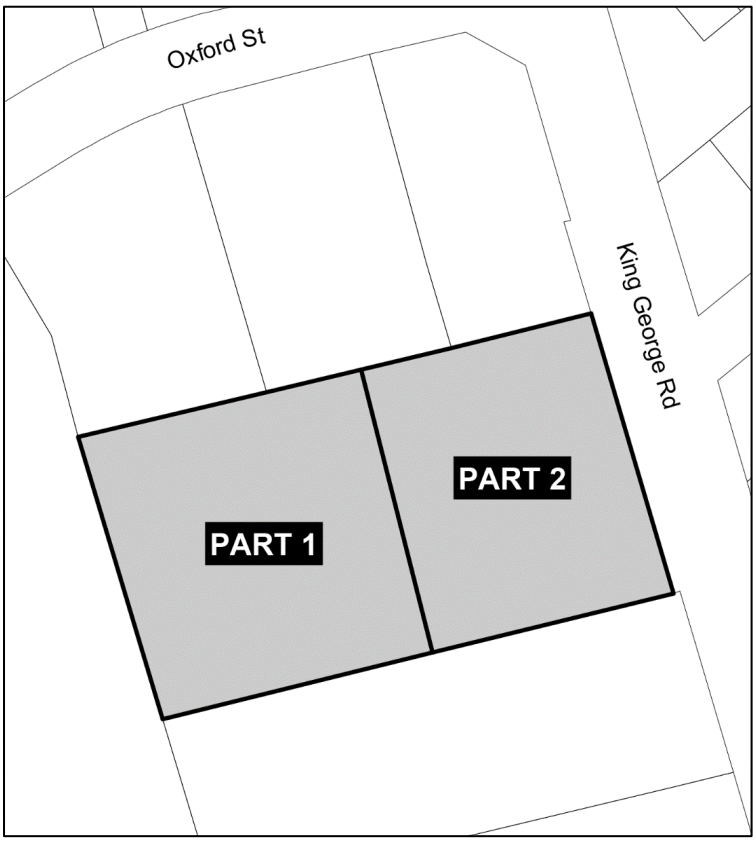


Figure IC-31: Site specific provisions for 141 King George Road

IC-32 – 415-417 Colborne Street

Special Provisions

- Minimum **front yard setback**: 0 metres
- Minimum **landscaped open space**: 4%

- Minimum two way **driveway** width: 4 metres

IC-33 – 908-914 Colborne Street

Special Provisions

- Minimum **interior side yard setback** abutting a residential zone: 4.5 metres for a portion of the east side of the **building** 15.5 metres from the **front lot line** for a maximum length of 9 metres
- Minimum **interior side yard setback** abutting a **building** with windows on the facing side: 4.5 metres for a portion of the east side of the **building** 15.5 metres from the **front lot line** for a maximum length of 9 metres
- Minimum **rear yard setback**: 21 metres
- Minimum parking for a **mixed use building**: 1 space per **dwelling unit** plus 1 space per 30 square metres of **gross floor area** for **non-residential uses**
- Minimum **loading spaces**: 2
- Residential **uses** shall be permitted on the ground floor of a **mixed use building** in the part of the **building** which does not face Colborne **street**.
- Minimum **outdoor amenity space**: 271 square metres
- Minimum **indoor amenity space**: 58 square metres

IC-34 – 168-180 Colborne Street West

Amended by By-law 75-2025.

Special Provisions

- A **restaurant** shall not include a **drive through**.
- Within Part "1" on Figure IC-34 below:
  - Minimum **Front Yard Setback**: 5.5 metres
  - Minimum **Exterior Side Yard Setback** 3 metres
  - No parking area shall be located between the **building** and the **front or exterior lot line**.
  - The **loading space** shall be “Type B”.
- Within Part "2" on Figure IC-34 below:

  Apartment dwellings:

  - Minimum **interior side yard setback** (west): 4 metres

- Minimum **rear yard setback** measured from Open Space Zone: 5 metres
- Minimum **amenity space**: 3 square metres per unit

Mixed Use Buildings

- Minimum **interior side yard setback** (west): 40 metres
- Minimum **rear yard setback**: 5 metres measured from Open Space Zone
- The **loading space** shall be “Type B”.

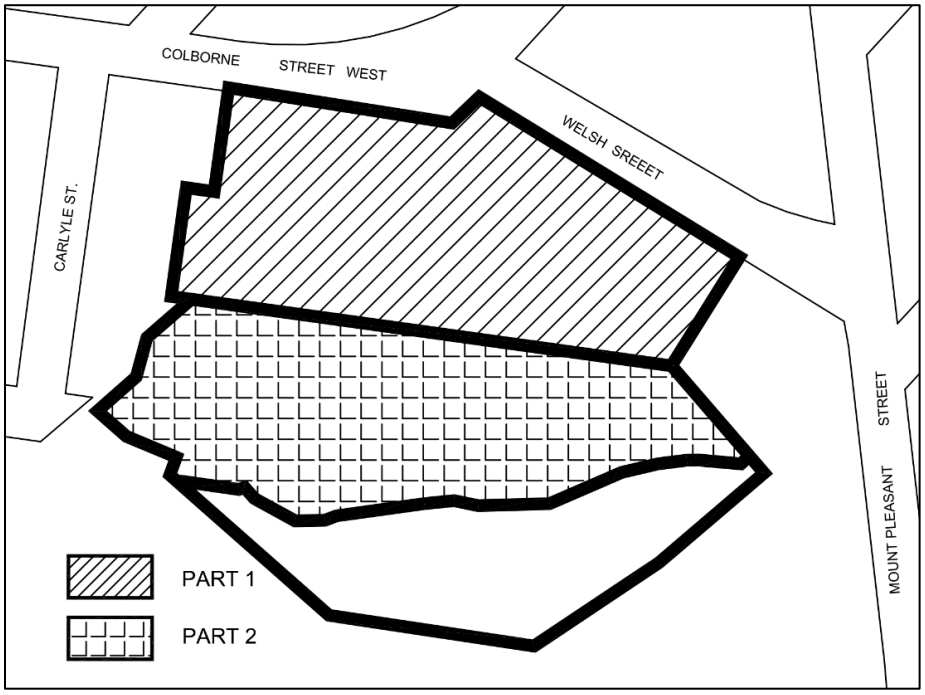


Figure IC-34: Site specific provisions for 168-180 Colborne Street West

IC-35 – Concrete Mixing Plant – 53 Henry Street

Additional Permitted Uses

- **Concrete Mixing Plant**

IC-36 – 247-253 West Street

Special Provisions

- Minimum **rear yard setback**: 7.1 metres
- Minimum **interior side yard setback**:
- South: 9.3 metres
- North: 7.5 metres

- Minimum off **street** parking requirements: 0.96 space per unit
- Minimum **front yard landscaped open space**: 30%

IC-37 – 461-467 West Street

Special Provisions

- The **front lot line** shall be deemed to be West Street.
- Minimum **lot area**: 37 square metres per unit
- Maximum **lot coverage**: 35.9%
- Minimum **front yard setback**: 5.3 metres
- Minimum **rear yard setback**: 10 metres
- Minimum **interior side yard setback**: 7.5 metres
- Minimum **exterior side yard setback**:5.3 metres
- Minimum **parking spaces**: 1.18 space per unit
- Required **parking spaces** shall be located a minimum of 1.5 metres from any **lot line** abutting a **street** and a minimum of 1.0 metre from any other **lot line**.

IC-38 – 139 Henry Street

Additional Permitted Uses

- **Industrial use**

Special Provisions

- **Contractor's yard**: subject to GE Zone provisions

IC-39 – 305 West Street

Additional Permitted Uses

- **Crisis residence**

Special Provisions

- Maximum number of beds: 50
- Maximum **gross floor area** for a **crisis residence**: 110 square metres

IC-40 – 188 Charing Cross Street

Special Provisions

- Minimum **parking spaces**: 12 spaces

- Privacy fence of a minimum height of 1.8 metres shall be maintained along the following:
- Full length of **rear lot line**.
- 22 metres from **rear lot line** along the northeast **interior lot line**.
- 17.678 metres from **rear lot line** along southwest **interior lot line**.

IC-41 – 2 Fairmount Avenue

Special Provisions

- A **group home** shall accommodate a maximum of 6 residents exclusive of staff.
- A **group home** located on the **lot** shall have a minimum separation distance of 90 metres from a lot occupied by an **existing group home** at 12 Burke Avenue.
- Minimum **interior side yard setback**: 1.7 metres
- Minimum **exterior side yard setback**: 3 metres
- Off-**street parking spaces** may be provided in a tandem layout but shall not be located in the required **front yard**.

IC-42 - 477 St. Paul Avenue

Special Provisions

- Minimum **interior side yard setback**: 3 metres on one side and 0.4 metres on the other
- Where an **integral garage** or integral **carport** is provided, the minimum **interior side yard** shall be 1 metre on one side and 0.4 metres on the other.

IC-43 – 19 Freeborn Avenue

Special Provisions

- Minimum **interior side yard setback**: 2.6 metres on one side and 1 metre on the other
- Where an **integral garage** or integral **carport** is provided, the minimum **interior side yard setback** shall be 1 metre on each side.

IC-44 – 15 Puleston Street

Additional Permitted Uses

- **Duplex dwelling**

Special Provisions

- Minimum **lot area**: 535 square metres

IC-45 – 819 Colborne Street

Special Provisions

- Minimum **lot area**: 427 square metres
- Minimum separation distance between an **accessory structure** and a main **building**: 1.1 metres

IC-46 – 238, 242 & 246 West Street

Additional Permitted Uses

- **Single detached dwelling**

IC-47 – 436 Grey Street

Special Provisions

- A **block townhouse dwelling** may contain a minimum of two **dwelling units**.

IC-48 – 655 Park Road North

Special Provisions

- A **block townhouse dwelling**:
- Minimum **rear yard**: 7.7 metres
- Minimum **Exterior side yard**: 5.5 metres
- The minimum planting strip required abutting Wayne Gretzky Parkway shall be 5.5 metres.
- The minimum **yard** abutting Wayne Gretzky Parkway shall be 7.7 metres to a rear exterior wall of a **block townhouse dwelling** and 5.5 metres to a side exterior wall of a **block townhouse dwelling**.

IC-49 – 487 West Street

Additional Permitted Uses

- **Single detached dwelling** containing a maximum of five **dwelling units**

IC-50– 633 Park Road North

Special Provisions

- The minimum **yard** required abutting Wayne Gretzky Parkway shall be 7.5 metres to a rear exterior wall of a **block townhouse dwelling** and 3.9 metres to a side exterior wall of a **block townhouse dwelling**.
- No **building** or **structure** shall be permitted within the area identified as the Development Setback Limit

Figure IC-50: Site specific provisions for 633 Park Road North

IC-51 – 948 Colborne Street East

Special Provisions

- Maximum number of **dwelling units**: 14
- Maximum **building height**: 1 **storey**

IC-52 – 499 West Street

Additional Permitted Uses

- **Single detached dwelling** with 4 additional **dwelling units**

Special Provisions

- Minimum **lot frontage**: 24 metres

IC-53 – 385 Park Road North

Special Provisions

- 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.

IC-54 – 1036 Colborne Street

Additional Permitted Uses

- **Single detached dwelling**

Special Provisions

- Minimum **lot frontage**: 18 metres

IC-55 – 144 Henry Street

Special Provisions

- Minimum **lot frontage**: 20.6 metres
- Maximum number of **dwelling units**: 16
- No **buildings** shall be located within 25 metres (minimum) of the **rear yards** of 140a, 140b and 142 Henry Street.

IC-56 – 677 Park Road North

Special Provisions

- 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**.
- Minimum **landscaped open space**: 23%
- Minimum **outdoor amenity space**: 995 square metres
- Private outdoor amenity: space of 1500 square metres
- 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).

- A continuous 2.2 metre high 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.
- Block townhouse parking 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**.
- Minimum parking for **stacked townhouse dwellings**: 1 space per unit
- Minimum visitor parking: 20 spaces
- For **stacked townhouse dwellings** in Part 1, as shown on Figure IC-56 below:
  - Minimum **front yard setback**: 1.5 metres
  - Minimum **interior side yard setback**: 40.0 metres to a northerly side yard and 40.0 metres to a southerly **side yard**
  - Minimum **rear yard setback**: 0 metres
  - 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**.
  - Canopies may project into the minimum **front yard**, but shall not be closer than 0.9 metres to the **front lot line**.
- For Part 2, as shown on Figure IC-56 below:
  - Minimum **front yard setback** for **block townhouse dwellings**: 14.0 metres
  - Minimum **rear yard setback** for **block townhouse dwellings**: 12.0 metres
  - Minimum **rear yard setback** for **stacked townhouse dwellings**: 5.0 metres
  - Minimum **interior side yard setback**: 8.3 metres to a northerly **side yard**, 12.7 metres to a southerly **side yard** and 4.0 metres to a westerly side yard.
  - Minimum **exterior side yard setback**: 4.2 metres

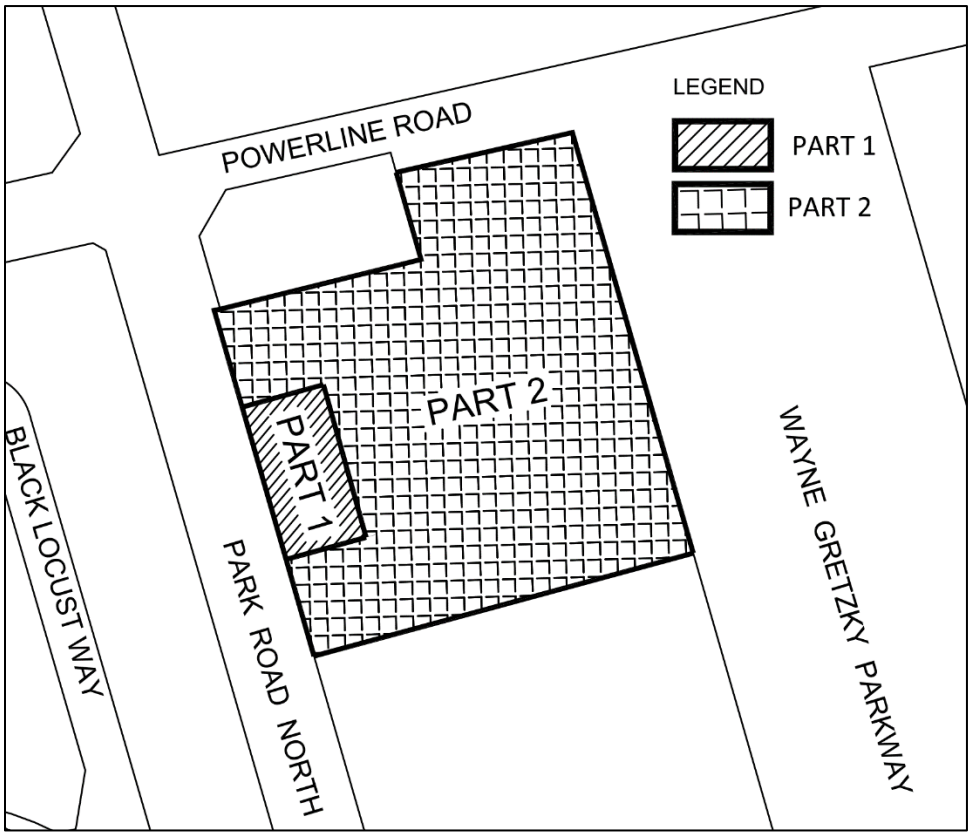


Figure IC-56: Site specific provisions for 677 Park Road North

IC-57 – 800 Colborne Street

Additional Permitted Uses

- **Semi-detached dwellings**

Special Provisions

- Maximum number of **semi-detached dwellings**: 1
- Minimum **lot area**: 185 square metres per unit
- Minimum **lot** width: 11 metres
- Maximum **lot coverage**: 40%
- Maximum **building height**: 2 storeys
- Minimum **front yard setback**: 6 metres
- Minimum **rear yard setback**: 6 metres
- Minimum **side yard setback**: A front or rear exterior wall of a **block townhouse dwelling** or a **semi-detached dwelling** shall maintain a **side yard** of a minimum of 6.0 metres, and a side exterior wall of a

block townhouse dwelling or **a semi-detached dwelling** shall maintain a **side yard** of a minimum of 1.2 metres.

- Minimum **landscaped open space**: 30%
- Minimum **front yard landscaped open space**: 25%
- No **amenity space** for **block townhouse dwelling**.

IC-58 – 81 Peel Street

Special Provisions

- No habitable space shall be permitted in the **existing** bell tower above the third **storey**.
- Minimum **front yard setback**: 0.5 metres
- Minimum **rear yard setback**: 0.8 metres
- Minimum **interior side yard setback**: 2 metres
- Minimum **exterior side yard setback**: 6.1 metres
- Minimum **landscaped open space** 12%
- Parking: 1.08 spaces per unit
- Minimum **loading spaces**: 0
- A Parallel Accessible **Parking Space** having a minimum width of 2.75 metres by 6.75 metres with a 1.5 metre **access aisle** shall be permitted.
- The minimum parking stall size shall be 2.75 metres by 5.5 metres for all other spaces.
- The required **parking spaces** shall be 0 metres for the **parking spaces** along Dalhousie Street and 0 metres from any other **lot line**.
- A two-way traffic aisle with a minimum width of 2 metres shall be permitted where the **parking space** angle is 90 degrees.

IC-59 – 446-450 Colborne Street

Special Provisions

- Minimum **lot area**: 84 square metres per unit
- Minimum **lot** width: 25 metres
- Minimum **front yard setback**: 1.5 metres
- Minimum **rear yard setback**: 6 metres
- Minimum **interior side yard setback**:

- Eastern **lot line** abutting 466 Colborne Street: 1.5 metres
- Western **lot line**: 7.5 metres
- Minimum **landscaped open space**: 13.9%
- Minimum **amenity space**: 2 square metres per unit
- Minimum parking: 1 space per unit
- Required **parking spaces** shall be located a minimum of 3.0 metres from any **lot line** abutting a **street** and a minimum of 0.5 metres from any other **lot line**.
- **Apartment Dwellings** are permitted to have external entrances with direct access from the exterior of the **building** to a **street** or **parking area**.

IC-60 – 994 Colborne Street East

Special Provisions

- Minimum **interior side yard setback**: 3 metres on one side and 4.5 metres on the other

IC-61 – 318 Erie Avenue

Additional Permitted Uses

- **Service industry**

IC-62 – 19 to 29 McClure Avenue and 142 to 150 Dundas Street

Special Provisions

- Minimum planting strip along McClure Avenue: 3 metres
- Minimum planting strip along Dundas Street: 6 metres
- No vehicular ingress or egress shall be permitted to or from a commercial parking lot from Dundas Street.

IC-63 – 920 Colborne Street East

Special Provisions

- Minimum off **street parking space** dimensions 5.6 metres by 2.6 metres

IC-64 – 260 Dalhousie Street

Special Provisions

- Minimum **lot area**: 85 square metres per unit

- Maximum **building height**: **Existing** as of November 8, 2004
- Minimum **front yard setback**: **Existing** as of November 8, 2004
- Minimum **rear yard setback**: **Existing** as of November 8, 2004
- Minimum **interior side yard setback**: **Existing** as of November 8, 2004
- A maximum of 3 **apartment dwelling units**
- Minimum **landscaped open space**: 15%
- Minimum **amenity space**: 9 square metres per unit
- Minimum off-street parking: 18 spaces
- An enclosure may be constructed beyond the exterior walls of the **existing building** that provides a connection between an interior hallway and a laundry room.

IC-65 – 575 Park Road North

Special Provisions

- Maximum height: 4 storeys/18 metres
- Minimum **front yard setback**: 26 metres
- Minimum **rear yard setback**: 8.5 metres
- Minimum **amenity space**: 15 square metres per **dwelling unit**

IC-66 – 335 Dunsdon Street

Special Provisions

- Maximum **building height**; 7 **storeys** to a maximum of 27 metres
- Minimum **front yard setback**: 25.8 metres
- Minimum **rear yard setback**: 3 metres
- Minimum **exterior side yard setback**: 26 metres
- Indoor **amenity space**:
  - Minimum 102 square metres
  - Maximum 245 square metres
- Minimum outdoor **amenity space** for **apartment dwelling**: 10 square metres per unit
- Required **parking spaces** may be provided on the adjacent lands subject to the condition that an agreement providing for the continuation of the required **parking spaces** is entered into with the

City and the owners of the adjacent lands and is registered against all parcels of the adjacent lands.

- Required **parking spaces** may be accessed from the **street** by means of an easement on an abutting **lot**.
- Required **parking spaces** may be located a minimum of 3.1 metres from the portion of **lot line** abutting Dunsdon Street measuring 70 metres from the southeast corner of the **lot**, and a minimum of 0 metres from any other **lot line**. This provision shall not apply to an underground **parking structure**.
- Required outdoor **amenity space** may be provided on the adjacent lands subject to the condition that an agreement providing for the continuation of the required outdoor **amenity space** is entered into with the City and the owners of the adjacent lands and is registered against all parcels of the adjacent lands.

IC-67 – 555 Dunsdon Street

Special Provisions

- Minimum **Lot** Width:14 metres
- Maximum **Building Height**: 7 **storeys** to a maximum of 27 metres
- Minimum **Exterior Side Yard**: 6.68 metres
- Indoor **amenity space**:
  - Minimum: 102 square metres
  - Maximum: 245 square metres

IC-68 - 575 Park Road North (Lands Fronting onto Park Road North)

Sole Permitted Uses

- Parking, outdoor **amenity space** and vehicular access associated with uses on the adjacent lands

Special Provisions

- The required **parking space** shall be located a minimum of 0 metres from any lot line other than the **lot line** abutting a **street**.

IC-69 – West Side of West Street/Galileo Boulevard

Special Provisions

- **Lot line** abutting West Street shall be deemed the **front lot line**, the northwestern **lot line** shall be deemed the **rear lot line**, and Galileo Boulevard shall be deemed the **exterior lot line**

- Minimum **lot area**: 43.5 square metres per unit
- Minimum **lot** width: 29.5 metres
- Minimum **exterior side yard**: 7.6 metres
- Minimum parking: 1.15 spaces per unit
- Maximum projection for a **patio**, deck or balcony: not greater than 1.75 metres into a required **yard**
- Part 1 (as shown on Figure IC-69 below): Minimum **interior side yard**: 11.7 metres
- Part 2 (as shown on Figure IC-69 below): Minimum **interior side yard**: 3.5 metres
- Part 3 (as shown on Figure IC-69 below): Minimum **rear yard**: 13.2 metres
- Minimum **interior side yard**: 3.2 metres

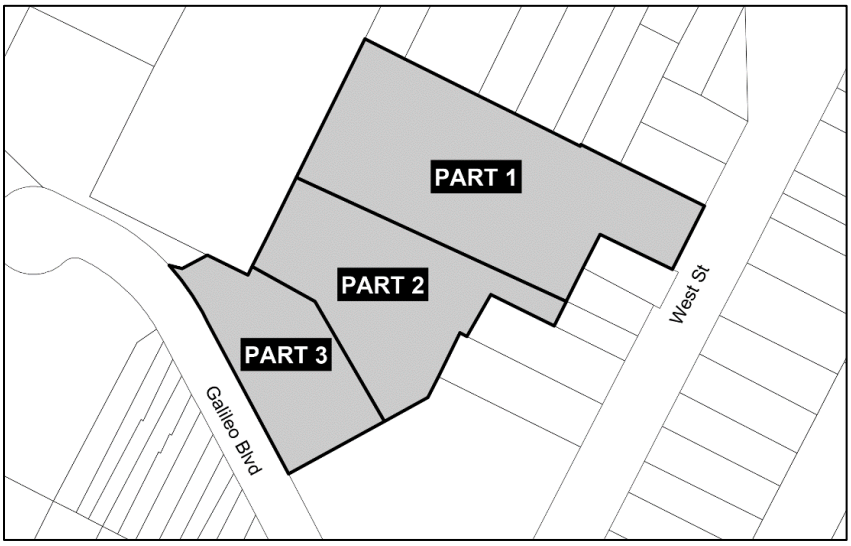


Figure IC-69: Site specific provisions for West Side of West Street/Galileo Boulevard

IC-70 – 816 Colborne Street

Special Provisions

- Minimum **Lot Width**: 28.0 m
- Minimum **Amenity Space**: 7.5 m^2/unit

IC-71 – 75-79 Erie Avenue

Special Provisions

- Parking: 1 space per unit; 0 parking spaces for visitor parking; and 0 parking spaces for permitted non-residential uses in the IC Zone.
- Parking location: Notwithstanding Section 5.7 d), a required parking space may be located 0 metres away from any lot line abutting a street.
- Maximum building height: 14.5 m
- Minimum front yard: 0 m
- Minimum rear yard abutting a Residential or Mixed-Use Zone: 0 m
- Minimum interior side yard: 4.5 m
- Minimum exterior side yard: 0 m
- Minimum landscape open space: 5.4%
- Common amenity space: 100% of the common amenity space may be provided indoors.
- Electric Vehicle Parking/Charging: 0 parking spaces with level 2 or 3 charging facilities for electric vehicles.

IC-72 – 85-99 Colborne Street West

Amended by By-law 50-2025.

Special Provisions

- Only one (1) **restaurant** shall be permitted
- Minimum number of parking spaces for two (2) commercial buildings up to 1,335 sq. m. combined GFA including a drive-through restaurant: 35 spaces
- Minimum number of **stacking spaces** for a **restaurant**: 10 spaces
- Minimum width of driveway providing access to a loading space: 6.5 m
- Minimum front yard: 1.80 m
- Minimum exterior side yard: 1.12 m.

IC-73 – 128 King George Road

Amended by By-law 75-2025.

Special Provisions

- Non-residential use minimum **interior side yard**: 3.7 metres
- Non-residential use minimum **exterior side yard**: 2.1 metres
- Buffering: Notwithstanding Section 3.4.a, a one-storey building may be located within 6.0 metres of a residential zone.
- Planting strip: A 2.0 metre wide planting strip is required between the building and Wayne Drive, a 1.0 metre planting strip is required between the parking area and Wayne Drive east of the driveway, and no planting strip is required between the accessible parking space and Wayne Drive west of the driveway.
- Parking regulations:
  - The minimum parking standard for **Medical Office** or **Medical Clinic** shall be 1.0 space per 50.0 m^2 GFA.
  - The minimum parking standard required by Tables 5.3.a and 5.3.b apply for all other uses.

7.0 Residential Zones

7.1 Applicable Residential Zones

The Residential Zones established by this By-law apply to lands Zoned:

- Suburban Residential (SR) Zone
- Existing Neighbourhood Low-Rise Residential (NLR) Zone
- Greenfield Neighbourhood Low-Rise Residential (GNLR) Zone
- Neighbourhood Corridor Residential (NCR) Zone
- Residential Mid-Rise (RMR) Zone
- Residential High-Rise (RHR) Zone

7.2 Permitted Uses

Amended by By-law 118-2025.

The following Table 7.2.a and 7.2.b establishes the **uses** permitted in the Residential Zones outlined in Section 7.1. The **uses** permitted in a **zone** are identified by a “P” under the column related to each **Zone**. If a **use** is not permitted, a dash “-“ is shown in the column related to each **zone**. Where a “Q” is shown in the column under a **zone**, a qualification applies to a permitted **use** as described following Table 7.2.a and 7.2.b.

Table 7.2.a: Permitted Residential Uses in Residential Zones

Permitted Uses	SR Zone	NLR Zone	GNLR Zone	NCR Zone	RMR Zone	RHR Zone
1. **Additional dwelling unit**	P	P	P	P	Q1	-
2. **Apartment dwellings**	-	-	-	P	P	P
3. **Back-to-back townhouses**	-	-	P	P	P	-
4. **Bed and breakfast establishment**	P	Q2	P	-	-	-
5. **Block townhouse dwelling**	-	-	P	P	P	-
6. **Crisis residence**	P	Q2	Q2	P	P	P

Permitted Uses	SR Zone	NLR Zone	GNLR Zone	NCR Zone	RMR Zone	RHR Zone
7. **Duplex**	-	Q2	Q2	-	-	-
8. **Fourplex dwelling**	-	-	-	P	P	-
9. **Group home**	-	Q2	Q2	P	P	P
10. **Group correctional home**	-	Q2	Q2	P	P	P
11. **Live-work dwelling**	-	-	-	P	P	-
12. **Lodging house**	-	Q2	Q2	P	-	-
13. **Retirement home/ Long term care home**	-	-	P	P	P	P
14. **Semi-detached dwelling**	-	Q2	Q2	-	-	-
15. **Single detached dwelling**	P	Q2	Q2	-	-	-
16. **Stacked townhouse dwelling**	-	-	-	P	P	-
17. **Street townhouse dwelling**	-	-	P	P	P	-
18. **Triplex**	-	Q2	Q2	-	-	-

Qualifications

Q1 Not permitted in an **apartment dwelling**.

Q2 The **use** shall be located in the **principal building** on the **lot** and no more than one **principal building** shall be permitted per **lot**.

Table 7.2.b: Permitted Non-Residential Uses in Residential Zones

Permitted Uses	SR Zone	NLR Zone	GNLR Zone	NCR Zone	RMR Zone	RHR Zone
1. **Bed and breakfast establishment**	P	P	P	-	-	-
2. **Child care centre**	P	P	P	P	P	Q1
3. **Financial institution**	-	-	-	P	Q1	Q1
4. **Home child care**	P	P	P	-	-	-
5. **Home occupation**	P	P	P	P	P	P

Permitted Uses	SR Zone	NLR Zone	GNLR Zone	NCR Zone	RMR Zone	RHR Zone
6. **Neighbourhood convenience store**	-	-	-	P	Q1	Q1
7. **Office, general**	-	-	-	P	-	-
8. **Office, medical**	-	-	-	P	-	Q1
9. **Personal service**	-	-	-	P	Q1	Q1
10. **Place of entertainment/ recreation**	-	-	-	-	-	Q1
11. **Places of worship**	P	P	P	P	Q1	Q1
12. **Restaurant**	-	-	-	P	Q1	Q1
13. **Studio**	-	-	-	P	Q1	Q1
14. **Short term rental accommodation**	P	P	P	P	P	P
15. **Temporary sales office**	P	P	P	P	P	P

Qualifications:

Q1 Permitted in combination with a permitted **residential use** in the same **building** to a maximum **gross floor area** of 300 square metres per use.

7.3 Suburban Residential (SR) Zone Provisions

7.3.1 Lot and Building Requirements by Building Type

Amended by By-law 75.2025.

The following Table 7.3.1 and additional provisions establish the **zone** standards that apply to the Suburban Residential Zone.

Table 7.3.1: Suburban Residential Zone (SR) Lot and Building Requirements

Provision	Single Detached Dwelling	Non-residential Uses
1. Minimum **lot frontage**	20 m	20 m
2. Minimum **lot area**	1,000 m^2	1,000 m^2
3. Maximum **lot coverage**	30%	30%
4. Minimum front yard to the main wall	7.5 m	7.5 m
5. Minimum **rear yard**	7.5 m	7.5 m
6. Minimum **interior side yard**	1.5 m	1.5 m (1)
7. Minimum **exterior side yard**	7.5 m	7.5 m
8. Maximum **building height**	10.5 m	10.5 m
9. Minimum **landscaped open space**	30% (2)	10%

Notes

(1) Non-residential **building** adjacent to a **residential use** shall be **setback** 7.5 metres from the property line of a residential **lot**.

(2) Applies to front yard only.

7.3.2 Site Specific Exceptions

The following list establishes the site specific exceptions that apply to the Suburban Residential (SR) Zone in Section 7.3 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.

SR-1

Special Provisions

- Maximum height for **accessory building**: 7.6 metres

- Maximum **lot coverage** for **accessory buildings**: 186 square metres

7.4 Existing Neighbourhood Low-Rise Residential (NLR) Zone Provisions

7.4.1 Lot and Building Requirements by Building Type

Amended by By-law 31-2026.

The following Table 7.4.1 and additional provisions establish the **zone** standards that apply to the Existing Neighbourhood Low-Rise Zone.

Table 7.4.1: Existing Neighbourhood Low-Rise Residential (NLR) Zone Lot and Building Requirements

Provision	Single Detached Dwelling	Semi-detached Dwelling	Non-residential Building
1. Minimum **lot frontage**	(1)	(1)	20 m
2. Minimum **lot area**	(1)	(1)	600 m^2
3. Maximum **lot coverage**	(1)	(1)	40%
4. Minimum **front yard** to the main wall	6 m (2)	6 m (2)	6 m (2)
5. Minimum **rear yard**	7.5 m	7.5 m	7.5 m
6. Minimum **interior side yard**	0.6 and 1.2 m (6)	1.2 m (3)	4.5 m (4)
7. Minimum **exterior side yard**	4.5 m	4.5 m	4.5 m
8. Maximum **building height**	10 m	10 m	10 m
9. Minimum **landscaped open space**	40% (5)	40% (5)	10%

Notes

(1) The letters following the **Zone** Label shown on Schedule A have the following meanings:

- The letter “F” followed by a number indicates the required minimum **Lot Frontage** in metres;
- The letter “A” followed by a number indicates the required minimum **Lot Area** in square metres;
- The letter “C” followed by a number indicates the maximum **Lot Coverage** in percent.

- For a **semi-detached dwelling**, the minimum **lot frontage** and minimum **lot area** requirement in Table 7.4.1 shall apply per **primary dwelling unit** on the same **lot**.

(2) Or the **established front building line** whichever is less, except where the **street** is to be widened.

(3) Except that where **dwellings** on abutting **lots** share a **common wall**, no **interior side yard** shall be required.

(4) Non-residential **building** adjacent to a **single detached** or **semi-detached lot** shall be **setback** 7.5 metres.

(5) Applies to **front yard** only.

(6) 0.6 metre **side yard** must be adjacent to a 1.2 metre **side yard**.

7.4.2 Additional Provisions

Amended by By-law 31-2026.

a) The maximum height of an exterior wall shall be 7.5 metres, measured from **finished grade** to the underside of the eaves.

b) The **lot** and **yard** provisions for **duplex and triplex dwellings** shall be the same as the provisions for **single detached dwelling** in Table 7.4.1.

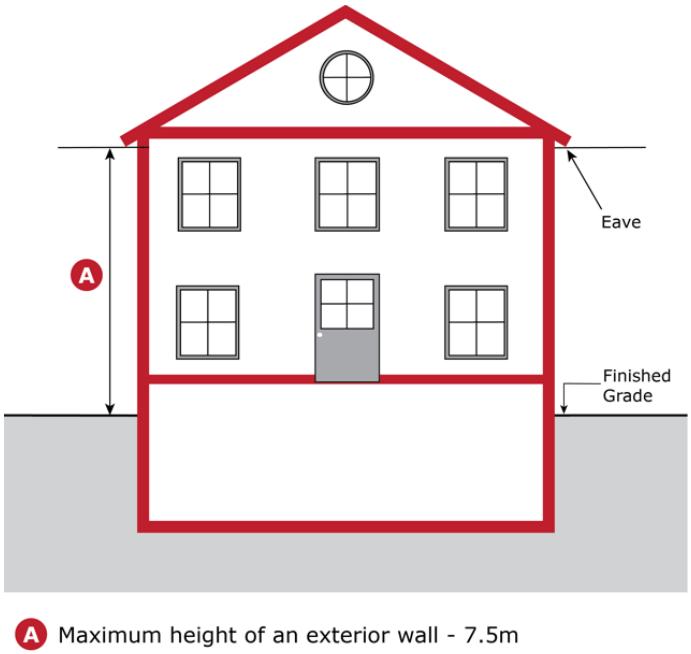


Figure 7.4.2: Maximum Height of an Exterior Wall Measured from Finished Grade

7.4.3 Site Specific Exceptions

The following list establishes the site specific exceptions that apply to the Existing Neighbourhood Low-Rise Residential (NLR) Zone in Section 7.4 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.

NLR-1 (F9 A270 C40) – 112 West Street

Additional Permitted Uses

- **Office, General**

Special Provisions

- Any **general office** shall be exempt from providing an accessible **parking space**.
- A maximum of two tandem off-street **parking spaces** are permitted in the **existing driveway**.

NLR-2 (F18 A550 C35) – 120 Paris Road

Additional Permitted Uses

- **Office, General**
- **Medical Personal Service**
- **Retail Store**

NLR-3 (F9 A270 C40) - 330 Grand River Avenue

Sole Permitted Uses

- **Single detached dwelling**

NLR-4 (F9 A270 C40) – 91 and 101 Birkett Lane

Special Provisions

- Maximum **building height**: 12.5 metres
- Maximum **lot coverage**: N/A
- Minimum **front yard setback**:
  - To the dwelling face: 4.5 metres
  - To the **garage**: 6 metres
- Minimum **exterior side yard setback**: 1.8 metres
- Minimum **front yard landscaped open space**: 30%

NLR-5 (F12 A360 C40) – 124 and 128 Ninth Avenue

Additional Permitted Uses

- **Fourplex**

NLR-6 – Deleted

Amended by By-law 118-2025.

NLR-7 (F9 A270 C40) – 134-138 Gilkison Street

Additional Permitted Uses

- **Transportation terminal**
- **Automobile sales establishment**
- **Automobile repair garage**
- **Industrial uses**

NLR-8 (F9 A270 C40) – 61 Catharine Avenue

Additional Permitted Uses

- **Service industry**

NLR-9 (F9 A270 C40) – 44, 44 and 46 St. Paul Avenue

Special Provisions

- Maximum number of **dwelling units**: 5

NLR-10 (F9 A270 C40) – 68 Balfour Street

Special Provisions

- Minimum **front yard setback**: 0.97 metres
- Minimum **side yard setback**: 0.14 metres

NLR-11 (F9 A270 C40) – 16 Walnut Street

Additional Permitted Uses

- School bus parking

NLR-12 (F15 A450 C35) - 41 Johnson Road

Additional Permitted Uses

- **Existing uses**

NLR-13 (F15 A450 C35) - Garden Avenue/Johnson Road Area

Additional Permitted Uses

- **Existing uses**

NLR-14 (F11 A360 C40) - Garden Avenue/Johnson Road Area

Additional Permitted Uses

- **Existing uses**

NLR-15 – deleted

Amended by By-law 75-2025.

NLR-16 (F11 A340 C35) – 224 Mt. Pleasant Street

Special Provisions

- Maximum number of **lots**: 15
- Minimum **lot area**: 340 square metres
- Minimum **lot frontage**: 11 metres
- Provisions apply as shown on Figure NLR-16 below.

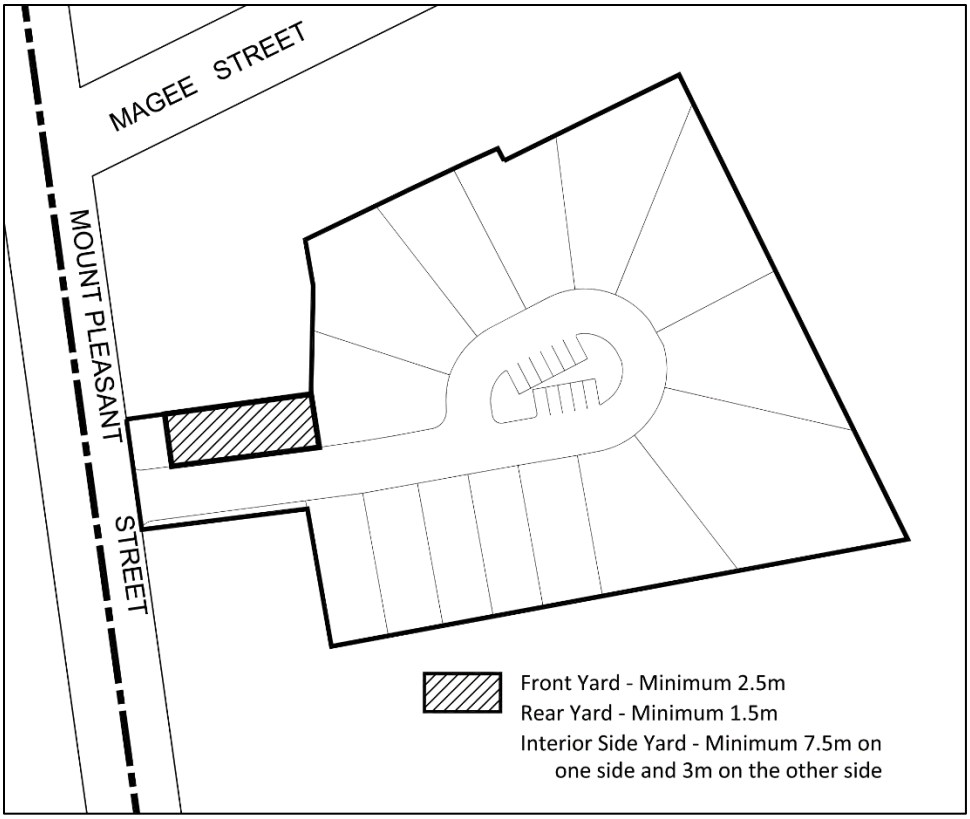


Figure NLR-16: Site specific provisions for 222–228 Mt. Pleasant Street

NLR-17 (F11 A360 C40) – East of Garden Avenue & West Side of Johnson Road

Special Provisions

- **Single detached dwelling**:
- Maximum **lot coverage**: 45%
- Minimum **front yard setback** to **main wall**: 4.5 metres
- Minimum **front yard setback** to private **garage**: 6 metres
- A minimum separation distance of 1.8 metres shall be provided between dwellings on two adjacent properties.

NLR-18 – deleted

Amended by By-law 75-2025.

NLR-19 (F30 A1500 C35) – St. Andrews Drive/Golf Road

Special Provisions

- **Lot** numbers refer to lots in Registered Plan No. 1689.
- Minimum **front yard setback** for **lots** 20-24 inclusive: 9 metres
- Minimum **front yard setback** for all other **lots**: 15 metres
- Minimum **rear yard setback** for **lots** 1-4, 19-23, 27-30 inclusive: 23 metres
- Minimum **rear yard setback** for **lots** 31-44 and lot 63: 50 metres
- Minimum **rear yard setback** for all other **lots**: 9 metres
- Minimum **interior side yard setback**: 3 metres
- Minimum **exterior side yard setback**: 6 metres

NLR-20 (F18 A550 C35) – 111 Gillin Road

Special Provisions

- Maximum number of residents in a **group home** exclusive of staff: 6
- Minimum **interior side yard setback**: 1.3 metres
- Three off-street **parking spaces** associated with a **group home** may be located within the required **front yard** in a private **driveway**.

NLR-21 (F18 A550 C35) – 21 Kerr-Shaver Terrance

Special Provisions

- Maximum number of residents in a **group home** exclusive of staff: 6

- Four off-street **parking spaces** associated with a **group home** may be located within the required **front yard** in a private **driveway**.

NLR-22 (F18 A550 C35) – 100-102 Paris Road

Special Provisions

- Maximum number of residents in a **group home** exclusive of staff: 7

NLR-23 (F18 A550 C35) – 95 Tollgate Road

Special Provisions

- Maximum number of residents in a **group home** exclusive of staff: 7

NLR-24 (F22 A550 C35) – Southeast Corner of Summerhayes Crescent and Powerline Road

Special Provisions

- A **use**, **building** or **structure** with private sanitary sewage disposal facilities approved by the City and relevant agencies shall be permitted.

NLR-25 (F18 A550 C35) – 24 Riva Ridge

Special Provisions

- Maximum number of residents in a **group home** exclusive of staff: 5
- A **group home** shall not provide temporary respite care or overnight accommodation to any additional individuals.
- Two off-street **parking spaces** may be located within the required minimum **front yard**, and two off-street **parking spaces** may be located within an attached **garage**.

NLR-26 (F18 A550 C35) – Southeast Corner of Queensway Drive and Franklin Street

Special Provisions

- The **front lot line** shall be deemed to be along Franklin Street.
- Minimum **exterior side yard setback**: 6 metres

NLR-27 (F18 A550 C35) – North Portion of 4 Willow Drive

Special Provisions

- Minimum **rear yard setback**: 2.75 metres
- Minimum **interior side yard setback**: 4.86 metres

NLR-28 – deleted

Amended by By-law 75-2025.

NLR-29 (F18 A550 C35) – 226 Paris Road

Additional Permitted Uses

- **Office, general**

NLR-30 (F15 A450 C35) – North Ridge Estates Phase 4

Special Provisions

- Minimum **front yard setback**: 7.5 metres

NLR-31 (F15 A450 C35) – Garden Avenue/Johnson Road Area

Additional Permitted Uses

- **Existing uses**

NLR-32 – deleted

Amended by By-law 75-2025.

NLR-33 (F15 A450 C35) – 129 Tollgate Road

Special Provisions

- Maximum number of residents in a **group home** exclusive of staff: 6
- Minimum **interior side yard setback**: 0.9 metres

NLR-34 (F15 A450 C35) – 14 MacBride Court

Special Provisions

- Maximum number of residents in a **group home** exclusive of staff: 6
- Minimum **interior side yard setback**: 1.3 metres on one side and 2 metres on the other
- Two off-street **parking spaces** may be located within the required minimum **front yard**, and two off-street **parking spaces** may be located within an attached **garage**.

NLR-35 (F15 A450 C35) – 485 St. Paul Avenue

Special Provisions

- Maximum number of residents in a **group home** exclusive of staff: 7

NLR-36 (F15 A450 C35) – East side of Conklin Road

Special Provisions

- Maximum **lot coverage**:
  - for a 1 storey **single detached dwelling**: 45%
  - for a 2 storey **single detached dwelling**: 40%
- Minimum **front yard setback**:
  - (dwelling): 4.5 metres
  - (**garage** or **carport**; integral, attached or detached): 6 metres
- No enclosed porch, verandah or deck (with without a roof) and no unenclosed steps (with or without a landing) may project into a required **front yard setback**.

NLR-37 (F15 A450 C35) – 2-20 Longboat Run East

Special Provisions

- Maximum lot coverage:
  - for a 1 storey **single detached dwelling**: 45%
  - for a 2 storey **single detached dwelling**: 40%
- Minimum **front yard setback**:
  - (dwelling): 4.5 metres
  - (**garage** or **carport**; integral, attached or detached): 6 metres
- No enclosed porch, verandah or deck (with without a roof) and no unenclosed steps (with or without a landing) may project into a required front yard setback.

NLR-38 (F15 A450 C35) – Osborn Avenue

Special Provisions

- Maximum **lot coverage**:
  - for a 1 storey **single detached dwelling**: 45%
  - for a 2 storey **single detached dwelling**: 40%
- Minimum **front yard setback**:
  - (dwelling): 4.5 metres
  - (**garage** or **carport**; integral, attached or detached): 6 metres

- No enclosed porch, verandah or deck (with without a roof) and no unenclosed steps (with or without a landing) may project into a required **front yard setback**.

NLR-39 – deleted

Amended by By-law 75-2025.

NLR-40 (F15 A450 C35) – North of Bell Lane

Special Provisions

- All **main buildings** shall be located a minimum of 6 metres from the development setback limit, as approved by the City and the Grand River Conservation Authority.
- **Accessory buildings and structures** may be located within 6 metres of the development setback limit, as approved by the City and the Grand River Conservation Authority.

NLR-41 – deleted

Amended by By-law 75-2025.

NLR-42 (F15 A450 C35) – Hunter Way and Webb Ave

Special Provisions

- Maximum **lot coverage**:
  - for 1 storey **single detached dwellings**: 45%
  - for 2 storey **single detached dwellings**: 40%

NLR-43 (F15 A450 C35) – 40 Johnson Road

Special Provisions

- A **group home** shall accommodate a maximum of 6 residents exclusive of staff.
- Off-**street parking spaces** may be provided in a tandem layout but shall not be located in the required front yard.
- Private sanitary sewage disposal facility that has been approved by the City shall be permitted.

NLR-44 (F15 A450 C40) – Mission Road

Special Provisions

- Minimum **rear yard setback**: 15 metres

NLR-45 – deleted

Amended by By-law 75-2025

NLR-46 (F15 A450 C35) – 242 Mount Pleasant Street

Amended by By-law 20-2025

Special Provisions

- A **garage** shall be provided for each "**Lot**".
- Maximum **lot coverage**: 45%
- Minimum **front yard setback**: 4.5 metres to the dwelling; 6 metres to the garage (except 3.25 metres to the dwelling for **Lot** 2 as shown on Figure NLR-46 below).
- Minimum **rear yard setback**: 6 metres (except 4.5 metres for **Lot** 13 as shown on Figure NLR-46 below).

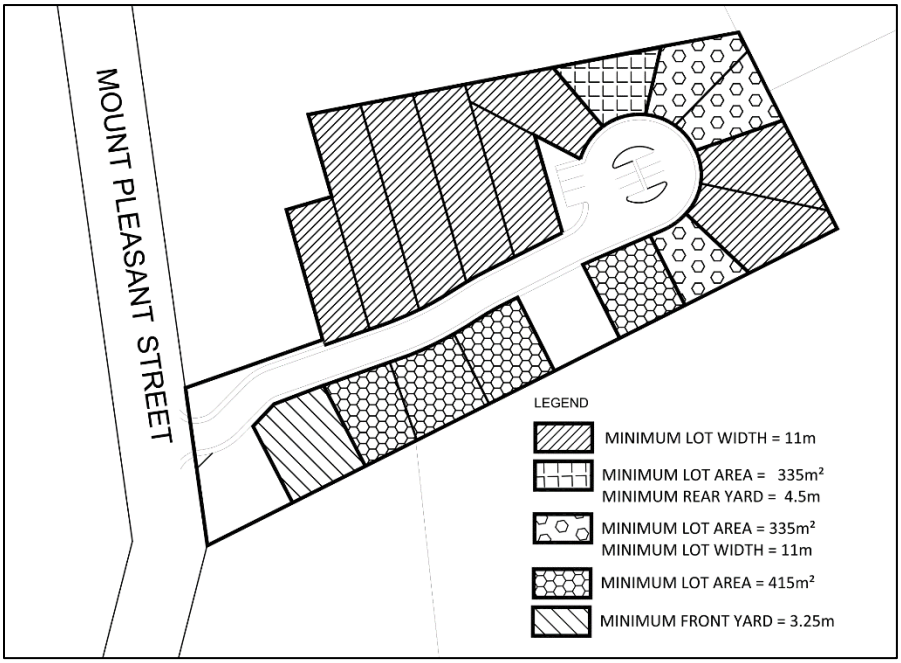


Figure NLR-46: Site specific provisions for 242 Mount Pleasant Street

NLR-47 (F12 A390 C45) – 6 Beckett Drive

Amended by By-law 75-2025.

Special Provisions

- The maximum number of **lots** shall be 10.
- The minimum **lot frontage** of the vacant land **condominium** at Beckett Drive shall be 11.4 metres.
- Minimum **lot area**: 390 square metres

- Minimum **lot frontage**: 12 metres
- Maximum **lot coverage**: 45%
- Minimum **front yard setback**: 6 metres from the **garage** or 4.5 metres from the dwelling
- Minimum **interior side yard setback**: 3 metres on one side and 1 metre on the other side, except where an **integral garage** or **carport** is provided, the minimum **interior side yard** shall be 1 metre on each side, 2 metres (adjacent to properties on Winter Way)
- Minimum **exterior side yard setback**: 1 metre

NLR-48 (F15 A450 C35) – 75 Maitland Street & 239 Bruce Street

Additional Permitted Uses

- 75 Maitland Street: **Automobile sales establishment**, **Existing salvage yard**
- 239 Bruce Street: **Autobody repair shop**

NLR-49 (F12 A360 C40) – 430 Nelson Street

Special Provisions

- Maximum number of residents in a **group home** exclusive of staff: 6
- Two off-street **parking spaces** may be located within the required minimum front yard, and two off-street **parking spaces** may be located within an attached **garage**.

NLR-50 (F12 A360 C40) – 31 Palmerston Avenue

Special Provisions

- Required **parking spaces**: 1

NLR-51 – deleted

Amended by By-law 75-2025.

NLR-52 – deleted

Amended by By-law 75-2025.

NLR-53 – deleted

Amended by By-law 75-2025.

NLR-54 (F12 A360 C40) – West of Diana

Special Provisions

- Maximum **lot coverage** for a 1 **storey** dwelling: 45%

NLR-55 (F12 A360 C40) – Stowe Terrace and Lovell Crescent

Special Provisions

- Maximum **lot coverage** for a 1 **storey** dwelling: 45%

NLR-56 (F12 A360 C40) – Blackburn Drive

Special Provisions

- Maximum **lot coverage** for a 1 **storey** dwelling: 45%

NLR-57 (F11 A324 C40) – Gaydon Way

Special Provisions

- Minimum **lot frontage**: 11 metres
- Minimum **lot area**: 324 metres
- Minimum **lot coverage** for 1 **storey single detached dwelling**: 45%

NLR-58 (F11 A324 C40) – Gaydon Way

Special Provisions

- Minimum **lot frontage**: 11 metres
- Minimum **lot area**: 324 metres
- Minimum **lot coverage** for 1 **storey single detached dwelling**: 45%

NLR-59 (F11 A360 C40) – Grand Valley Trails Subdivision east side of Johnson Road

Special Provisions

- Minimum **lot coverage** for 1 **storey single detached dwelling**: 45%
- Minimum **front yard setback** for a dwelling: 4.5 metres
- Minimum **front yard setback** for a **garage** or **carport**, integral, attached or detached: 6 metres.
- A minimum separation distance of 1.8 metres shall be provided between dwellings on two adjacent properties.

NLR-60 (F11 A360 C40) – Grand Valley Subdivision west side of Garden Avenue

Special Provisions

- Maximum **lot coverage** for a 1 **storey single detached dwelling**: 45%
- Minimum **front yard setback** for **main building**: 4.5 metres
- Minimum **front yard setback** for **garage** or **carport** (integral, attached or detached): 6 metres

NLR-61 (F11 A360 C40) – Part of Grand Valley Phase 2 Subdivision east side of Garden Avenue

Special Provisions

- Maximum **lot coverage** for a 1 **storey single detached dwelling**: 45%
- Minimum **front yard setback** for **main building**: 4.5 metres
- Minimum **front yard setback** for **garage** or **carport** (integral, attached or detached): 6 metres

NLR-62 (F11 A360 C40) – Part of Grand Valley Phase 1 Subdivision west side of Johnson Road

Special Provisions

- Maximum **lot coverage** for a 1 **storey single detached dwelling**: 45%
- Minimum **front yard setback** for **main building**: 4.5 metres
- Minimum **front yard setback** for **garage** or **carport** (integral, attached or detached): 6 metres

NLR-63 (F12 A360 C40) - 492 & 494 St. Paul Avenue

Special Provisions

- Development on the lands identified as Part "1" as shown on Figure NLR-63 below, attached to and forming part of this Bylaw, shall be in accordance with the following:
  - Minimum **lot area**: 335 square metres
  - Minimum **lot frontage**: 11.4 metres
  - Minimum **exterior side yard setback**: 2 metres which may include a 0.3 metre reserve

- Development on the lands identified as Part "2" as shown on Figure NLR-63 below, attached to and forming part of this Bylaw, shall be in accordance with the following:
  - Minimum **lot area**: 352 square metres
  - Minimum **lot frontage**: 11.4 metres

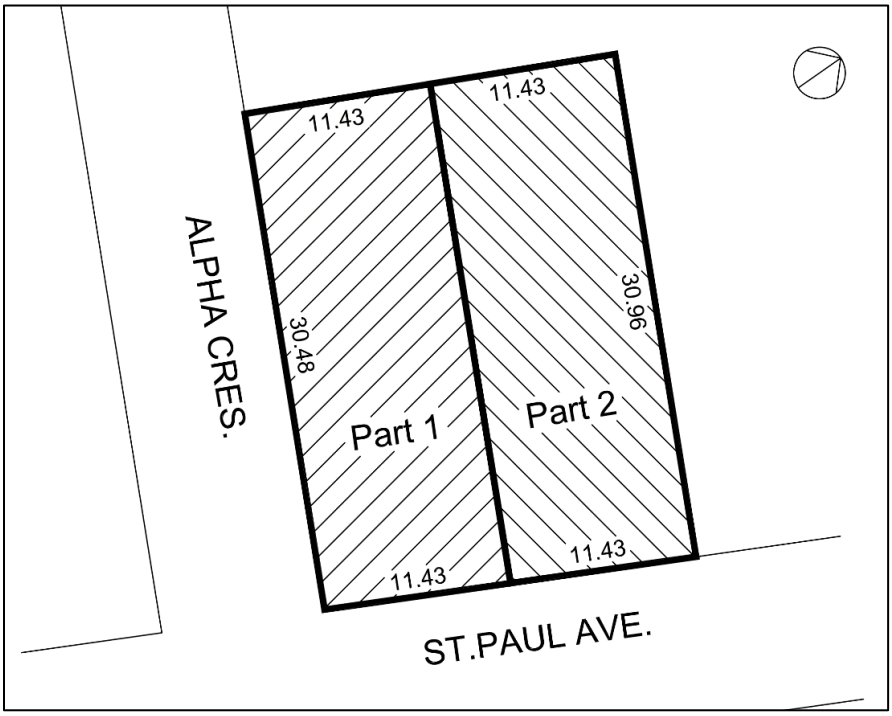


Figure NLR-63: Site specific provisions for 492 & 494 St. Paul Avenue

NLR-64 (F12 A360 C40) – 385 Wellington Street

Special Provisions

- One school bus having a length of less than 8 metres and a weight of less than 4,550 kilograms may be parked in an **interior side yard**, in a **driveway** having a minimum width of 2.4 metres, provided it is located behind the front face of a dwelling.

NLR-65 (F12 A360 C40) – 299 Murray Street

Additional Permitted Uses

- **Industrial use**
- **Autobody repair shop**
- **Automobile sales establishment**
- **Automobile repair garage**

NLR-66 (F11.5 A360 C40) – 11-15 Echo Villa Avenue

Amended by By-law 75-2025.

Special Provisions

- Minimum **lot frontage**: 11.5 metres
- Minimum **interior side yard setback**: 2.5 metres on one side and 1 metre on the other
- Where an **integral garag**e or integral **carport** is provided, the minimum **interior side yard** shall be 1 metre on each side.

NLR-67 – deleted

Amended by By-law 75-2025.

NLR-68 (F9 A270 C40) – 192 Grand Street

Special Provisions

- Maximum **building height**: 7.62 metres
- **Building height** shall be measured to the highest point of the roof surface.

NLR-69 (F11 A270 C40) – Brantview Heights Subdivision on Garden Avenue

Special Provisions

- Minimum **lot area**: 255 square metres per unit
- Maximum **lot coverage**: Not applicable
- Maximum **building height**: 11.5 metres
- Minimum **front yard setback**: 6 metres from the **garage** and 3.5 metres from the **dwelling unit**
- Minimum **rear yard setback**: 7 metres
- Minimum **exterior side yard setback**: 2.4 metres
- Stairs shall be permitted to encroach within the required **parking space** in the **garage** a maximum of 0.5 metres

NLR-70 (F12 A360 C40) – 344-346 Nelson Street

Special Provisions

- Maximum number of residents in a **group home** exclusive of staff: 6
- Two off-street **parking spaces** may be located within the required minimum **front yard** and two off-street **parking spaces** may be located may be located within an attached **garage**.

NLR-71 (F9 A270 C40) – 12 Hampton Street

Special Provisions

- Minimum **lot frontage** for **semi-detached dwelling**: 8.7 metres

NLR-72 (F11 A360 C40) – 57 Garden Avenue

Special Provisions

- Any **building** or **structure** which contains a **dwelling unit** shall be set back from the railway a minimum of 27.5 metres.

NLR-73 (F9 A270 C40) – 137 Campbell Street

Special Provisions

- Minimum **lot frontage** for **semi-detached dwelling**: 7.9 metres

NLR-74 (F9 A270 C40) – 76 North Park Street

Special Provisions

- Maximum **building height**: 1.5 storeys
- Maximum **lot coverage** for one semi-detached unit on an individual **lot** (northerly unit): 45%

NLR-75 (F9 A270 C40) – South side of Grey Street, east of James Avenue

Special Provisions

- Minimum **lot area** for **semi-detached dwelling**: 250 square metres per unit
- Maximum **lot coverage** for **single detached dwelling** and **semi-detached dwelling**: 55%
- Minimum **rear yard setback**: 7 metres

NLR-76 (F12 A360 C40) – 52 Huff Avenue & 5-7 Wesley Street

Additional Permitted Uses

- **Apartment dwelling**

Special Provisions

- An **apartment dwelling** shall be limited to 6 units.
- Minimum number of **parking spaces** for 52 Huff Avenue: 12 spaces
- Minimum number of **parking spaces** for 5-7 Wesley Street: 2 spaces

NLR-77 (F9 A360 C40) – 8 Tuxedo Avenue

Additional Permitted Uses

- **Street townhouse**

Special Provisions

- Minimum **interior side yard setback** (north): 1.2 metres
- Heating/cooling equipment and utility meters shall not project into the **interior side yard**.

NLR-78 (F15 A450 C35) – 468 West Street

Special Provisions

- Minimum **rear yard setback**: 5 metres

NLR-79 (F12 A360 C40) – 385 Chatham Street

Special Provisions

- A maximum of 1 **parking space** shall be permitted in the **front yard**.

NLR-80 (F12 A360 C40) – 435 Nelson Street

Special Provisions

- Maximum **building height**: 6.8 metres
- Minimum **rear yard setback**: 17 metres
- Minimum **interior side yard setback** (west): 1.5 metres
- Minimum **interior side yard setback** (east): 2.78 metres

NLR-81 (F9 A270 C40) – 64 Holme Street

Additional Permitted Uses

- **Place of assembly**

NLR-82 (F9 A270 C40) – 246 & 250 Marlborough Street

Special Provisions

- No **side yard setback** shall be required for a **structure** linking the main **buildings** on the two lots known municipally as 246 and 250 Marlborough Street.
- The maximum **gross floor area** of said linking **structure** shall not exceed 4.5 square metres with a maximum width of 1.7 metres.

NLR-83 (F9 A270 C40) – 14 Ann Street

Additional Permitted Uses

- **Autobody repair shop**

NLR-84 (F9 A270 C40) – West Street between Fleet Street and Duke Street

Additional Permitted Uses

- **Personal service**

NLR-85 (F9 A270 C40) – 32 North Park Street

Additional Permitted Uses

- **Automobile repair garage**

NLR-86 (F9 A270 C40) – 31 William Street

Additional Permitted Uses

- **Medical clinic**
- **Office, General**

NLR-87 (F9 A270 C40) – 17-19 Mohawk Street

Special Provisions

- Minimum **front yard setback**: 6 metres

NLR-88 (F9 A270 C40) – 20 Lyons Avenue

Additional Permitted Uses

- **Fourplex**

Special Provisions

- Minimum **lot frontage** for **group ho**me: 13.7 metres
- Minimum **front yard setback** for **group home**: 4.2 metres
- Minimum **side yard setback** for **group home**: 2.4 metres on one side and 0.85 metres on the other side

NLR-89 (F9 A270 C40) – 146 Alfred Street

Special Provisions

- Minimum number of **parking spaces**: 5 spaces
- Maximum **dwelling units**: 5

NLR-90 (F9 A270 C40) – 37 St. George Street

Special Provisions

- Maximum **building height**: 2 storeys

NLR-91 (F9 A270 C40) – 41 St. George Street

Additional Permitted Uses

- **Retail Store**

NLR-92 (F9 A190 C40) – 148 Clarence Street and 70-72 Grey Street

Amended by By-law 75-2025.

Special Provisions

- Minimum **lot area**: 190 square metres
- Minimum **rear yard**: 0.5 metres

NLR-93 (F9 A270 C40) – 63-65 Mohawk Street

Special Provisions

- Minimum off-street parking: 3 spaces
- Up to 2 **parking spaces** may be tandem.

NLR-94 (F9 A270 C40) – 84 Superior Street

Special Provisions

- Minimum **rear yard setback**: 4.8 metres

NLR-95 (F9 A270 C40) – 158-160 Sydenham Street

Additional Permitted Uses

- **Fourplex**

Special Provisions

- Minimum **landscaped open space**: 13.9 square metres

NLR-96 (F9 A270 C43) – 33 Palace Street

Special Provisions

- Maximum **lot coverage**: 43%
- Minimum **rear yard setback**: 6 metres
- Minimum **interior side yard setback**: 0.1 metres
- Parking: Minimum 2 spaces

NLR-97 (F9 A270 C40) – 29 Victoria Street

Additional Permitted Uses

- **Duplex, Triplex, Fourplex**

Special Provisions

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

NLR-98 (F9 A270 C40) – 82 Brighton Avenue

Special Provisions

- Minimum **side yard setback** (northwest corner) for the **existing** dwelling: 0 metres
- Minimum traffic aisle width: 3.5 metres

NLR-99 (F9 A308 C40) – 61 Murray Street

Amended by By-law 75-2025.

Special Provisions

- Minimum **rear yard setback**: 5.1 metres
- Minimum **lot area**: 308 square metres

NLR-100 (F9 A270 C40) – 126 Albion Street

Additional Permitted Uses

- **Place of assembly**

NLR-101 (F12 A360 C40) – 380-382 Chatham Street

Special Provisions

- Maximum **building height**: 2 **storeys**
- Minimum **interior side yard setback**: 1.2 metres

NLR-102 (F9 A357.6 C40) – 103 Peel Street

Amended by By-law 75-2025.

Special Provisions

- Minimum **lot area**: 357.6 square metres
- Minimum **rear yard setback**: 6.8 metres

NLR-103 (F9 A270 C40) – 104 Albion Street

Additional Permitted Uses

- **Place of assembly**

NLR-104 (F9 A270 C40) – 154 Pearl Street

Additional Permitted Uses

- **Place of assembly**

NLR-105 (F12 A360 C40) – 8 Harriett Street

Additional Permitted Uses

- **Wholesale uses**
- **Warehouse uses**
- **Accessory general offices**
- **Accessory retail sales**
- **Accessory** used motor vehicle sales
- **Accessory uses, buildings, and structures**
- Automobile rental establishment
- **Autobody repair shops**
- **Impounding yards**
- Industrial rental establishment
- **Office, general**
- **Printing establishment**
- Public **garages**
- **Public storage warehouses**
- **Service industries**
- **Service or repair shops**
- **Trade schools**

NLR-106 (F15 A450 C35) – Glenwood Drive/Echo Villa Avenue

Additional Permitted Uses

- **Single-detached dwelling**

Special Provisions

- Maximum **lot coverage**: 35%
- Maximum **building height**: 1.5 **storeys**
- Minimum **front yard** for each dwelling to a private **street**: 6 metres
- Minimum **rear yard** for each dwelling: 7.5 metres
- An unenclosed deck may be located no closer than 4.5 metres to an abutting **lot** in a Residential Zone.
- A side exterior wall of a singe-detached cluster dwelling shall maintain a minimum setback of 3 metres from any private **street**.
- Minimum **yard** of 7.5 metres from the N Zone.
- All **buildings** and **structures** shall maintain a minimum yard of 5 metres from the observed top of bank.
- Minimum separation distance between side exterior walls of dwelling: 2.4 metres.
- Except for the following, which may project a maximum of 0.6 metres into this area: Sills, belt course, cornices, eaves, chimney breasts, pilasters, lintels, and other ornamental structures. Heating/cooling equipment and utility meters. Bay windows (not constructed on foundations)
- Minimum **landscaped open space**: 30%
- Minimum parking of 1.5 spaces per unit, and each sin**gle-detached dwelling** shall contain an **integral garage** providing a minimum of 1 **parking space**, and a minimum of 0.5 **parking spaces** per **dwelling unit** shall be provided on the **lot** in-off **street parking areas**.
- Minimum **amenity space**: 9.0 square metres per unit

NLR-107 (F15 A450 C35) – 54 Glenwood Drive

Additional Permitted Uses

- **Single-detached dwelling**

Special Provisions

- Maximum **lot coverage**: 35%
- Minimum **front yard** from each dwelling to a private **street**: 6 metres
- Minimum setback of 10 metres from an abutting **lot** that fronts onto Forest Road.

- Minimum setback of 9 metres from an abutting **lot** that fronts onto Colborne Street East.
- Minimum setback of 7.5 metres from an abutting **lot** that fronts onto Glenwood Drive.
- Minimum setback of 3 metres from any private **street**.
- Minimum separation distance between side exterior walls of **dwelling units**: 2.4 metres
- Except for the following, which may project a maximum of 0.6 metres into this area: Sills, belt course, cornices, eaves, chimney breasts, pilasters, lintels, and other ornamental structures. Heating/cooling equipment and utility meters. Bay windows (not constructed on foundations).
- Minimum **landscaped open space:** 30%
- Minimum parking: 1.5 spaces per unit, and each **single-detached dwelling** shall contain an **integral garage** providing a minimum of 1.0 **parking space**, and a minimum of 0.5 **parking spaces** per **dwelling unit** shall be provided on the **lot** in off-street **parking areas**

NLR-108 (F15 A450 C35) – 95 & 97 North Park Street, Rear yards of 91 North Park Street & 54 Fulton Street

Additional Permitted Uses

- **Single-detached dwelling**

Special Provisions

- Maximum **lot coverage**: 35%
- Maximum **building height**: 1 **storey**
- Minimum **front yard** from each dwelling to a private **street**: 6 metres
- Minimum 7.5 metres between the rear exterior wall and the **interior side lot lines**
- Minimum 4 metres between a side exterior wall and private **street**
- Minimum 2.0 metres between a side exterior wall and the **interior side lot lines**
- Minimum 2.4 metres between exterior side walls with exceptions to allow for 0.6 metres projections for such features as chimneys, eaves, heating/cooling equipment, etc.
- Minimum **landscaped open space**: 30%

- Parking: 1.5 spaces per unit, and 1.0 spaces within **integral garage** of each **dwelling unit**, and 0.5 spaces per unit in off-street **parking areas**.
- Decks are permitted to project a maximum of 3 metres into the required **rear yard**.

NLR-109 (F15 A450 C35) – 68-70 Fairview Drive

Additional Permitted Uses

- **Single-detached dwelling**

Special Provisions

- Maximum **lot coverage**: 35%
- Maximum **building height**: 1.5 **storeys**
- Minimum **front yard**: **established front building line**
- The rear exterior wall of a **single detached dwelling** shall maintain a minimum yard of 7.5 metres from an **interior lot line**.
- The rear exterior wall of a **single detached dwelling** shall maintain a minimum yard of 10.5 metres from an abutting side exterior wall of a **single detached dwelling**.
- The side exterior wall of a single detached cluster dwelling shall maintain a minimum yard of 1.2 metres from the **interior lot line**.
- The side exterior wall of a **single detached dwelling** shall maintain a minimum setback of 1.5 metres from any private **street**.
- A front exterior wall of a single detached cluster dwelling shall maintain a minimum setback of 3.8 metres from any private **street**.
- Minimum separation distance between side exterior wall of **dwelling unit**: 2.4 metres
- Except for the following, which may project a maximum of 0.6 metres into this area: Sills, belt course, cornices, eaves, chimney breasts, pilasters, lintels, and other ornamental structures. Heating/cooling equipment and utility meters. Bay windows (not constructed on foundations)
- Minimum **landscaped open space**: 30%
- Minimum parking: 1.5 spaces per unit, and each **single-detached dwelling** shall contain an **integral garage** providing a minimum of 1.0 **parking space**, and a minimum of 0.5 **parking spaces** per **dwelling unit** shall be provided on the **lot** in off-street **parking areas.**

NLR-110 (F9 A300 C40) – 282 Stanley Street

Amended by By-law 75-2025.

Special Provisions

- Minimum **rear yard**: 6.0 metres

NLR-111 (F15 A450 C35) – 133 Dufferin Avenue

Amended by By-law 94-2026

Additional Permitted Uses

- **Medical Clinic**

Special Provisions

- **Medical Clinic** shall mean a **lot**, **building** and/or **structure**, or portion thereof, in which two or more medical practitioners provide consultation, diagnosis and/or treatment of patients and which shall include joint usage of facilities such as **accessory** administrative offices, waiting rooms, treatment rooms, and other similar functions, but shall not include laboratories, pharmacies or accommodate for in-patient care or facilities for surgical procedures which require hospitalization according to criteria approved by the College of Physicians and Surgeons. Further, the medical clinic shall be limited to a psychotherapy office providing counselling services and prescribed mental health treatment, and similar practitioners such as chiropractor, physiotherapist, registered dieticians and naturopath.
- A **medical clinic** shall not exceed 200 square metres of **gross floor area**
- The **medical clinic** shall only be permitted on the ground floor and basement levels.
- A **dwelling unit** shall only be permitted on the second floor.
- Minimum **interior side yard**: 2.55 metres
- Minimum **lot frontage**: 18.2 metres
- One tandem off-street **parking space** is permitted in the existing driveway
- Parking for **dwelling unit**: 1 **parking space** per unit
- Parking for **medical clinic**: 1 parking space per 30 square metres of **gross floor area**.

7.5 Greenfield Neighbourhood Low-Rise Residential (GNLR) Zone Provisions

7.5.1 Lot and Building Requirements by Building Type

The following Table 7.5.1 and additional provisions establish the **zone** standards that apply for **lots** and **building** types within the Greenfield Neighbourhood Low-Rise Residential Zone.

Table 7.5.1: Greenfield Neighbourhood Low-Rise Residential (GNLR) Zone Lot and Building Requirements

Provision	Single detached dwelling	Semi-detached dwelling	Street town-house dwelling	Street town-house dwelling with a detached rear garage	Street town-house dwelling with an integral rear garage	Back-to-back town-houses	Block town-house dwelling	Non-residential building
1. Minimum **lot frontage**	9 m	7.5 m	6 m	5.5 m	5.5 m	6 m	30 m	NR
2. Minimum **lot area**	270 m^2	225 m^2	160 m^2 /unit	165 m^2 /unit	110 m^2 /unit	80 m^2 /unit	135 m^2 /unit	NR
3. Minimum **front yard** to the main wall	4.5 m (1)(2)	4.5 m (1)(2)	6 m	4.5 m	4.5 m	6 m	4.5 m	4.5 m
4. Minimum **rear yard**	7.5 m	7.5 m	7.5 m	(3)	(3)	0 m	7.5 m	7.5 m
5. Minimum **interior side yard**	0.6 m and 1.2 m	1.2 m (4)	1.5 m (4)	1.5 m (4)	1.5 m (4)	1.5 m (4)	1.5 m (4)	4.5 m (5)
7. Minimum **exterior side yard**	3 m	3 m	3 m	3 m	3 m	3 m	3 m	4.5 m
8. Minimum **Private Amenity Space**	NR	NR	NR	25 m^2 /unit	15 m^2 /unit	8 m^2 /unit	15 m^2 /unit	NR
8. Maximum **building height**	10 m	10 m	12 m	12 m	12 m	12 m	12 m	12 m
9. Minimum **land-scaped open space**	50% (6)	50% (6)	30% (6)	50%(6)	50% (6)	30% (6)	30%	10%

Notes
NR = No Requirement
(1) Or **established front building line**, whichever is less.
(2) Except that for the front wall of an **Integral garage** containing the opening for a vehicle, the minimum **front yard** shall be 6 metres.
(3) Abutting a **lane**, Subject to Table 3.1.a, row 4.
(4) Except that where **dwelling** on abutting **lots** share a **common wall**, no **interior side yard** shall be required.
(5) Non-residential **building** adjacent to a **residential use** shall be **setback** 7.5 metres.
(6) Applies to **front yard** only.

7.5.2 Additional Provisions

a) The minimum **lot depth** of a **back-to-back townhouse dwelling unit** shall be 13.5 metres.

b) The following provisions apply to **block townhouse dwellings**:

   i. The minimum width of each **dwelling unit** shall be 5.5 metres.

   ii. The minimum separation distance between **block townhouse dwellings** on the same **lot** shall be 3.0 metres for an end wall to end wall condition, 15 metres for a rear wall to rear wall condition, and 15 metres for a front wall to front wall condition.

   iii. The minimum distance from an end wall to a **private street** shall be 1.8 metres.

   iv. The minimum distance from a wall other than an end wall to a **private street** shall be 3.0 metres.

   v. The minimum distance from an **integral garage** of a **block townhouse dwelling unit** to a **private street** shall be 5.8 metres.

   vi. The maximum number of attached **block townhouse dwelling units** shall be 8.

c) The opening of an **integral garage** facing the **front lot line** shall not exceed 50% of the width of the **block townhouse dwelling unit, street townhouse dwelling unit** or **back-to-back townhouse dwelling unit**.

d) The maximum number of attached **street townhouse dwelling units** shall be 8.

e) The maximum number of attached **back-to-back townhouse dwelling units** shall be 16.

7.5.3 Site Specific Exceptions

The following list establishes the site specific exceptions that apply to the Greenfield Neighbourhood Low-Rise Residential (GNLR) Zone in Section 7.5 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.

GNLR-1 – West of Conklin Road and North of Shellard Lane

Special Provisions

- **Single detached dwelling**:
  - Maximum **building height**: 12 metres
  - Minimum **rear yard setback**: 7 metres
  - Minimum **exterior side yard setback**: 2.4 metres
  - Stairs shall be permitted to encroach into a required **parking space** within a **garage** by a maximum of 0.5 metres.
  - Minimum **front yard landscaped open space**: 40%

GNLR-2 – West of Molnar Crescent and North of Shellard Lane

Sole Permitted Uses

- **Single detached dwelling**

Special Provisions

- **Single detached dwelling**:
  - Maximum **lot coverage**: 55%
  - Maximum **building height**: 12 metres
  - Minimum **rear yard setback**: 7 metres
  - Minimum **exterior side yard setback**: 2.4 metres
  - Stairs shall be permitted to encroach within the required **parking space** within the **garage** a maximum of 0.5 metres.
  - Minimum **front yard landscaped open space**: 40%

GNLR-3 – West of Dore Drive and North of Shellard Lane

Special Provisions

- **Single detached dwelling:**
  - Minimum **lot frontage**: 11 metres

- Maximum **lot coverage**: 55%
- Maximum **building height**: 12 metres
- Minimum **rear yard setback**: 7 metres
- Minimum **exterior side yard setback**: 2.4 metres
- Stairs shall be permitted to encroach within the required **parking space** in the **garage** a maximum of 0.5 metres.
- Minimum **front yard landscaped open space**: 40%

GNLR-4 – West of Wright Street and North of the Grand River

Special Provisions

- Minimum **lot area: single detached dwelling**: 255 square metres
- Minimum **lot frontage**:
  - **single detached dwelling** (corner **lot**): 11.6 metres
  - **street** townhouse: 5.5 metres per unit
- Minimum **front yard**: 6 metres from the an **integral garage** or 3.5 metres to the **main wall**
- Minimum **rear yard setback**: 6 metres
- Minimum **interior side yard setback** for **street townhouse dwellings**: 1.2 metres
- Minimum **exterior side yard setback** for all dwelling types except **street** townhouses: 2.4 metres
- Minimum **exterior side yard setback** for **street townhouse dwellings**: 1.2 metres
- Stairs shall be permitted to encroach into within the required **parking spaces** within the **garage** a maximum of 0.5 metres.
- Maximum **building height**: 11.5 metres

GNLR-5 – East side of Conklin Road

Special Provisions

- Maximum **lot coverage** for 1 **storey single detached dwellings**: 45%

GNLR-6 – West of Conklin Road and South of Shellard Lane

Special Provisions

- Minimum **lot area**: 420 square metres

- Maximum **building height**: 11.5 metres
- Minimum **front yard setback** for dwelling: 3.5 metres
- Minimum **front yard setback** from **garage**: 6 metres
- Minimum **rear yard setback**: 7 metres
- Minimum **side yard setback**: 1.2 metres on one side and 0.6 metres on the other side
- Minimum **exterior side yard setback**: 2.4 metres

GNLR-7 – West of Conklin Road and South of Shellard Lane

Special Provisions

- Maximum **building height**: 11.5 metres
- Minimum **front yard setback** from **garage**: 6 metres
- Minimum **front yard setback** from dwelling: 3.5 metres
- Minimum **rear yard setback**: 7 metres
- Minimum **exterior side yard setback**: 2.4 metres

GNLR-8 – West of Conklin Road and South of Shellard Lane

Special Provisions

- Maximum **building height**: 11.5 metres
- Minimum **front yard setback**: 6 metres from the **garage** or 3.5 metres from the **dwelling unit**
- Minimum **rear yard setback**: 7 metres
- Minimum **exterior side yard setback**: 2.4 metres
- Stairs shall be permitted to encroach into the required **parking space** within a **garage** by a maximum of 0.5 metres.

GNLR-9 – West of Conklin Road and South of Shellard Lane

Special Provisions

- Minimum **front yard setback**: 6 metres from the **garage** and 3.5 metres from the **dwelling unit**
- Minimum **rear yard setback**: 7 metres
- Minimum **exterior side yard setback**: 2.4 metres
- Maximum **building height**: 11.5 metres
- Minimum **front yard landscaped open space**: 35%

- Stairs shall be permitted to encroach within the required **parking space** in the **garage** a maximum of 0.5 metres.

GNLR-10 – South of Shellard Lane and North of Gillespie Drive

Special Provisions

- Minimum **lot area**: 250 square metres
- Maximum **building height**: 11.5 metres
- Minimum **front yard setback**: 6 metres from the **garage** and 3.5 metres from the **dwelling unit**
- Minimum **rear yard setback**: 6 metres
- Minimum **exterior side yard setback**: 2.4 metres
- Stairs shall be permitted to encroach within the required **parking space** in the **garage** a maximum of 0.5 metres.

GNLR-11 – West of Powell Road and South of Shellard Lane

Special Provisions

- Minimum **lot area**: 220 square metres
- Minimum **lot frontage**: 8 metres
- Maximum **building height**: 11.5 metres
- Minimum **front yard setback**: 6 metres from the **garage** and 3.5 metres from the **dwelling unit**
- Minimum **rear yard setback**: 7 metres
- Minimum **exterior side yard setback**: 2.4 metres
- Stairs shall be permitted to encroach within the required **parking space** in the **garage** a maximum of 0.5 metres.
- Minimum **front yard landscaped open space**: 40%

GNLR-12 – 74-80 Strickland Avenue

Special Provisions

- Maximum **lot coverage**: 55%
- Maximum **building height**: 12 metres
- Minimum **front yard setback**: 6 metres from the **garage**. 3 metres to the dwelling units
- No encroachments shall be permitted in the **front yard**.

- Minimum **rear yard setback**: 1.2 metres
- Minimum **exterior side yard setback**: 2.4 metres
- Minimum usable **amenity space**: 45 square metres
- Parking: Stairs shall be permitted to encroach within the required **parking space** within the **garage**, a maximum of 0.5 metres.
- Minimum **front yard landscaped open space**: 40%

GNLR-13 – West side of Conklin (South of Shellard)

Special Provisions

- Minimum **lot area**: 250 square metres
- Maximum **building height**: 11.5 metres
- Minimum **front yard setback**: 6 metres from the **garage** and 3.5 metres from the **dwelling unit**
- Minimum **rear yard setback**: 7 metres
- Minimum **exterior side yard setback**: 2.4 metres
- Stairs shall be permitted to encroach within the required **parking space** in the **garage** a maximum of 0.5 metres.

GNLR-14 – 1-52 English Lane and 27–73 Bisset Avenue

Special Provisions

- Minimum **lot area**: 250 square metres
- Minimum **lot frontage**: 9 metres
- Maximum **building height**: 11.5 metres
- Minimum **front yard setback**: 6 metres from the **garage** and 3.5 metres from the **dwelling unit**
- Minimum **rear yard setback**: 7 metres
- Minimum **exterior side yard setback**: 2.4 metres
- Stairs shall be permitted to encroach within the required **parking space** in the **garage** a maximum of 0.5 metres.

GNLR-15 – 205-211 Mount Pleasant Road

Amended by By-law 75-2025.

Special Provisions

- Minimum **lot area**: 320 square metres

- Minimum **lot frontage**: 11 metres
- Minimum **interior side yard**: 1.2 metres on one side and 0.6 metres on the opposite side
- Minimum **rear yard**: 7.0 metres
- Maximum **lot coverage**: 50%
- Minimum **landscaped open space**: 30%
- **Landscaped open space** requirements shall be applied to the entire lot
- Maximum **building height**: 2 storeys (11.5 metres)
- Yard encroachments into required yards: A bay, bow or box window, with or without a foundation are permitted to encroach in the required yard 0.5 metres, provided any adornment that is lesser than 2.0 metres above grade is no closer than 0.6 metres to any lot line
- Exterior stairs may not encroach into the minimum interior side yard and can encroach up to 3 metres into the minimum rear yard
- Minimum **parking space** dimension: 2.8 metres by 5.5 metres
- All other requirements of the By-law shall apply.

GNLR-16 – 205-211 Mount Pleasant Road

Amended by By-law 75-2025.

Special Provisions

- **Single detached dwelling**
  - Minimum **lot area**: 300 square metres
  - Minimum **lot frontage**: 10 metres
  - Minimum **interior side yard**: 1.2 metres on one side and 0.6 metres on the opposite side
  - Minimum **rear yard**: 6.5 metres
  - Minimum **exterior side yard**: 3 metres
  - Maximum **lot coverage**: 50%
  - Minimum **landscaped open space**: 30%
  - **Landscaped open space** requirements shall be applied to the entire **lot**.
  - Maximum **building height**: 2 storeys (11.5 m)
  - **Yard** encroachments into required **yards**: A bay or box window, with or without a foundation are permitted to encroach in the required yard 0.5 metres, provided any adornment that is lesser

than 2.0 metres above grade is no closer than 0.6 metres to any **lot line**
    - Maximum **driveway** width: 57% of the **lot** width
    - Minimum parking space dimension: 2.8 metres by 5.5 metres
- **Semi-Detached Dwelling**:
    - Minimum **lot area**: 250 square metres
    - Minimum **lot frontage**: 8.25 metres
    - Minimum **interior side yard**: 1.2 metres along the exterior **lot line** and 0.0 metres along the common **lot line** separating units
    - Minimum **lot coverage**: 50%
    - Minimum **rear yard**: 6 metres
    - Maximum **building height**: 2 storeys (11.5 metres)
    - Minimum **landscaped open space**: 30%
    - **Landscaped open space** requirements shall be applied to the entire **lot**
    - **Yard** encroachments into required **yards**: A bay, bow or box window, with or without a foundation are permitted to encroach in the required yard 0.5 metres, provided any adornment that is lesser than 2.0 metres above grade is no closer than 0.6 metres to any **lot line**
    - Minimum **parking space** dimension: 2.8 metres by 5.5 metres
- Exterior stairs are not permitted to encroach into the minimum **interior side yard** and can encroach up to 3 metres into the minimum **rear yard**.
- All other requirements of the By-law shall apply.

GNLR-17 – 205-211 Mount Pleasant Road

Amended by By-law 75-2025.

Special Provisions

- **Street townhouse dwelling**
    - Minimum **lot frontage**: 5.8 metres
    - Minimum **lot area**: 175 square metres
    - Minimum **front yard**: 4.5 metres to the dwelling unit and 6.0 metres to the garage.
    - Minimum **interior side yard**: 1.5 metres from an interior lot line adjacent to another townhouse block
    - Minimum **rear yard**: 6 metres

- Maximum **lot coverage**: 60%
- Minimum **landscaped open space**: 30%
- **Landscaped open space** requirements shall be applied to the entire **lot**
- **Yard** encroachments into required **yards**: A bay, bow or box window, with or without a foundation are permitted to encroach in the required yard 0.5 metres, provided any adornment that is lesser than 2.0 metres above grade is no closer than 0.6 metres to any **lot line.**
- Minimum **parking space** dimension: 2.8 metres by 5.5 metres

- All other requirements of the By-law shall apply.

GNLR-18 – 209 Mount Pleasant Road

Amended by By-law 52-2026

Special Provisions

- Where a comprehensive **condominium** plan has received draft plan approval, as well as any required site plan approval, and where registration of the plan is intended to occur in phases and/or stages, the lands to which the draft approved plan of condominium is to be located, shall be deemed to be one **lot** for the purposes of applying the provisions of the By-law. Zoning provisions shall apply only to the external lot lines of the overall **condominium** plan, not to internal **lot lines** resulting from the registration of any **condominium** phase.
- **Lot Frontage** (Minimum): 30 metres
- Street Setback from a private **street** to the attached **garage** (Minimum): 6.0 metres
- Street Setback, from public **street** to front or side façade: 4.0 metres
- Common **Amenity Space** (Minimum): 9 square metres per unit
- **Yard** Encroachments into Required **Yards**: A bay, bow or box window, with or without a foundation are permitted to encroach in the required **yard** 0.5 metres, provided any adornment that is lesser than 2.0 metres above grade is no closer than 0.6 metres to any **lot line**.
- **Building** Separation: 3.0 metres for end wall to end wall, 14.0 metres for rear wall to rear wall and 14.0 metres for a front wall to a front wall condition.
- Minimum **rear yard** setback: 6 metres
- Minimum **landscaped open space**: 30% of the **lot**

- **Parking space** dimensions (minimum): 2.75 metres by 5.5 metres.

GNLR-19 – 277, 299 and 301 Hardy Road

Special Provisions

- Minimum **lot area** for a **single detached dwelling**: 325 metres squared
- Maximum **lot coverage** for a **single detached dwelling**: 45%
- Minimum **rear yard** for a **single detached dwelling**: 6.0 metres
- Minimum **interior side yard** for a **single detached dwelling**: 1.2 metres
- The lands **zoned** GNLR-19 are classified as a Class 4 Area as defined by the Ontario Ministry of the Environment Environmental Noise Guideline Publication NPC-300.

GNLR-20 – 544 Shellard Lane

Amended by By-law 109-2025.

Special Provisions

- Street Townhouses
  - Minimum **rear yard**: 6.0 metres
  - Maximum **building height**: 12.5 metres
- All other requirements of the By-law shall apply.

GNLR-21 – 544 Shellard Lane

Amended by By-law 109-2025.

Special Provisions

- **Street townhouses** (no direct access to a public street)
  - Minimum **lot frontage**: 5.48 metres
    - Notwithstanding the minimum **lot frontage** requirements, no more than 20% of the units may have a minimum **lot frontage** of less than 5.48 metres and no less than 4.6 metres.
  - Minimum **lot area**: 110 metres squared
  - Minimum **rear yard**: 5.0 metres
  - Minimum private **amenity space**: 23 metres squared
  - Maximum **building height**: 12.5 metres
  - Minimum **front yard** to the main wall: 4.5 metres

    - Section 7.5.2.c shall not apply
- **Back-to-back townhouses** (no direct access to a public street)
    - Minimum **lot area**: 74 metres squared
    - Minimum **lot depth**: 12.4 m
    - Maximum **building height**: 12.5 metres
    - Minimum **front yard** to the main wall: 4.5 metres
    - Section 7.5.2.c shall not apply
- All other requirements of the By-law shall apply.

GNLR-22 – 544 Shellard Lane

Amended by By-law 109-2025.

Special Provisions

- **Street townhouses** (no direct access to a public street)
    - Minimum **lot frontage**: 5.48 metres
        - Notwithstanding the minimum **lot frontage** requirements, no more than 30% of the units may have a minimum **lot frontage** of less than 5.48 metres and no less than 4.6 metres.
    - Minimum **lot area**: 110 square metres
    - Minimum **rear yard**: 5.0 metres
    - Minimum private **amenity space**: 23 square metres
    - Maximum **building height**: 12.5 metres
    - Minimum **front yard** to the main wall: 4.5 metres
    - Section 7.5.2.c shall not apply
- **Back-to-back townhouses** (no direct access to a public street)
    - Minimum **lot area**: 74 square metres
    - Minimum **lot depth**: 12.4 metres
    - Maximum **building height**: 12.5 metres
    - Minimum **front yard** to the main wall: 4.5 metres
    - Section 7.5.2.c shall not apply
- All other requirements of the By-law shall apply.

GNLR-23 – 501 Shellard Lane

Amended by By-law 54-2026.

Special Provisions

- **Street Townhouses** (no direct access to a public street):
  - Minimum **lot frontage**: 5.48 metres
    - Notwithstanding the minimum **lot frontage** requirements, no more than 30% of **street townhouse units** within the total number of units within the block may have a minimum **lot frontage** of less than 5.48 metres and no less than 4.6 metres.
  - Minimum **lot area**: 110 square metres per unit
  - Minimum **rear yard**: 5.0 metres
  - Minimum **interior side yard**: 1.5 metres
  - Minimum **private amenity space**: 23 square metres
  - Maximum **building height**: 12.5 metres
  - Minimum **front yard** to the main wall: 4.5 metres
  - Minimum **landscaped open space** in the required **front yard**:
    - 18% for units with a **lot frontage** less than 5.48 m
      - Notwithstanding the minimum **landscape open space** requirements, no more than 35% of **street townhouse** units within the total number of units within the block may have a minimum **landscape open space** of not less than 18%
    - 23% for all other units
  - Section 7.5.2 c) shall not apply
- **Back-to-Back Townhouses** (no direct access to a public street):
  - Minimum **lot frontage**: 5.48 metres
  - Minimum **lot area**: 67 square metres per unit
  - Minimum **lot depth**: 12.4 metres
  - Minimum **interior side yard**: 1.5 metres
  - Minimum **exterior side yard**: 1.5 metres
  - Maximum **building height**: 12.5 metres
  - Minimum **front yard** to the main wall: 2.6 metres
    - Notwithstanding that a minimum **front yard** of 6.0 metres to the garage shall be provided.

- Section 7.5.2 c) shall not apply.

GNLR-24 – Unused

GNLR-25 – 251-255 Mount Pleasant Road

Amended by By-law 82-2026.

Special Provisions

- **Street Townhouse dwelling:**
  - Minimum **exterior side yard**: 1.8 metres
  - Minimum **lot area**:
    - 118 square metres for 15% of POTLs on a Block in a registered plan of subdivision
    - 136 square metres for 40% of POTLs on a Block in registered plan of subdivision

7.6 Neighbourhood Corridor Residential (NCR) Zone Provisions

7.6.1 Lot and Building Requirements by Building Type

The following Table 7.6.1 and additional provisions establish the **zone** standards that apply for **lots** and **building** types within the Neighbourhood Corridor Residential Zone.

Table 7.6.1: Neighbourhood Corridor Residential (NCR) Zone Lot and Building Requirements

Provision	Four-plex dwelling	Street town-house dwelling	Street town-house dwelling with a detached rear garage	Street town-house dwelling with an integral rear garage	Back-to-back town-houses	Block town-house dwelling	Stacked town-house	Apart-ment dwelling /long term care home, retire-ment home	Non-residential building	Live-work Unit
1. Min. **lot frontage**	15 m	6 m	5.5 m	5.5 m	6 m	30 m	NR	NR	NR	5.5 m
2. Min. **Lot Area**	450 m^2	160 m^2 /unit	165 m^2 /unit	110 m^2 /unit	80 m^2 /unit	135 m^2 /unit	100 m^2 /unit	NR	NR	135 m^2 /unit
3. Min. **front yard** to the Main Wall	4.5 m	6 m	4.5 m	4.5 m	6 m	4.5 m	4.5 m	3 m	3 m	3 m
4. Min. **rear yard**	7.5 m	7.5 m	(3)	(3)	0 m	7.5 m	7.5 m	7.5 m (4)	7.5 m	2.5 m (3)
5. Min. **interior side yard**	1.5 m	1.5 m (2)	1.5 m (2)	1.5 m (2)	1.5 m (2)	1.5 m (2)	1.5 m	3 m (4)(6)	4.5 m (5)	1.5 m (2)
6. Min. **exterior side yard**	3 m	3 m	3 m	3 m	3 m	3 m	3 m	3 m (4)	3 m	3 m
7. Min. **private amenity space**	NR	NR	25 m^2 /unit	15 m^2 /unit	8 m^2 /unit	15 m^2 /unit	8 m^2 /unit	NR	NR	15 m^2 /unit
8. Min. **common amenity space**	NR	NR	NR	NR	NR	NR	NR	5 m^2 /unit (8)	NR	NR
9. Min. **building height**	10.5 m (1)	10.5 m (1)	10.5 m (1)	10.5 m (1)	10.5 m	10.5 m (1)	10.5 m (1)	10.5 m (1)	NR	10.5 m (1)

Provision	Four-plex dwelling	Street town-house dwelling	Street town-house dwelling with a detached rear garage	Street town-house dwelling with an integral rear garage	Back-to-back town-houses	Block town-house dwelling	Stacked town-house	Apart-ment dwelling /long term care home, retire-ment home	Non-residential building	Live-work Unit
10. Max. **building height**	15 m	15 m	15 m	15 m	15 m	15 m	15 m	20 m (9)	15 m	15 m
11. Min. **landscape open space**	50% (7)	30% (7)	50% (7)	50% (7)	30% (7)	30%	30% (7)	30%	10%	NR

Notes

NR = No Requirement

(1) Except for the for the lands zoned NCR along the north side of Mt. Pleasant Road from Gilkison Street to Pleasant Crescent, and the north, east and west corners of Mt. Pleasant Road and Conklin Road, the minimum height is 2 **storeys**.

(2) Except that where **dwellings** on abutting **lots** share a **common wall**, no **interior side yard** shall be required.

(3) Abutting a **lane**, Subject to Table 3.1.a, row 4.

(4) Except that for an underground **parking area** the minimum **setback** shall be 0 metres.

(5) Non-residential **buildings** adjacent to a **single detached**, **semi-detached** or townhouse **dwelling** shall be **setback** 7.5 metres.

(6) Except 5.5 metres where the **building** contains windows or similar openings facing the **interior side yard**.

(7) Applies to **front yard** only.

(8) A minimum of 50% of the **common amenity space** must be provided outdoor and a minimum of 25% must be indoor. This provision does not apply to a **long term care home**.

(9) Except for the for the lands zoned NCR along the north side of Mt. Pleasant Road from Gilkison Street to Pleasant Crescent, and the north, east and west corners of Mt. Pleasant Road and Conklin Road, the maximum height is 4 **storeys**.

7.6.2 Additional Provisions

Amended by By-law 31-2026.

a) The minimum **lot depth** of a **back-to-back townhouse dwelling unit** shall be 13.5 metres.

b) The following provisions apply to **block townhouse dwellings**:

i. The minimum width of each **dwelling unit** shall be 5.5 metres.

ii. The minimum separation distance between **block townhouse dwellings** on the same lot shall be 3.0 metres for an end wall to end wall condition, 15 metres for a rear wall to rear wall condition, and 15 metres for a front wall to front wall condition.

iii. The minimum distance from an end wall to a **private street** shall be 1.8 metres.

iv. The minimum distance form a wall other than an end wall to a **private street** shall be 3.0 metres.

v. The minimum distance from an **integral garage** of a **block townhouse dwelling unit** to a **private street** shall be 5.8 metres.

vi. The maximum number of attached **block townhouse dwelling units** shall be 8.

c) The opening of an **integral garage** facing the front lot line shall not exceed 50% of the width of the **block townhouse dwelling unit**, **street townhouse dwelling unit**, or **back-to-back townhouse dwelling unit**.

d) The maximum number of attached **street townhouse dwelling units** shall be 8.

e) The maximum number of attached **back-to-back townhouse dwelling units** shall be 16.

f) The following provisions apply to **stacked townhouse dwellings**:

i. The minimum distance from an end wall to an internal roadway shall be 1.5 metres.

ii. The minimum distance from a wall other than an end wall to an internal **driveway** shall be 3.0 metres.

iii. The minimum distance from an **integral garage** of a **stacked townhouse dwelling unit** to an internal roadway shall be 5.8 metres.

iv. The minimum separation distance between **buildings** on the same **lot** shall be 3.0 metres for an end wall to end wall condition, 15 metres for a rear wall to rear wall condition and 15 metres for a front wall to front wall conditions.

g) The following provisions apply to an **apartment building**, **long term care home** or **retirement home**:

i. The minimum separation distance between **buildings** on the same **lot** shall be 15 metres.

ii. The minimum separation distance between a **building** and a **driveway** shall be 3.0 metres.

iii. The maximum width of a **building** abutting the **front lot line** shall be 60 metres.

iv. Permitted non-**residential uses** within an **apartment dwelling** shall be located at the ground floor level.

7.6.3 Site Specific Provisions

Amended by By-law 82-2026.

The following list establishes the site specific exceptions that apply to the Neighbourhood Corridor Residential (NCR) Zone in Section 7.6 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.

NCR-1 – 251-255 Mount Pleasant Road

Special Provisions

- Maximum **building height**: 17 metres (5 storeys)
- Minimum **interior side yard**: 3.8 metres for northerly **lot line**

7.7 Residential Mid-Rise (RMR) Zone Provisions

7.7.1 Lot and Building Requirements by Building Type

Amended by By-law 31-2026.

The following Table 7.7.1 and additional provisions establish the **zone** standards that apply for **lots** and **building** types within the Residential Mid-Rise Zone.

Table 7.7.1: Residential Mid-rise (RMR) Zone Lot and Building Requirements

Provision	Four-plex dwelling	Street town-house dwelling	Street town-house dwelling with a detached rear garage	Street town-house dwelling with an integral rear garage	Back-to-back town-houses	Block town-house dwelling	Stacked town-house	Apart-ment dwellings/ long term care home, retirement home	Live-work dwelling	Non-resident-ial building
1. Min. **lot frontage**	15 m	6 m	5.5 m	5.5 m	6 m	30 m	NR	NR	5.5 m	NR
2. Min. **lot area**	450 m^2	160 m^2 /unit	165 m^2 /unit	110 m^2 /unit	80 m^2 /unit	135 m^2 /unit	100 m^2 /unit	NR	135 m^2 /unit	Nr
3. Min. **front yard** to the main wall	4.5 m	6 m	4.5 m	4.5 m	6 m	4.5 m	4.5 m	3 m	0 m	3 m
4. Min. **rear yard**	7.5 m	7.5 m	(2)	(2)	0 m	7.5 m	7.5 m	7.5 m (3)	2.5 m (2)	7.5 m
5. Min. **interior side yard**	1.5 m	1.5 m (1)	1.5 m (1)	1.5 m (1)	1.5 m (1)	1.5 m (1)	1.5 m	3 m (3) (6)	1.2 (1)	4.5 m (7)
6. Min. **exterior side yard**	3 m	3 m	3 m	3 m	3 m	3 m	3 m	4 m (3)	3 m	3 m
7. Min. **private amenity space**	NR	NR	25 m^2 /unit	15 m^2 /unit	8 m^2 /unit	15 m^2 /unit	8 m^2 /unit	NR	15 m^2 /unit	NR
8. Min. **common amenity space**	NR	NR	NR	NR	NR	NR	NR	5 m^2 /unit (5)	NR	Nr
9. Min. **building height**	10.5 m	10.5 m	10.5 m	10.5 m	10.5 m	10.5 m	10.5 m	10.5 m	10.5 m	NR
10. Max. **building height**	15 m	15 m	15 m	15 m	15 m	15 m	15 m	20 m	15 m	15 m
11. Min. **landscaped open space**	50% (4)	30% (4)	50% (4)	50% (4)	30% (4)	30%	30% (4)	30%	NR	10%

Notes

NR = No Requirement

(1) Except that where **dwellings** on abutting **lots** share a **common wall**, no **interior side yard** shall be required.

(2) Abutting a **lane**, Subject to Table 3.1.a, row 4.

(3) Except that for an underground **parking area** the minimum **setback** shall be 0 metres.
(4) Applies to **front yard** only.
(5) A minimum of 50% of the **common amenity space** must be provided outdoor and a minimum of 25% must be indoor. This provision does not apply to a **long term care home**.
(6) Except 5.5 metres where the **building** contains windows or similar openings facing the **interior side yard**.
(7) Non-residential **buildings** adjacent to a **single detached**, **semi-detached** or **townhouse dwelling** shall be **setback** 7.5 metres.

7.7.2 Additional Provisions

Amended by By-law 31-2026.

a) The minimum **lot depth** of a **back-to-back townhouse dwelling unit** shall be 13.5 metres.

b) The following provisions apply to **block townhouse dwellings**:

   i. The minimum width of each **dwelling unit** shall be 5.5 metres.

   ii. The minimum separation distance between **block townhouse dwellings** on the same **lot** shall be 3.0 metres for an end wall to end wall condition, 15 metres for a rear wall to rear wall condition, and 15 metres for a front wall to front wall condition.

   iii. The minimum distance from an end wall to a **private street** shall be 1.8 metres.

   iv. The minimum distance form a wall other than an end wall to a **private street** shall be 3.0 metres.

   v. The minimum distance from an **integral garage** of a **block townhouse dwelling unit** to a private street shall be 5.8 metres.

   vi. The maximum number of attached **block townhouse dwelling units** shall be 8.

c) The opening of an **integral garage** facing the front **lot line** shall not exceed 50% of the width of the **block townhouse dwelling unit**, **street townhouse dwelling unit**, or **back-to-back townhouse dwelling unit**.

d) The maximum number of attached **street townhouse dwelling units** shall be 8.

e) The maximum number of attached **back-to-back townhouse dwelling units** shall be 16.

f) The following provisions apply to **stacked townhouse dwellings**:

   i. The minimum distance from an end wall to a **private street** shall be 1.5 metres.

   ii. The minimum distance from a wall other than an end wall to a **private street** shall be 3.0 metres.

   iii. The minimum distance from an **integral garage** of a **stacked townhouse dwelling unit** to a private street shall be 5.8 metres

   iv. The minimum separation distance between **buildings** on the same **lot** shall be 3.0 metres for an end wall to end wall condition, 15 metres for a rear wall to rear wall condition and 15 metres for a front wall to front wall conditions.

g) The following provisions apply to an **apartment building**, **long term care home**, or **retirement home**:

   i. The minimum separation distance between **buildings** on the same **lot** shall be 15 metres.

   ii. The minimum separation distance between a **building** and a **driveway** shall be 3.0 metres.

   iii. The maximum width of a building abutting the front **lot line** shall be 60.0 metres.

   iv. Permitted **non-residential uses** within an **apartment dwelling** shall be located at the ground floor level

7.7.3 Site Specific Exceptions

The following list establishes the site specific exceptions that apply to the Residential Mid-Rise (RMR) Zone in Section 7.7 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.

RMR-1 – 104 Marlborough Street

Special Provisions

- Maximum number of **dwelling units**: 4
- Minimum **lot area**: 735 square metres per unit

- Minimum **lot** width: 7 metres
- Minimum **interior side yard**: 0.91 metres
- Minimum **rear yard**: 0.79 metres
- Minimum **landscaped open space**: 19%
- **Parking spaces** may be located in the required **front yard**

RMR-2 – Part of 91 Birkett Lane

Special Provisions

- The property line fronting Birkett Lane shall be deemed as the **rear lot line**.
- The property line fronting Dover Avenue shall be deemed as the **front lot line.**
- Minimum **lot area**: 0.5 hectares
- Minimum **lot** width: 100 metres
- Minimum **lot frontage** on municipal road: 2.5 metres
- **Interior side yard setback**: (west property line): 5.0 metres, (east property line): 6.0 metres
- **Exterior side yard setback**: (from Dover Avenue) 1.8 metres
- Minimum **landscape open space**: 25%

RMR-3 – 116-120 Sherwood Drive

Additional Permitted Uses

- **Manufacturing use**

RMR-4 – 76-78 River Road

Additional Permitted Uses

- **Semi-detached Dwelling**

RMR-5 – 115-131 Birkett Lane

Special Provisions

- Minimum **front yard setback**: 5.72 metres
- Minimum **interior side yard setback**: 1.5 metres
- A **side yard** for a **corner lot** with a **daylight triangle** requirement shall be a minimum of 2.35 metres from a **lot line** formed by a **daylight triangle** and 3 metres from a **side lot line**.

- A **front yard** for a **corner lot** with a **daylight triangle** requirement shall be a minimum of 2.35 metres from a **lot lin**e formed by a **daylight triangle** and 5.72 metres from a **front lot line**.

RMR-6 – 96 Sherwood Drive

Additional Permitted Uses

- **Office, general**

Special Provisions

- **General office** shall only be permitted in the **existing building**.

RMR-7 – 161 Fifth Avenue

Special Provisions

- Minimum **lot area**: 1075 square metres
- Minimum **lot** width: 5.4 metres per unit
- Minimum **front yard landscaped open space**: 23%

RMR-8 – 115 Sherwood Drive

Special Provisions

- Minimum **lot area**: 90 square metres per unit
- Maximum **lot coverage**: 42%
- Minimum **front yard setback**: 0 metres
- Parking: minimum 30 spaces
- All or a portion of the required spaces may be accommodated on an abutting **lot** zoned to permit stand-alone parking associated with a residential apartment building.
- A minimum 0 metre setback of parking from this abutting property's **lot line** shall be permitted.

RMR-9 – 5 Marlene Avenue

Special Provisions

- Parking for **apartment dwelling**: 1 space per **dwelling unit**

RMR-10 – 10 Jubilee Avenue

Special Provisions

- For the purpose of this By-law, Jubilee Avenue shall be deemed the **front lot line** and Yorkshire Street shall be the **rear lot line**.

- Minimum **lot area**: 64.8 square metres per unit
- Minimum **rear yard setback**: 2.3 metres
- Minimum **interior side yard setback**:
- Westerly **lot line**: 6.2 metres
- Southerly **lot line**: 3.8 metres
- Northerly **lot line**: 9.8 metres
- Permitted encroachments: balconies may project no closer than 4.4 metres from the westerly **interior lot** line, 8.0 metres from the northerly **interior lot line**, and 2.0 metres from the southerly **lot line**.
- Minimum parking: 1.15 spaces per unit
- **Loading space**: 0
- Privacy Fence: a continuous 2.2 metres high fence shall be provided and maintained along the **interior lot lines** abutting residential properties.

RMR-11 – East End of Lloyd Street

Special Provisions

- **Block townhouse dwelling**:
- Minimum **lot frontage**: 13 metres
- Maximum **building height**: 1 **storey**
- Maximum number of **dwelling units**: 11

RMR-12 – 41 Garden Avenue

Special Provisions

- **Street townhouse dwelling**:
- Minimum **front yard setback**: 4.3 metres to the **main wall** and 6 metres to the **Integral garage**.
- Minimum **rear yard setback**: 6 metres
- Minimum **front yard landscaped open space**: 40%
- Any **building** or **structure** which contains a **dwelling unit** shall be set back a minimum of 28 metres from any **lot line** abutting a rail line.

RMR-13 – 152-162 North Park Street

Special Provisions

- **Retirement home**:
- Minimum **interior side yard setback**: 1.5 metres (for the portion of the **building** that extends westerly from the southeast corner of the park, and 3.6 metres for the remainder of the **interior side yard** (adjacent to south side of Wood Street Park), 13.4 metres (north side of **building** adjacent to 164 North Park Street), 15 metres (south side of **building** adjacent to 146 North Park Street)
- Maximum **building height**: 3 **storeys** or 12.8 metres
- Maximum number of **dwelling units**: 99 (104 beds)
- Minimum landscape buffer adjacent to 146 and 164 North Park Street: 2 metres

RMR-14 – 277 Hardy Road

Amended by By-law 34-2026 (OLT-23-000521)

Special Provisions

- Maximum number of **dwelling units**: 327

RMR-15 – West of Conklin Road and North of Shellard Lane

Special Provisions

- **Block townhouse dwelling**:
- Minimum **lot frontage**: 6.1 metres per unit
- Minimum **front yard setback**: 6 metres to the **garage** and 3.5 to the **main wall**
- Minimum **rear yard setback**: 6 metres
- Minimum **exterior side yard setback**: 2.4 metres
- Stairs shall be permitted to encroach within the required **parking space** within the **garage** a maximum of 0.5 metres.
- Minimum **front yard landscaped open space**: 27%

RMR-16 – West of Conklin Road and North of Shellard Lane

Sole Permitted Uses

- **Street townhouse**

Special Provisions

- **Street townhouse**:
- Minimum **front yard setback**: 6 metres to the **garage** and 3.5 metres to the **main wall**
- Minimum **rear yard setback**: 6 metres
- Minimum **exterior side yard setback** for **street townhouse dwelling**: 2.4 metres
- Stairs shall be permitted to encroach by 0.5 metres into a required **parking space** in a **garage**.
- Minimum **front yard landscaped open space**: 27%
- Interior **Street Townhouse Dwelling**:
- **Accessory buildings** and **structure** maximum **lot coverage**: 20%
- No **accessory building** or **structure** shall be located closer than 0.3 metres to an **interior lot line**, except in the case of a **common wall**, which may have a 0.0 metre setback.
- No **accessory building** or **structure** shall be located closer than 0.3 metres to the **rear lot line** or rear public laneway.
- A **parking space** shall be permitted within 0.3 metres of any **interior lot line** or **rear lot line**, including a **rear lot line** that abuts a public laneway

RMR-17 – 28 Nightingale Drive

Special Provisions

- The **lot line** abutting Nightingale Drive shall be defined as the **front lot line**; the **lot lines** abutting Shellard Lane and Fisher Street shall be deemed **exterior lot lines**, and the easterly **lot line** shall be deemed the **rear lot line**. All other **lot lines** shall be deemed **interior side lot lines**.
- **Stacked townhouse dwelling**:
- Minimum **lot area**: 149.2 square metres per unit
- Minimum **lot** width: 30 metres
- Maximum **building height**: 3 **storeys**
- Minimum **front yard setback**: 6 metres
- Minimum **rear yard setback**: 3.05 metres
- Minimum **interior side yard setback** (westerly): 3.0 metres

- Minimum **exterior side yard setback** (Shellard Lane): 3.1 metres
- Minimum **landscape open space**: 30%
- Minimum **amenity space**: 9 square metres per unit
- Parking minimum: 1.35 spaces per unit
- The required **parking spaces** shall be a minimum of 3.6 metres from any **lot line** abutting a **street**.
- Provisions for Part 1: Minimum **interior side yard**: 6 metres (northerly **side yard**) as shown on Figure RMR-17 below
- Provisions for Part 3: Minimum **interior side yard**: 10.10 metres (northerly **side yard**) as shown on Figure RMR-17 below

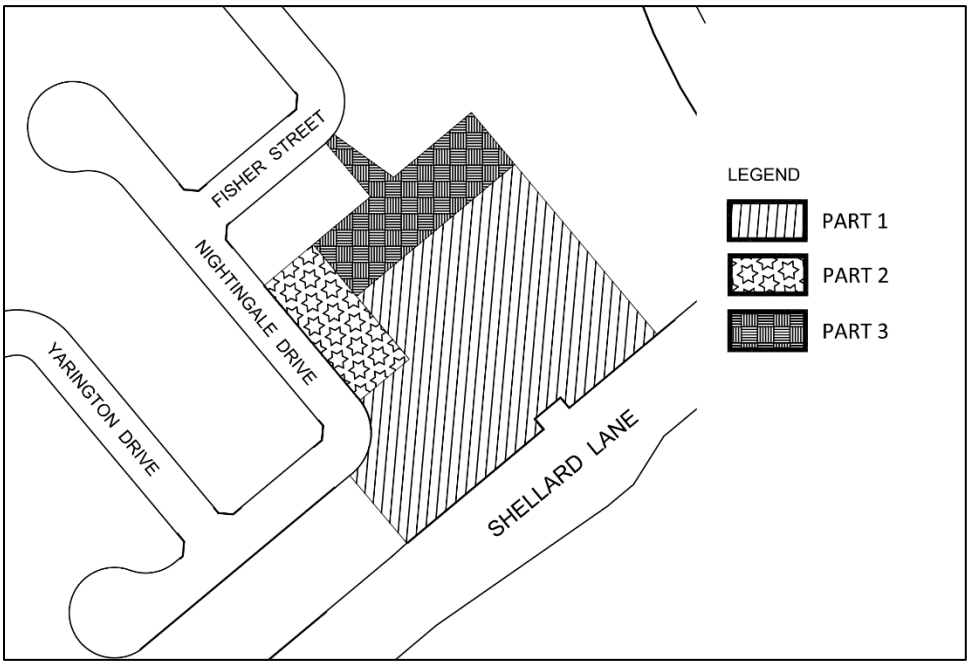


Figure RMR-17: Site specific provisions for 12 Fisher Street

RMR-18 – 4-22 D'Aubigny Road

Special Provisions

- Maximum **building height**: 2 **storeys**
- Maximum **dwelling units**: 77 units
- Minimum **parking spaces**: 20

RMR-19 – 2-16 Hawarden Avenue

Special Provisions

- Each **dwelling unit** shall have an integrated **garage** with a minimum floor area of 18 metres square.
- Maximum **front yard** fence height 1.2 metres

RMR-20 – 152 Dufferin Avenue

Additional Permitted Uses

- **Single detached dwelling**

Special Provisions

- **Single detached dwelling** provisions:
- Minimum **lot area**: 400 square metres per unit
- Minimum **lot frontage**: 30 metres
- Minimum **lot coverage**: 40%
- Maximum **building height**: 2 **storeys**
- Minimum **front yard setback**: 5 metres
- Minimum **rear yard**: 7.5 metres
- Minimum **exterior side yard**: 1.5 metres.
- Minimum **landscaped open space**: 30%
- Minimum parking: 2 spaces per unit
- The **front lot line** shall be deemed to be along Dufferin Avenue.

RMR-21 – 422 Powerline Road

Additional Permitted Uses

- **Single detached dwellings**

Special Provisions

- Minimum **lot area**: 630 metres square per unit
- Maximum **lot coverage**: 40%
- Minimum **front yard** per unit: 7.5 metres
- Minimum **rear yard** per unit: 7.5 metres
- Separation distance between exterior walls of **dwelling units**: 2.4 metres

- Parking: 1.5 spaces per unit
- Each **single detached dwelli**ng shall maintain an integrated **garage**

RMR-22 – 71-73 Morton Avenue West

Additional Permitted Uses

- **Single detached dwelling**

Special Provisions

- Maximum number of **dwelling units**: 18
- Minimum **lot area**: 430 square metres per unit
- Minimum **lot** width: 45.0 metres
- Maximum **lot coverage**: 40%
- Maximum **building height**: 1 **storey**
- Minimum **front yard**: 20 metres
- Minimum **rear yard** per unit: 7.5 metres, and a side exterior wall of a single-detached cluster dwelling shall maintain a **rear yard** of 1.5 metres.
- Minimum **interior side yard** per unit: 1.5 metres.
- The following may project a maximum of 0.6 metres into this area: Sills, belt courses, cornices, eaves, chimney breasts, pilasters, lintels, and other ornamental structures. Heating/cooling equipment and utility meters.
- The side exterior wall of a single-detached cluster dwelling shall maintain a minimum yard of 3.0 metres from any private **street**.
- Minimum **Amenity Space**: 9.0 square metres per unit
- Minimum **Landscaped Open Space**: 30.0%
- Parking: 1.5 spaces per unit

RMR-23 – 35 Stratford Terrace

Special Provisions

- 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.
- **Accessory buildings** and **structures** may be located within 6.0 metres of the development setback limit, as approved by the City and the Grand River Conservation Authority.

RMR-24 – 213 Sydenham Street

Special Provisions

- An **apartment dwelling** may not have a common entry and common hall.

RMR-25 – 611 to 675 Grey Street

Additional Permitted Uses

- **Single detached dwelling** containing a maximum of six **dwelling units**

Special Provisions

- Minimum **lot area**: 148 square metres per unit
- Minimum **lot frontage**: 24 metres
- Minimum **amenity space**: 9 square metres per unit
- Parking: 1.5 spaces per unit

RMR-26 – 18 Hardy Road

Additional Permitted Uses

- **Single detached dwelling**

RMR-27 – 12 Brantwood Park Road

Special Provisions

- Maximum **building height**: 2 **storeys**
- Minimum **rear yard setback**: 3 metres
- Minimum **interior side yard setback**: 11 metres
- Minimum **exterior side yard setback**: 6 metres
- Minimum planting strip in **interior side yard**: 1 metre
- Second **storey** balconies shall be prohibited

RMR-28 – 170 & 172 North Park Street

Special Provisions

- Minimum **lot frontage**: 22.8 metres
- Maximum **building height**: 2 **storeys**
- Maximum number of **dwelling units**: 12
- Minimum limiting distance between **buildings**: 32 metres

RMR-29 – 60-66 Dublin Street

Special Provisions

- Maximum **building height**: 1 **storey**
- Maximum number of **dwelling units**: 4
- Maximum **lot coverage**: 42.5%
- Minimum **interior side yard setback**: 1.22 metres
- Minimum **exterior side yard setback** (adjacent to North Park Street): 1.9 metres
- The **front lot line** shall be deemed to be along Dublin Street.

RMR-30 –Parts of Thomas Avenue and Cline Road

Special Provisions

- Maximum **lot coverage** for one **street townhouse dwelling unit** on an individual **lot**: 50%
- Minimum **interior side yard setback** for all uses except **block townhouse dwellings**: 1.5 metres
- Minimum **exterior side yard setback** for all uses except **block townhouse dwellings**: 2.4 metres

RMR-31 – Cole Crescent, Butcher Crescent, and 1-45 and 2-32 Longboat Run West

Special Provisions

- **Street townhouse dwellings**:
- Minimum **lot area**: 180 square metres per unit
- Minimum **front yard setback**: 6 metres from the **garage** or 3.5 metres from the **dwelling unit**
- Minimum **rear yard setback**: 7 metres
- Minimum **interior side yard setback**: 1.2 metres
- Minimum **exterior side yard setback**: 2.4 metres
- Stairs shall be permitted to encroach by 0.5 metres into a required **parking space** in a **garage**.

RMR-32 – 1-57 Cooke Avenue

Special Provisions

- **Street townhouse dwellings**:

- Minimum **lot area**: 180 square metres per unit
- Minimum **front yard setback**: 6 metres from the **garage** or 3.5 metres from the **dwelling unit**
- Minimum **rear yard setback**: 7 metres
- Minimum **interior side yard setback**: 1.2 metres
- Minimum **exterior side yard setback**: 2.4 metres
- Stairs shall be permitted to encroach by 0.5 metres into a required **parking space** in a **garage**.

RMR-33 – 56-142 Munro Circle

Special Provisions

- **Street townhouse dwellings**:
- Minimum **lot area**: 180 square metres per unit
- Minimum **front yard setback**: 6 metres from the **garage** or 3.5 metres from the **dwelling unit**
- Minimum **rear yard setback**: 7 metres
- Minimum **interior side yard setback**: 1.2 metres
- Minimum **exterior side yard setback**: 2.4 metres
- Stairs shall be permitted to encroach by 0.5 metres into a required **parking space** in a **garage**.

RMR-34 – 40 Heath Street

Special Provisions

- **Lot** shall mean those lands described as Block 47, Plan 2M-1903.
- Minimum **lot area**: 400 square metres per unit
- Minimum **POTL** area: 265 square metres per unit
- Minimum **lot fro**ntage: 30 metres
- Minimum **POTL lot frontage**: 8.5 metres
- Maximum **lot coverage**: 40%
- Maximum **POTL lot coverage**: 65%
- Maximum **building height**: 2 **storeys** at front of dwelling
- Minimum **front yard setback**: 5 metres

- Minimum **POTL front yard setback**: 6 metres from the **garage** or 4.5 metres from the **dwelling unit**
- Minimum **rear yard setback**: 7.5 metres
- Minimum **interior side yard setback**: 3 metres
- Minimum **exterior side yard setback** from a private **lane** or roadway: 2.5 metres
- Minimum separation distance between side exterior walls of dwellings: 2.6 metres
- For Part 1, as shown on Figure RMR-34 below, the **rear yard POTL setback** shall be 5 metres.
- Parking: 1.5 spaces per unit
- Each **dwelling unit** shall contain an **integral garage** providing a minimum of 1.0 **parking spaces**.
- 16 **parking spaces** (minimum) shall be provided in off-street **parking areas**.

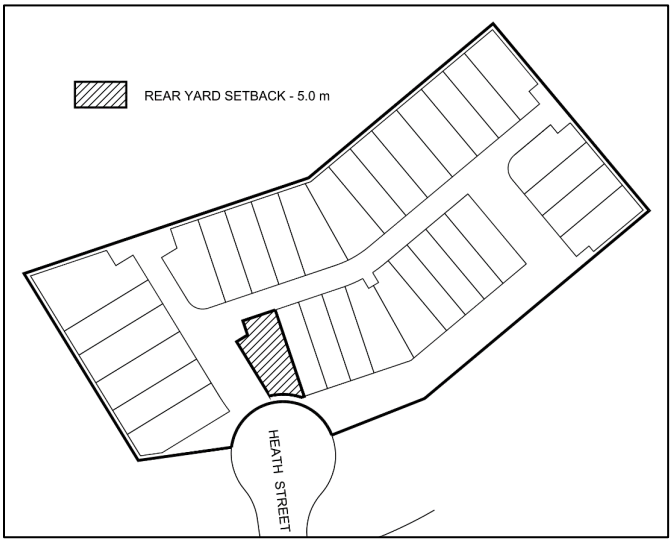


Figure RMR-34: Site specific provisions for 40 Heath Street

RMR-35 – 63 Murray Street

Special Provisions

- Minimum **lot area**: 453 square metres
- Minimum **lot frontage**: 18.9 metres
- Maximum **lot coverage**: 47.7%
- Minimum **front yard setback**: 0.4 metres

- Minimum **interior side yard setback**: 2 metres
- Minimum **rear yard setback**: 6 metres
- Minimum **landscaped open space**: 28%
- 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.
- A minimum 0 metre setback from the abutting **lot line** for the **parking spaces** shall be permitted.
- All **parking spaces** may be accessed from the **street** by means of an easement on an abutting **lot**.

RMR-36 – 75 Mary Street

Special Provisions

- Minimum **interior side yard setbacks**: 1.5 metres and 2 metres
- Minimum **lot area**: 175 square metres

RMR-37 – 22 Puleston Street

Amended by By-law 118-2025.

Special Provisions

- Maximum **lot coverage** for a **street townhouse dwelling**: 50%
- Minimum **front yard setback**: 3.5 metres
- Minimum **rear yard setback**: 7 metres, except that the southernmost primary dwelling unit within the **street townhouse dwelling** may have a minimum **rear yard setback** of 5 metres
- Minimum **interior side yard setback** (north): 3.5 metres
- The minimum building height requirement for a **street townhouse dwelling** shall not apply
- Heating/cooling equipment and utility meters are not permitted to project into the **side yard**.

RMR-38 – 374 Darling Street

Special Provisions

- Minimum **lot frontage**: 5.45 metres per unit
- Minimum **interior side yard setback**: 1.2 metres

- Heating and cooling equipment shall not project into the **side yard**
- Minimum **front yard landscaped open space**: 43%

RMR-39 – 77 Diana Avenue

Sole Permitted Uses

- **Block townhouse dwelling**
- **Street townhouse dwelling**

Special Provisions

- **Lot** shall mean those lands municipally addressed as 54 Blackburn Drive
- A maximum of 177 townhouse **dwelling units** is permitted on the **lot**.
- Townhouse **dwelling units** shall not have any **amenity space** in any **yard** abutting Diana Avenue or Blackburn Drive. Said **yard** shall not be enclosed by way of a fence or any other **structures** or materials.
- Minimum **lot area:** 35,000 square metres
- Maximum **lot coverage**: not applicable
- Minimum **front yard setback** (Blackburn Drive): 0 metres
- Minimum **rear yard setback** (Bell Lane): 6 metres
- Minimum **interior side yard setback**: 4.5 metres
- Minimum **exterior side yard setback**: 0 metres
- **Amenity Space** shall be provided in one location on the **lot** and shall not be less than 2000 square metres in area.
- Each **dwelling unit** shall contain an **integral garage** providing a minimum of 1 **parking space**.
- Minimum visitor parking: 39 spaces
- For Part 1, as shown on Figure RMR-39 below: Minimum **POTL lot area**: 115 square metres per unit
- Minimum **POTL lot frontage**: 5.7 metres per unit
- Maximum **POTL lot coverage**: not applicable
- Minimum **POTL front yard setback**: 0 metres along Diana Avenue and Blackburn Drive
- Minimum **POTL rear yard setback**: 6 metres
- Minimum **POTL interior side yard setback**: 1 metre

- Minimum **POTL exterior side yard setback**: 1.5 metres
- Minimum **POTL common wall** setback: 0 metres
- Minimum **POTL landscaped open space**: 0 square metres
- Minimum **POTL front yard landscaped open space**: 40%
- Minimum **POTL amenity space**: 0 square metres
- For Part 2, as shown on Figure RMR-39 below:
- Minimum **POTL lot area**: 115 square metres per unit
- Minimum **POTL lot frontage**: 5.7 metres per unit
- Maximum **POTL lot coverage**: not applicable
- Minimum **POTL front yard setback**: 3 metres measured from the exterior wall of the dwelling and 6 metres measured from the front exterior wall of an **integral garage**.
- Minimum **POTL rear yard setback**: 6 metres
- Minimum **POTL interior side yard setback**: 1 metre
- Minimum **POTL exterior side yard setback**: 1.5 metres
- Minimum **POTL common wall** setback: 0 metres
- Minimum **POTL landscaped open space**: 0 square metres
- Minimum **POTL front yard landscaped open space**: 40%
- Minimum **POTL amenity space**: 0 square metres
- For Part 3, as shown on Figure RMR-39 below:
- Minimum **POTL lot area**: 80 square metres per unit
- Minimum **POTL lot frontage**: 5.7 metres per unit
- Maximum **POTL lot coverage**: not applicable
- Minimum **POTL front yard setback**: 3 metres measured from the exterior wall of the dwelling and 6 metres measured from the front exterior wall of an **integral garage**.
- Minimum **POTL rear yard setback**: 0 metres along a common wall separating the units.
- Minimum **POTL interior side yard setback**: 1 metre
- Minimum **POTL exterior side yard setback**: 1.5 metres
- Minimum **POTL common wall** setback: 0 metres
- Minimum **POTL landscaped open space**: 0 square metres

- Minimum **POTL front yard landscaped open space**: 40%
- Minimum **POTL amenity space**: 0 square metres

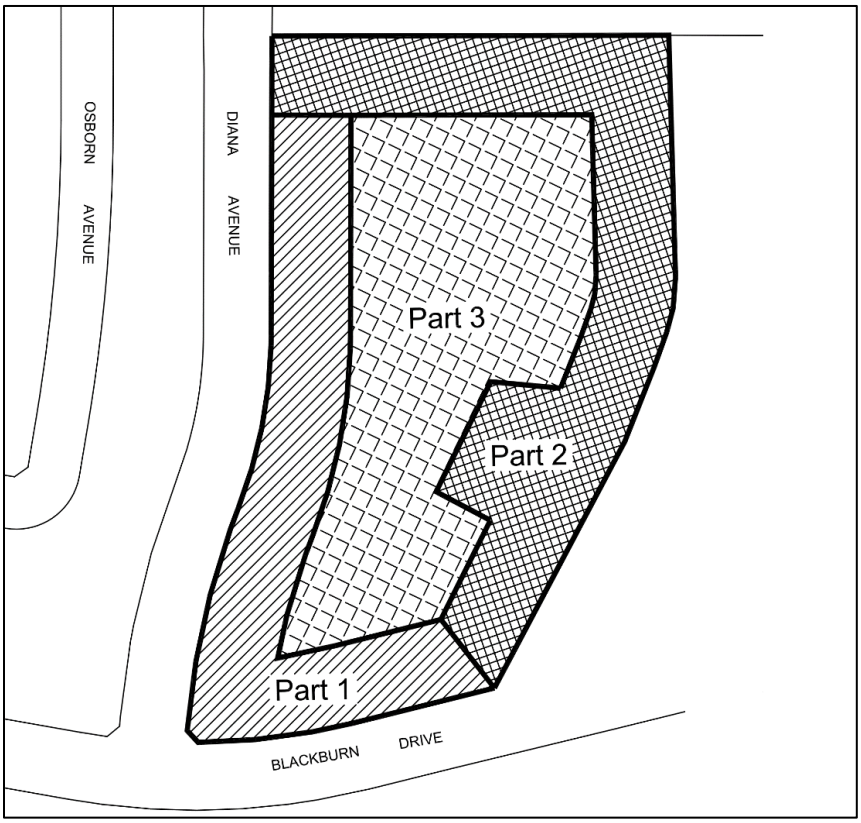


Figure RMR-39: Site specific provisions for 54 Blackburn Drive – Northeast corner of Blackburn Drive/Diana Avenue

RMR-40 – 1-53 & 81-127 Bilanski Farm Road

Special Provisions

- **Street townhouse dwelling**:
- Minimum **front yard setback**: 6 metres to the **garage** and 4.5 metres to the **dwelling unit**
- Minimum **exterior side yard setback**: 2.4 metres
- Minimum **front yard landscaped open space**: 40%

RMR-41 – 55 to 79 Bilanski Farm Road

Special Provisions

- **Street townhouse dwelling**:
- Minimum **lot area**: 155 square metres per unit

- Minimum **lot frontage**: 5.5 metres
- Minimum **front yard setback**: 6 metres to the **garage** and 4.5 metres to the **dwelling u**nit
- Minimum **front yard landscaped open space**: 40%

RMR-42 – 461 Blackburn Drive

Amended by By-law 118-2025.

Special Provisions

- **Street Townhouse Dwellings with a Rear Integral Garage and Lot Frontage on Blackburn Drive:**
  - Minimum **front yard** to the **main wall**: 4 m, except 3.2 m for a **corner through lot**.
  - Minimum **rear yard**: 5.6 m from a **private street**, except 5.3 m for a **corner through lot**
  - Minimum **exterior side yard**: 2.4 m, including **corner through lots**.
  - Minimum **private amenity space**: no requirement
  - Minimum **common amenity space**: refer to the heading “common amenity space requirements”
  - Minimum **landscaped open space** in the **front yard**: in accordance with the approved site plan.
  - Dimensions for a **parking space** on a **driveway** with direct access to a **private street**: 5.6 m long and 2.75 m wide
- **Street Townhouse Dwellings without Lot Frontage on Blackburn Drive:**
  - Minimum **lot frontage**: 4.6 m
  - Minimum **lot area**: 95 m^2
  - Minimum **front yard**: 2.3 m to the **main wall** and 5.6 m to an **integral garage**.
  - Minimum **rear yard**: 6 m, except two **lots** abutting a **common amenity space** may have a minimum **rear yard** of 4.5 m
  - Minimum **exterior side yard**: 1.5 m

- Minimum **common amenity space**: refer to the heading “common amenity space requirements”
- Minimum **landscaped open space** in the **front yard**: in accordance with the approved site plan.
- Stairs from a porch may project into a required **yard** and have a **setback** of 0 m from a **lot line**.
- Dimensions for a **parking space** on a **driveway** with direct access to a **private street**: 5.6 m long and 2.75 m wide

- **Back-to-Back Townhouse Dwellings:**
  - Minimum **lot area**: 78 m^2
  - Minimum **front yard setback**: 1.5 m to a **common wall**, 2 m to the **main wall**, and 5.9 m to an **integral garage**.
  - Minimum **exterior side yard**: 1 m
  - Minimum **private amenity space**: 4 m^2 / unit
  - Minimum **common amenity space**: refer to the heading “common amenity space requirements”
  - Minimum **landscaped open space** in the **front yard**: in accordance with the approved site plan.
  - Stairs from a porch may project into a required **yard** and have a **setback** of 0 m from a **lot line**.
  - Dimensions for a **parking space** on a **driveway** with direct access to **a private street**: 5.6 m long and 2.75 m wide
- **Common amenity space requirements:**
  - Minimum **common amenity space** to be provided within the RMR-42 Zone: 1,141 m^2

RMR-43 – 448 Blackburn Drive, 185-217 Longboat Run West, June Callwood Way, and 1-41 and 2-38 Bellhouse Avenue

Special Provisions

- Minimum **lot frontage** for **street townhouse dwelling**: 5.5 metres per unit
- Minimum **lot frontage** for **block townhouse dwelling**: 5.5 metres per unit

- Minimum **lot frontage** for **back-to-back townhouse dwelling**: 5.5 metres per unit
- Maximum **lot coverage**: not applicable
- Maximum **building height**: 12.5 metres
- Minimum **front yard setback**: 6 metres from the **garage** and 3.5 metres from the **dwelling unit**
- Minimum **rear yard setback** for **street townhouse dwelling**: 6 metres
- Minimum **rear yard setback** for **block townhouse dwelling**: 12 metres between blocks or 6 metres per block
- Minimum **interior side yard setback** for **block townhouse dwelling**: 1.5 metres and 3 metres between blocks
- Minimum **exterior side yard setback**: 2.4 metres
- Minimum setback for **common walls**: 0 metres
- Stairs shall be permitted to encroach within the required **parking space** within the **garage** a maximum of 0.5 metres.
- Minimum **front yard landscaped open space**: 27%

RMR-44 – 1-35 Amos Avenue and 402-434 Blackburn Drive

Special Provisions

- **Street townhouse dwelling**:
- Minimum **lot area**: 150 square metres
- Maximum **lot coverage**: not applicable
- Minimum **lot frontage**: 5.5 metres
- Minimum **front yard setback**: 6 metres to the **garage** and 3.5 metres to the **dwelling unit**
- Minimum **rear yard setback**: 7 metres
- Minimum **exterior side yard setback**: 2.4 metres
- Stairs shall be permitted to encroach by 0.5 metres into a required **parking space** in a **garage**.
- Minimum **front yard landscaped open space**: 27%

RMR-45 – Hine Road, and Parts of Baskett Street and Greig Street

Special Provisions

- **Street townhouse dwelling**:

- Minimum **lot area**: 150 square metres
- Maximum **lot coverage**: not applicable
- Minimum **lot frontage**: 5.5 metres
- Minimum **front yard setback**: 6 metres to the **garage** and 3.5 metres to the **dwelling unit**
- Minimum **rear yard setback**: 7 metres
- Minimum **exterior side yard setback**: 2.4 metres
- Stairs shall be permitted to encroach by 0.5 metres into a required **parking space** in a **garage**.
- Minimum **front yard landscaped open space**: 27%

RMR-46 – Parts of Bellhouse Avenue, Holder Drive, Baskett Street, and Gillespie Drive

Special Provisions

- **Street townhouse dwelling**:
- Minimum **lot area** for a **street townhouse dwelling**: 150 square metres
- Maximum **lot coverage**: not applicable
- Minimum **lot frontage**: 5.5 metres
- Minimum **front yard setback**: 6 metres to the **garage** and 3.5 metres to the **dwelling unit**
- Minimum **rear yard setback**: 7 metres
- Minimum **exterior side yard setback**: 2.4 metres
- Stairs shall be permitted to encroach by 0.5 metres into a required **parking space** in a **garage**.
- Minimum **front yard landscaped open space**: 27%

RMR-47 – 2-40 Bee Crescent

Special Provisions

- **Street townhouse dwelling**:
- Minimum **lot area** for a **street townhouse dwelling** with rear **garage**: 150 square metres
- Maximum **lot coverage**: not applicable

- Minimum **front yard setback**: 3.5 metres to the **dwelling unit** (Gillespie Drive)
- Minimum **rear yard setback**: 6 metres
- Minimum **exterior side yard setback** for **street townhouse dwelling** with rear **garage**: 2.4 metres
- Stairs shall be permitted to encroach by 0.5 metres into a required **parking space** in a **garage**.
- The **front lot line** shall be deemed to be along Gillespie Drive.
- Minimum **front yard landscaped open space**: 25%
- **Street townhouse dwelling units** shall not have any **amenity space** in any **yard** between the **building** and **street** facing Gillespie Drive.
- The **front yards** facing Gillespie Drive shall not be enclosed by way of a fence or any other **structures** or materials.

RMR-48 – 33 Jarvis Street and 1 to 11B Spring Street.

Special Provisions

- Basements are not permitted.
- For **street townhouses** in Part 1, as shown on Figure RMR-48 below
- Minimum **lot area**: 80 square metres per unit
- Minimum **lot frontage** for an interior unit: 6 metres per unit
- Minimum **lot frontage** for a west end unit: 8 metres per unit
- Minimum **lot frontage** for an east end unit: 8.5 metres per unit
- Maximum **lot coverage**: 65%
- A maximum **building height** of 4 **storeys** shall be permitted and the fourth **storey** shall have a maximum **gross floor area** of 9.5 square metres and shall be used for the purposes of storage only.
- Minimum **front yard setback** (Spring Street) for an interior unit: 3 metres
- Minimum **front yard setback** (Spring Street) for a west end unit 3 metres
- Minimum **front yard setback** (Spring Street) for an end unit 1 metre
- Minimum **rear yard setback**: 0 metres
- Minimum **side yard setback** for a west end unit 1.8 metres
- Minimum **side yard setback** for an east end unit: 0.4 metres

- Minimum **side yard setback** for **common walls**: 0 metres
- Minimum **landscaped open space**: 0 square metres
- A minimum of 25 square metres per unit of **private amenity space** shall be provided as a rooftop **amenity space**.
- A minimum of 2 **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**.
- Minimum **front yard landscaped open space**: 40%
- For **block townhouse dwellings** in Part 2, Part 3, and Part 4 as shown on inset map below: Lot shall mean those lands described as Part 2, Part 3, and Part 4 as shown on Figure RMR-48 below,
- Maximum number of **townhouse dwelling units**: 23
- Minimum **lot area**: 0.4 hectares
- Maximum **lot coverage**: 60%
- 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 9.5 square metres and shall be used for the purposes of storage only.
- For Part 4, a maximum **building height** of 3 **storeys** shall be permitted.
- Minimum **front yard setback** (Jarvis Street): 0.7 metres
- Minimum **rear yard setback** for Part 2: 1.8 metres
- Minimum **rear yard setback** for Part 3: 14.2 metres
- Minimum **rear yard setback** for Part 4: 4.7 metres
- Minimum **side yard setback**: 0.0 metres on the south side and 4.5 metres on the north side.
- For Part 2 and Part 3, a minimum 25 square metres per unit of **private amenity space** shall be provided as a rooftop **amenity space**.
- A minimum of 2 **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**.
- A minimum of 8 visitor **parking spaces** shall be provided.
- For Part 2, as shown on Figure RMR-48 below the following provisions:
- Minimum **POTL lot area**: 80 square metres per unit

- Minimum **POTL lot frontage** for a west end unit: 8.5 metres per unit
- Minimum **POTL lot frontage** for an interior unit: 6 metres per unit
- Minimum **POTL lot frontage** for an east end unit: 9 metres per unit
- Maximum **POTL lot coverage**: 65%
- A maximum **building height** of 4 **storeys** shall be permitted and the fourth **storey** shall have a maximum **gross floor area** of 9.5 square metres and shall be used for the purposes of storage only.
- Minimum **POTL front yard setback** for a west end unit: 3 metres
- Minimum **POTL front yard setback** for an interior unit: 3 metres
- Minimum **POTL front yard setback** for an east end unit: 2 metres
- Minimum **POTL rear yard setback**: 0 metres
- Minimum **POTL side yard setback** for a west end unit: 1.8 metres
- Minimum **POTL side yard setback** for an east end unit: 1 metre
- Minimum **POTL side yard setback** for common walls: 0 metres
- Minimum **POTL landscaped open space**: 0 square metres
- Minimum **POTL Private Amenity Space**: 25 square metres per unit to be provided on a rooftop
- A minimum of 2 **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**.
- Minimum **POTL front yard landscaped open space**: 40%
- For Part 3, as shown on Figure RMR-48 below:
- Minimum **POTL lot area**: 80 square metres per unit
- Minimum **POTL lot frontage** for a west end unit: 6 metres per unit
- Minimum **POTL lot frontage** for an interior unit: 6 metres per unit
- Minimum **POTL lot frontage** for an east end unit: 8.5 metres per unit
- Maximum **POTL lot coverage**: 65%
- A maximum **building height** of 4 **storeys** shall be permitted and the fourth **storey** shall have a maximum **gross floor area** of 9.5 square metres and shall be used for the purposes of storage only.
- Minimum **POTL front yard setback** for a west end unit: 3.0 metres
- Minimum **POTL front yard setback** for an interior unit: 3 metres
- Minimum **POTL front yard setback** for an east end unit: 2 metres

- Minimum **POTL rear yard setback**: 0 metres
- Minimum **POTL side yard setback** for a west end unit: 0.5 metres
- Minimum **POTL side yard setback** for an east end unit: 0.7 metres
- Minimum **POTL side yard setback** for **common walls**: 0 metres
- Minimum **POTL Landscaped Open Space**: 0 square metres
- Minimum **POTL Private Amenity Space**: 25 square metres per unit to be provided on a rooftop
- A minimum of 2 **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**.
- Minimum **POTL front yard landscaped open space**: 40% of the **POTL front yard** shall be maintained as **landscaped open space**.
- For Part 4, as shown on Figure RMR-48 below, the following provisions:
- Minimum **POTL lot area** for an interior unit: 125 square metres per unit
- Minimum **POTL lot area** for a north end unit: 200 square metres per unit
- Minimum **POTL lot area** for a south end unit: 130 square metres per unit
- Minimum **POTL lot frontage** for an interior unit: 6 metres per unit
- Minimum **POTL lot frontage** for north end unit: 10.5 metres per unit
- Minimum **POTL lot frontage** for a south end unit: 6.5 metres per unit
- Maximum **POTL lot coverage**: 50%
- Minimum **POTL front yard setback**: 4.5 metres
- Minimum **POTL rear yard setback** for an interior unit: 5.2 metres
- Minimum **POTL rear yard setback** for a north end unit: 7.5 metres
- Minimum **POTL rear yard setback** for a south end unit: 4.7 metres
- Minimum **POTL side yard setback** for a north end unit: 4.5 metres
- Minimum **POTL side yard setback** for a south end unit: 0.5 metres
- Minimum **POTL side yard setback** for **common walls**: 0 metres
- A minimum of 2 **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**.

- Minimum **POTL front yard landscaped open space**: 40%

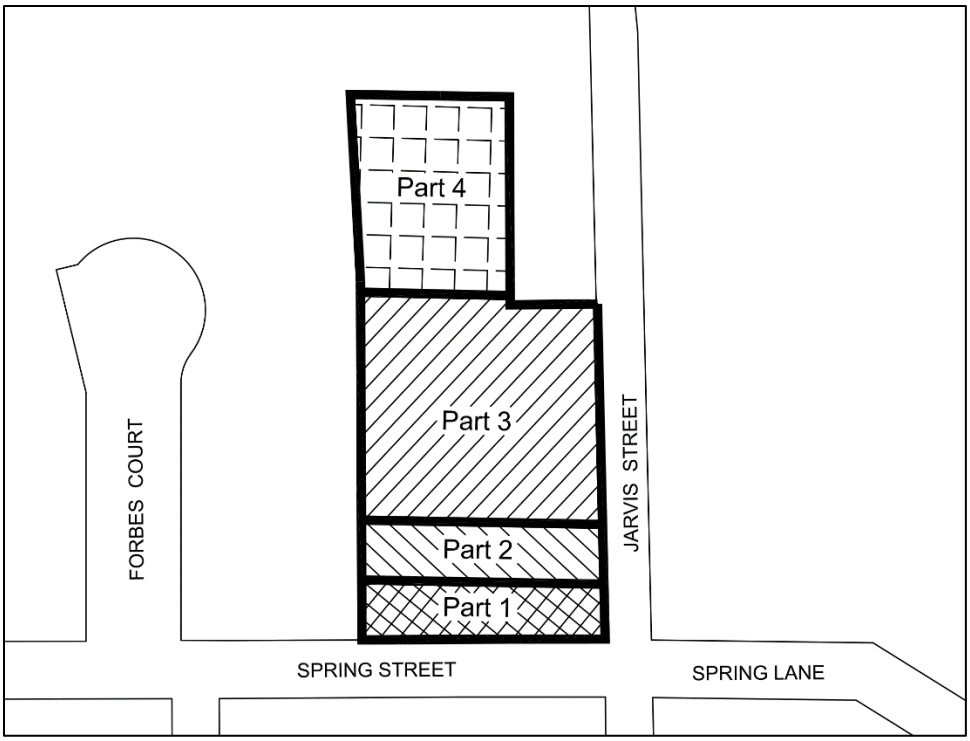


Figure RMR-48: Site specific provisions for 33 Jarvis Street and 1 to 11B Spring Street

RMR-49 – 520-550 Grey Street

Special Provisions

- Maximum number of townhouse units:
- 520 Grey Street - 53 units
- 550 Grey Street - 60 units
- Minimum **POTL lot area**: 155 square metres per unit
- Maximum **POTL lot coverage** for **street townhouse dwellings** containing three or more **dwelling units** on an individual lot: 51%
- Maximum **POTL lot coverage** for one **street townhouse dwelling** unit on an individual **lot**: 51%
- For 520 Grey Street, a maximum **building height** of 2 **storeys** shall be permitted.
- For 550 Grey Street, a maximum **building height** of 1 **storey** shall be permitted.
- Minimum **POTL front yard setback**: 4.5 metres except 6 metres to a **garage**

- Minimum **POTL rear yard setback**: 7 metres
- Minimum **POTL interior side yard setback**: 3 metres
- Minimum **POTL exterior side yard setback**: 1.2 metres
- Minimum **POTL side yard setback** for **common walls**: 0 metres
- Minimum **POTL private amenity space**: 9 square metres per unit
- **Common Amenity Space** shall not be less than 1017 square metres in area combined for 520 and 550 Grey Street.
- For **street** townhouses fronting onto Grey Street (522- 540 Grey Street):
- Minimum **lot area**: 160 square metres per unit
- Maximum **lot coverage** for **street townhouse dwellings** containing three or more **dwelling units** on an individual **lot**: 51%
- Maximum **lot coverage** for one **street townhouse dwelling unit** on an individual **lot**: 51%
- Minimum **front yard setback**: 4.5 metres except 6 metres to a **garage**
- Minimum **rear yard setback**: 7 metres
- Minimum **interior side yard setback**: 4.5 metres
- Minimum **exterior side yard setback**: 2 metres
- Minimum **side yard setback** for **common walls**: 0 metres

RMR-50 – 200 Brantwood Park Road

Special Provisions

- Minimum **lot area**: 178 square metres per unit
- Maximum **building height**: 2 **storeys** or 4 **storeys** for **buildings** fronting a **street**
- The fourth **storey** shall have a **building** stepback of 3 metres from the **building** line fronting a **street**.
- Minimum **front yard setback**: 3.25 metres
- Minimum **exterior side yard setback**: 3.5 metres
- Minimum **interior side yard setback** to the west **interior side lot line**: 3 metres
- Minimum **interior side yard setback** to the southeast **interior side lot line**: 5 metres
- No balconies shall be permitted adjacent to the **rear lot line**.

- A planting strip having a width of 1.5 metres shall be provided and maintained along the full length of the **interior and rear lot lines**.
- A continuous 2.2 metre high privacy fence shall be provided and maintained along the full length of the **interior and rear lot lines**.

RMR-51 – 720 Grey Street

Special Provisions

- Garden Avenue shall be deemed the **front lot line** and Grey Street shall be deemed an **exterior lot line**.
- Minimum **front yard setback**: 4 metres, except a minimum of 2.2 metres shall be provided within 8 metres of the northerly l**ot line**
- Minimum **rear yard setback**: 6 metres
- Minimum **exterior side yard setback**: 4 metres, except a minimum of 2.8 metres shall be provided within 7 metres of the westerly **lot line**.
- Each block townhouse shall provide a minimum of 2 **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**.
- A minimum of 27 visitor **parking spaces** shall be provided.
- The required visitor **parking spaces** shall be located a minimum of 1.6 metres from the easterly **lot line** abutting Garden Avenue.
- Any **building** or **structure**, which contains a **dwelling unit** and abuts a main or branch rail line, shall provide a minimum **yard** of 7 metres abutting a rail line with an impact/noise barrier (crash wall); or 15 metres abutting a rail line with an earth berm.
- Balconies (not constructed on foundations) may project no closer than 2 metres to a **lot line** abutting Garden Avenue and Grey Street.
- Balconies (not constructed on foundations) shall be prohibited on a third **storey** in the **yard** abutting the westerly **lot line**.
- 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**.
- **Block townhouse dwelling** units shall not have any detached **accessory buildings** or **structures** located in any yard adjacent to Garden Avenue or Grey Street. The said **yard** shall not be enclosed by an opaque privacy fence.
- Minimum **POTL lot area**: 100 square metres per unit
- Minimum **POTL lot frontage**: 4.75 metres
- Maximum **POTL lot coverage**: 60%

- Minimum **POTL front yard setback**: 5.6 metres, except the end units of the townhouse blocks internal to the site shall have a minimum of 4.2 metres
- Minimum **POTL rear yard setback**: 6 metres, except the townhouses fronting Garden Avenue and Grey Street shall have a minimum of 4 metres
- Minimum **POTL side yard setback**: 1.2 metres
- Minimum. **POTL side yard setback** for **common walls**: 0 metres
- Minimum **POTL landscaped open space**: 0 square metres
- Minimum **POTL amenity space**: 0 square metres

RMR-52 – Western part of 660 Colborne Street West

Additional Permitted Uses

- **Semi-detached dwelling**

Special Provisions

- **Semi-detached dwelling:**
- Minimum **lot area**: 195 square metres
- Minimum **lot frontage**: 7.3 metres
- Minimum **lot coverage** shall not apply.
- Maximum **building height**: 2 **storeys**
- Minimum **front yard setback**: 5.5 metres to dwelling face and 5.8 metres to the attached **garage**.
- Minimum **rear yard setback**: 6 metres + 3 metre landscape buffer
- Minimum **interior side yard setback**: 1.2 metres
- Minimum **exterior side yard setback**: 2.4 metres
- Minimum **side yard setback** for **common walls**: 0 metres
- Minimum **gross floor area**: 85 square metres
- Minimum **landscaped open space**: 30% of the entire **condominium** Block
- Minimum **private amenity space**: 9 square metres per unit
- Minimum **common amenity space**: 9 square metres per unit in addition to **private amenity space**
- Parking: 1 space per unit, plus 0.5 visitor spaces per unit provided within the common **parking area**.

- Maximum Encroachments:
- **Front yard** porches: 1.5 metres
- Steps with or without foundation: 3.9 metres but no closer than 0.6 metres to a private **condominium** road.
- **Interior or exterior side yard** bay windows with or without foundation: 0.6 metres but no closer than 0.3 metres
- 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.
- Firewall projections shall not be subject to **front yard, side yard, or rear yard setbacks** or encroachments.

RMR-53 – West part of 660 Colborne Street West

Special Provisions

- 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**.
- Minimum **lot area**: 110 square metres
- Minimum **lot frontage**: 5.9 metres
- Maximum **lot coverage**: shall not apply
- Minimum **front yard setback**: 3 metres to any dwelling face abutting a public **right-of-way**
- Minimum **rear yard setback**: 3 metres to a dwelling face abutting a private **condominium** road and 5.8 metres to an attached **garage**, abutting a private **condominium** road
- Minimum **interior side yard setback**: 1.5 metres
- Minimum **exterior side yard setback**: 2.4 metres
- Parking: 1 space per unit plus 0.5 visitor spaces per unit provided within the common **parking area**
- Permitted Encroachments
- **Front yard** (Colborne Street West) porches and steps with or without a foundation: 2.5 metres
- Bay Windows with foundation: 0.6 metres but no closer than 0.3 metres
- **Interior or exterior side yard** bay widows with foundation: 0.6 metres but no closer than 0.3 metres

- No **accessory uses, buildings** or **structures** are permitted in **yards** abutting Colborne Street West.
- No privacy fencing shall be permitted in the **front yard** or **rear yard** of dual- frontage units.

RMR-54 – 620 Colborne Street West

Special Provisions

- 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 yar**d.
- Minimum **lot area**: 110 square metres
- Minimum **lot frontage**: 5.9 metres
- Maximum **lot coverage**: shall not apply
- Minimum **front yard setback**: 3 metres to any dwelling face abutting a public **right-of-way**
- Minimum **rear yard setback**: 3 metres to a dwelling face abutting a private **condominium** road and 5.8 metres to an attached garage, abutting a private condominium road
- Minimum **interior side yard setback**: 1.5 metres
- Minimum **exterior side yard setback**: 2.4 metres
- Parking: 1 space per unit, plus 0.5 visitor spaces per unit provided within the common **parking area**
- Permitted Encroachments:
- **Front yard** (Colborne Street West) porches and steps with or without a foundation: 2.5 metres
- Bay Windows with foundation: 0.6 metres but no closer than 0.3 metres
- **Interior or exterior side yard** bay widows with foundation: 0.6 metres but no closer than 0.3 metres
- No **accessory uses**, **buildings** or **structures** are permitted in yards abutting Colborne Street West.
- No privacy fencing shall be permitted in the **front yard** or **rear yard** of dual- frontage units.

RMR-55 – 620 Colborne Street West

Special Provisions

- Minimum **lot area**: 120 square metres

- Minimum **lot frontage**: 5.4 metres
- Minimum **lot coverage**: shall not apply
- Minimum **front yard setback**: 4.5 metres to dwelling face and 5.8 metres to attached **garage**
- Minimum **rear yard setback**: 6 metres
- Minimum **exterior side yard setback** 2.4 metres and 1 metre to a parking space
- Minimum **landscaped open space**: 30% of the entire condominium block
- Minimum **private amenity space**: 20 square metres (unscreened)
- Minimum **common amenity space**: 9 square metres per unit in addition to **private amenity space**
- Parking: 1 space per unit plus 0.5 visitor spaces per unit provided within the common **parking area**
- Permitted Encroachments
- Front yard porches: 1.5 metres
- Steps with or without foundation: 3.9 metres but no closer than 0.6 metres to a private condominium road
- **Interior or exterior side yard** bay windows with or without foundation: 0.6 metres but no closer than 0.3 metres
- Firewall projections shall not be subject to **front yard, side yard, or rear yard setbacks** or encroachments.
- 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.

RMR-56 – 89-91 Walnut Street

Special Provisions

- A maximum of one (1) detached additional **dwelling unit** is permitted on a **lot** containing an existing **fourplex** or four (4) **dwelling units**.
- The maximum number of residential **dwelling units** permitted shall not exceed five (5) units.
- A maximum of one (1) **parking space** in tandem is permitted for a **fourplex** unit.

RMR-57 – 72 Johnson Road

Special Provisions

- **Stacked townhouse dwelling:**
- Minimum **lot area**: 184 m^2 per unit
- Minimum **lot** width: 30 metres
- Maximum **lot coverage**: 40%
- Maximum **building height**: 3 **storeys**
- Minimum **front yard setback**: 6 metres
- Minimum **side yard setback**: 3.5 metres
- Minimum **landscaped open space**: 30%
- **Amenity space**: 9 m^2 per unit
- Parking location: two required **parking spaces** may be located a minimum of 4.5 metres from Johnson Road

RMR-58 – 333 & 339 Wellington Street

Special Provisions

- Maximum **interior side yard setback**: 6 metres
- An existing unenclosed step may project a maximum of 1.5 metres into a two-way traffic aisle.
- Required off-street parking shall:
- Be located a minimum of 3 metres from a **lot line** abutting Stanley **street**.
- Be located a minimum of 6 metres from a **lot line** abutting Wellington **street**.
- Be located a minimum of 0 metres from a rear lot line.
- Be located a minimum of 1 metre from any other lot line.

RMR-59 – 372 Darling Street

Special Provisions

- Minimum **rear yard setback** shall be no less than that provided by the **building** that existing on the **lot** on April 11, 2005.
- Required **parking spaces** shall be located a minimum of 3 metres from any **lot line** abutting a **street** and a minimum of 0 metres from any other **lot line**.

RMR-60 – 3 Alfred Street

Special Provisions

- Maximum number of **dwelling units**: 39
- Maximum **building height**: 2.5 **storeys**
- Minimum **interior side yard setback** (north): 2.91 metres
- Minimum **interior side yard setback** (south): 7.5 metres
- Minimum number of **parking spaces**: 39

RMR-61 – 3 Alfred Street

Additional Permitted Uses

- **Office, general**

Special Provisions

- Maximum number of **apartment dwelling units**: 17
- Maximum **building height**: 2.5 **storeys**

RMR-62 – 142 Nelson Street

Special Provisions

- **Fourplex** provisions:
- Minimum **lot area**: 787 square metres
- Minimum **lot frontage**: 19.5 metres
- Maximum **lot coverage**: 60%
- Minimum **front yard setback**: 6.5 metres
- Minimum **rear yard setback**: 10 metres
- Minimum **interior side yard setback** (west): 1.2 metres
- Minimum **interior side yard setback** (east): 8 metres
- Minimum **landscaped open space**: 20%
- An unenclosed porch, verandah or deck (with our without a roof) may be permitted to project into the **front yard** a maximum of 4.3 metres.
- A minimum of 6 **parking spaces** must be provided on site.
- Any additional spaces beyond this may be provided on appropriately zoned land that is located within a minimum of 150 metres of the nearest **lot line** of the subject property on the condition that an agreement providing for the continuation of the additional **parking**

spaces is entered into with the City and is registered against both parcels of land.

RMR-63 – 372, 380, and 384 St. Paul Avenue

Special Provisions

- Maximum number of beds: 102
- Minimum **front yard setback**: 2 metres
- Minimum **rear yard setbacks**: 5.7 metres for the portion of the **building** adjacent to 7 The Strand Avenue
- 6 metres for the portion of the **building** adjacent to 5 The Strand Avenue
- Minimum **interior side yard setback**: 2.7 metres for the northerly **interior side yard**
- 7 metres for the portion of the **building** adjacent to 370 St. Paul Avenue
- 6 metres for the portion of the **building** adjacent to 5 The Strand Avenue
- Planting Strip adjacent to all new **parking spaces**: 1.5 metres for the **yards** adjacent to 7 The Strand Avenue, 5 The Strand Avenue, 141 St. George Street, 139 St. George Street and 370 St. Paul Avenue
- Minimum privacy fence height: 2.2 metres for the **yards** adjacent to 7 The Strand Avenue, 5 The Strand Avenue, 141 St. George Street, 139 St. George Street and 370 St. Paul Avenue, and 0 metres for the **front yard** adjacent to 370 St. Paul Avenue

RMR-64 – 85 Morrell Street

Additional Permitted Uses

- **Group correctional home**
- **School, commercial**
- **Retail store**
- **Financial institution**
- **Office, general**
- **Place of entertainment/recreation**
- **Medical clinic**
- **Office, medical**

- Neighbourhood convenience store
- Personal service
- **Studio**
- **Place of assembly**
- **Place of worship**
- **Restaurant**

Excluded Uses

- **Drive through restaurant**

Special Provisions

- Maximum **lot coverage**: 80%
- The **front yard** shall be defined as the **yard** opposite Morrell Street.
- Minimum **front yard setback**: 7 metres
- The **rear yard** shall be defined as the **yard** opposite Leonard Street.
- Minimum **rear yard setback**: 1 metre
- Minimum **interior side yard setback** (south): 1 metre
- Parking: minimum 1.16 spaces per **dwelling unit**
- Minimum **landscaped open space**: 20%
- Minimum **amenity space**: 1223 square metres (total), 763 square metres (rooftop)

RMR-65 – 73 Murray Street

Amended by By-law 75-2025

Additional Permitted Uses

- **Office, General**

Special Provisions

- Minimum **front yard setback**: 0.2 metres
- Minimum interior **side yard setback**: 6.5 metres
- Minimum exterior **side yard setback**: 1.7 metres
- Minimum **landscaped open space**: 7%
- Minimum **setback** for a parking space from a lot line abutting a street: 1 metre
- Minimum **lot area**: 2,340 m^2

- Maximum **lot coverage**: 41%
- One off-street parking space may be permitted for the use associated with an abutting lot, on the condition that an agreement providing for the continuation of the off-street parking space is entered into with the owners of both lots and the City of Brantford and is registered against both parcels of land.
- An easement may be permitted for the access to all parking spaces on an abutting lot.
- **Apartment Dwellings** are permitted to have external entrances with direct access from the exterior of the building to a street.

RMR-66 – 395 Conklin Road

Special Provisions

- Minimum **rear yard setback**: 3 metres
- Minimum **exterior side yard setback**: 6 metres
- Minimum **outdoor amenity space**: 9 square metres per unit
- Notwithstanding the above, a minimum of 194 square metres of **amenity space** shall be provided in a detached **accessory building**.

RMR-67 – 130 Elgin Street

Special Provisions

- Maximum number of **dwelling units**: 6
- Minimum **lot area**: 106.2 square metres per unit
- Minimum **lot** width: 15.5 metres
- Minimum **front yard setback**: 1.7 metres
- Minimum **interior side yard setback**: 0.2 metres
- Minimum **exterior side yard setback**: 0.5 metres
- Minimum parking: 5 spaces
- The required **parking spaces** shall be 0.8 metres from any **lot line** abutting a **street**.
- No accessible **parking space** shall be required.

RMR-68 – 26 Freeborn Avenue

Special Provisions

- Maximum number of **dwelling units**: 11

- Minimum **lot area**: 111.5 square metres per unit
- Minimum **lot** width: 27.58 metres
- **Interior yard setback**: 7.5 metres abutting the eastern **lot line** and 2.75 metres abutting the western **lot line**
- Minimum **landscaped open space**: 19.8%
- Minimum **amenity space**: 7.2 square metres per unit
- Minimum parking: 14 spaces
- No accessible **parking spaces** required.
- A single **accessory structure** not exceeding 6 square metres in area may be permitted in the northeast portion of the required **front yard**, minimum 1.9 metres from the front property line.

RMR-69 – Bank and Wilkes Street

Additional Permitted Uses

- **Single detached dwelling**
- **Semi-detached dwelling**

Special Provisions

- Street townhouses shall be comprised of a maximum of 6 attached **dwelling units**.

RMR-70 – 277, 299, and 301 Hardy Road

Sole Permitted Uses

- **Street townhouse dwellings**
- **Accessory uses, building and structures**
- **Uses** permitted in Section 3.32

Special Provisions

- Minimum **rear yard**: 6.0 metres
- Minimum **interior side yard**: 1.5 metres
- The lands zoned RMR-70 are classified as a Class 4 Area as defined by the Ontario Ministry of the Environment Environmental Noise Guideline Publication NPC-300

RMR-71 – 282 Stanley Street

Amended by By-law 75-2025.

Special Provisions

- **Street townhouse dwelling**
- Minimum **lot area**: 180 m^2/unit
- Minimum **interior side yard**: 1.5 metres
- Minimum **exterior side yard**: 1.5 metres

RMR-72 – 282 Stanley Street

Amended by By-law 75-2025

Special Provisions

- Stanley Street is considered the **front lot line**.
- **Front yard** shall not have any detached accessory buildings or structures located in any yard adjacent to a public street, and, notwithstanding Chapter 438 of the Municipal Code for Fencing, said yard shall not be enclosed by an opaque privacy fence.
- Parking: notwithstanding Section 5.0, access to parking shall be provided from the rear yard only.
- **Fourplex dwelling**, **street townhouse dwelling**, **street townhouse dwelling** with a **detached rear garage**, **street townhouse dwelling** with an **integral rear garage**, **block townhouse dwelling**:
- Minimum lot area: 160 m^2/unit
- **Street townhouse dwellings** containing three or more units
- Maximum **lot coverage**: 45%
- All uses except **block townhouse dwelling**:
- Minimum **front yard**: 3.0 metres
- Interior side wall: 1.5 metres
- Exterior side wall: 1.5 metres

RMR-73 – 282 Stanley Street

Amended by By-law 75-2025.

Special Provisions

- **Fourplex dwelling**, **block townhouse dwelling**, **stacked townhouse dwelling**, street **townhouse dwelling**:
- Minimum **lot area**: 160 m^2/unit
- **Stacked townhouse dwellings**:
- Minimum **lot frontage**: 30 metres

- Maximum **lot coverage**: 40%
- Maximum building height: 3 storeys
- Minimum **front yard**: 6.0 metres
- Minimum **rear yard**: 6.0 metres
- Minimum **interior side yard**: 1.5 metres
- Minimum **exterior side yard**: 3.0 metres
- Minimum **lot area**: 70 m^2/unit
- Parking
- Minimum 1.5 spaces per unit
- Notwithstanding Section 5.0, all parking areas shall have access to a street by means of a shared driveway. Private access to individual units shall be prohibited.

RMR-74 – 88 and 92 Birkett Lane

Amended by By-law 98-2025.

Special Provisions

- **Street townhouse dwellings**
  - Minimum l**ot frontage**: 5.0 m, except 4.88 m for the interior units
  - Minimum **lot area**: 124.0 m^2
  - Minimum **front yard** to the main wall: 3.6 m to Birkett Lane; 4.9 m to a private street except 4.25 m for end units on a private street
  - Minimum **rear yard**: 7.0 m
  - Minimum **exterior side yard**: 3.0 m, except 1.5 m to a private street
  - **Amenity space**
    - Minimum **amenity space**: 15.0 m^2 per unit
    - Notwithstanding any other provision in this by-law, **townhouse dwelling** units shall not have any detached **accessory buildings** or structures located in any yard between the building and street facing Birkett Lane.
  - Minimum **landscape open space**
    - 25%, Applies to the **front yard** only.
      - Applies to interior units only on private road or street.
    - 30%, **front yard** adjacent to Birkett Lane

- Parking
  - Visitor parking shall be provided at a minimum rate of 0.25 spaces per dwelling unit.
  - Notwithstanding Section 5.14, Electric Vehicle Parking/Charging shall not be required.
  - Tandem parking shall be permitted.
  - Shall not apply to visitor parking.
  - Notwithstanding Section 5.0, all parking areas shall have access to a street by means of a shared driveway. Private access to individual units shall be prohibited.
- Additional Provisions
  - The opening of an integral **garage** fronting on a private street shall not exceed 60% of the width of the street townhouse dwelling.

- **Back-to-back townhouse dwellings**:
  - Minimum **front yard** to the main wall: 6.0 m to Birkett Lane; except 4.5 metres to a private street for an interior unit and 4.25 m to a private street for an end unit.
  - **Amenity Space**
    - Minimum **amenity space**: 9.0 m^2 per unit
    - **Amenity Space** shall mean space within a building or outside of a building which provides private and common active and/or passive recreation areas for residents of a residential use.
    - **Amenity Space** shall include a common amenity area to satisfy the amount required for Back-to-Back Townhouse Dwelling Units identified herein.
    - Notwithstanding any other provision in this by-law, **townhouse dwelling units** shall not have any detached **accessory buildings** or structures located in any yard between the building and street facing Birkett Lane.
  - Parking
    - Visitor parking shall be provided at a minimum rate of 0.25 spaces per **dwelling unit**.
    - Notwithstanding Section 5.14, Electric Vehicle Parking/Charging shall not be required.
    - Tandem parking shall be permitted.
    - Shall not apply to visitor parking.

- The maximum opening of an integral garage facing the front lot line shall not exceed 60% of the width of the **street townhouse dwelling**.
- Notwithstanding Section 5.0, all parking areas shall have access to a street by means of a shared driveway. Private access to individual units shall be prohibited.

- Additional Provisions
  - The opening of an integral garage fronting on a private street shall not exceed 60% of the width of the **street townhouse dwelling**.

- All other requirements of the By-law shall apply.

RMR-75 – 106 Paris Road

Amended by By-law 105-2025.

Special Provisions

- **Apartment Building**
  - Minimum **interior side yard**: 3.16 metres
  - Minimum fence height along interior lot lines: 1.80 metres
  - Maximum **building height**: 17.0 metres
  - Minimum **front yard**: 4.95 metres
  - 100% of the required **amenity space** shall be permitted outdoors.

RMR-76 – Southside of Baldwin Avenue

Amended by By-law 119-2025

Special Provisions

- **Street Townhouse Dwellings**:
  - Minimum **unit frontage**: 5.0 metres or 4.88 metres for interior units
  - Minimum **lot area**: 118.0 m² per unit
  - Minimum **front yard** from garage: 6.0 metres, from main wall 4.88 metres, except 4.25 m for end units on a private street.
  - Minimum **rear yard**: 7.0 metres, except where the rear yard of a street townhouse dwelling abuts the rear yard of another street townhouse dwelling, the minimum rear yard depth shall be 6.0 m.
  - Minimum **exterior side yard**: 3.0 metres, except 1.5 metres to a private street.
  - Minimum **amenity space**: 15.0 m² per unit

- Minimum landscape open space:
  - 25% applies to the front yard for interior units only on a private road or street
- Parking
  - **Visitor parking** shall be provided at a minimum rate of 0.25 spaces per dwelling unit.
  - **Electric Vehicle Parking/Charging Station** shall not be required.
  - **Tandem parking** shall be permitted, but shall not apply to visitor parking.
- Additional Provisions
  - The opening of an **integral garage** fronting on a private street shall not exceed 60% of the width of the street townhouse dwelling.

- Back-to-Back Townhouse dwellings:
  - Minimum **lot frontage**: 6.0 metres except 4.5 metres to a private street for an interior unit and 4.25 metres to a private street for an end unit.
  - Minimum **front yard** from garage: 6.0 metres, from a main wall: 4.5 m metres.
  - Minimum **exterior side yard**: 3.0 metres, except 1.5 metres to a private street.
  - Amenity space
    - Minimum private **amenity space**: 0 metres squared per unit.
    - Minimum common **amenity space**: 9.0 metres squared per unit.
  - Minimum front yard landscape open space: 30%
  - Parking
    - **Visitor parking** shall be provided at a minimum rate of 0.25 spaces per dwelling unit.
    - **Electric Vehicle Parking/Charging Station** shall not be required.
    - **Tandem parking** shall be permitted, but shall not apply to visitor parking.
  - Additional Provisions

- The opening of an integral garage facing the front lot line shall not exceed 60% of the width of a back-to-back-townhouse dwelling.

- All other requirements of the By-law shall apply.

RMR-77 – 380 and 384 Erie Avenue

Amended by By-law 118-2025.

Special Provisions

- **Street townhouse dwellings**:
  - Minimum **front yard** to the main wall: 2.4 metres
  - Minimum **exterior side yard**: 2.4 metres

RMR-78 – Unused

RMR-79 – 452 Grey Street

Amended by By-law 83-2026.

Additional Permitted Uses

- All uses permitted in the Minor Institutional (I1) Zone, in accordance with Table 8.2 and Table 8.3, except for an elementary school or **art gallery**.

Special Provisions

- Minimum **off-street parking requirement** for an apartment **dwelling** that qualifies as affordable housing: 0.3 spaces per affordable **dwelling unit**, inclusive of visitor parking.
- A required **bicycle parking space** located within the first storey of a building or structure is permitted to have interior only access.
- Minimum separation distance between buildings on the same lot: 7.0 metres.

7.8 Residential High-Rise (RHR) Zone Provisions

7.8.1 Lot and Building Requirements by Building Type

The following Table 7.8.1 and additional provisions establish the **zone** standards that apply for **lots** and **building** types within the Residential High-Rise Zone.

Table 7.8.1: Residential High-Rise (RHR) Zone Lot and Building Requirements

Provision	Apartment dwellings/ long term care home, retirement home
1. Minimum **lot frontage**	NR
2. Minimum **lot area**	NR
3. Minimum **front yard** to the main wall	3 m (1)
4. Minimum **rear yard**	10 m (1)
5. Minimum **interior side yard**	3 m (1)(2)
6. Minimum **exterior side yard**	3 m (1)
7. Minimum **building height**	20 m
8. Maximum **building height**	38 m
9. Minimum **landscaped open space**	25%
10. Minimum **common amenity space**	5 m^2 per **dwelling** (3)

Notes

NR = No Requirement

(1) Except that for an underground **parking area** the minimum **setback** shall be 0 metres.

(2) Except 5.5 metres where the **building** contains windows or similar openings facing the **interior side yard**.

(3) A minimum of 50% of the **common amenity space** must be provided outdoor and a minimum of 25% must be indoor. This provision does not apply to a **long term care home**.

7.8.2 Additional Provisions

The following provisions apply to an **apartment dwelling**, **long term care home** or **retirement home**:

a) Where **buildings** are 8 **storeys** or more in height, a 2 to 3 **storey** podium shall be provided and the tower portion of the **building** shall incorporate a **step back** from the outer edge of the exterior wall of the podium.

b) Permitted non-**residential uses** within an **apartment dwelling** shall be located at grade.

c) The minimum separation between the tower component of **apartment buildings** above 8 **storeys** on the same **lot** shall be 25 metres.

d) The minimum **setback** of the tower component of a high-rise shall be 12.5 metres to a property line that is not the **street**.

e) Where the **rear yard** of a **lot** containing an **apartment dwelling**, **long term care home** or **retirement home** abuts a **lot** in a SR, NLR, or GNLR Zone, the **building height** above 10.0 metres shall be limited by a 45- degree angular plane measured from a height of 10.0 metres at the 10.0 metre **setback** from an adjoining SR, NLR, or GNLR Zone.

f) Where the **side yard** of a **lot** containing an **apartment dwelling**, **long term care home** or **retirement home** abuts a **lot** in a SR, NLR, or GNLR Zone, the **building height** above 10.0 metres shall be limited by a 45- degree angular plane measured from a height of 10.0 metres at the 5.5 metre **setback** from an adjoining SR, NLR, or GNLR Zone.

g) The maximum **building** width of an **apartment dwelling**, **long term care home** or **retirement home** facing the **front lot line** shall be 60 metres.

7.8.3 Site Specific Exceptions

The following list establishes the site specific exceptions that apply to the Residential High-Rise (RHR) Zone in Section 7.8 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.

RHR-1 – 248-260 Grand River Avenue

Special Provisions

- Grand River Avenue shall be deemed to be the **front lot line** and Jamieson Court the **exterior lot line**
- Minimum parking: 1.03 spaces per unit

- Maximum number of **dwelling units**: 318

RHR-2 – 34 McMurray Street

Additional Permitted Uses

- **Contractor's yard**
- **Medical clinic**
- **Medical office**

Special Provisions

- **Medical clinics** and/or **medical offices** shall be restricted to locating within the **existing building**.
- **Medical clinics** and **Medical offices**:
- Minimum **lot area**: 883 square metres
- Minimum **lot frontage**: 27.5 metres
- Maximum **building height**: **Existing** as of June 1, 2009
- Minimum **front yard setback**: **Existing** as of June 1, 2009
- Minimum **rear yard setback**: **Existing** as of June 1, 2009
- Minimum **side yard setback**: **Existing** as of June 1, 2009
- Minimum **landscaped open space**: 0 square metres

RHR-3 – 325 Fairview Drive

Additional Permitted Uses

- **Office, general**

Special Provisions

- Provisions apply as shown on shown on Figure RHR-3 below.
- Maximum **gross floor area** for a hair salon: 35.7 square metres
- Maximum **gross floor area** for **office**, **general** or dry cleaning depot: 56 square metres
- Maximum **gross floor area** for a dry cleaning depot: 56 square metres
- A **canopy** may encroach a maximum of 1 metre into the minimum **front yard**, but shall not encroach into a required **driveway** or required **parking area**.
- Minimum **parking spaces**: 10 spaces

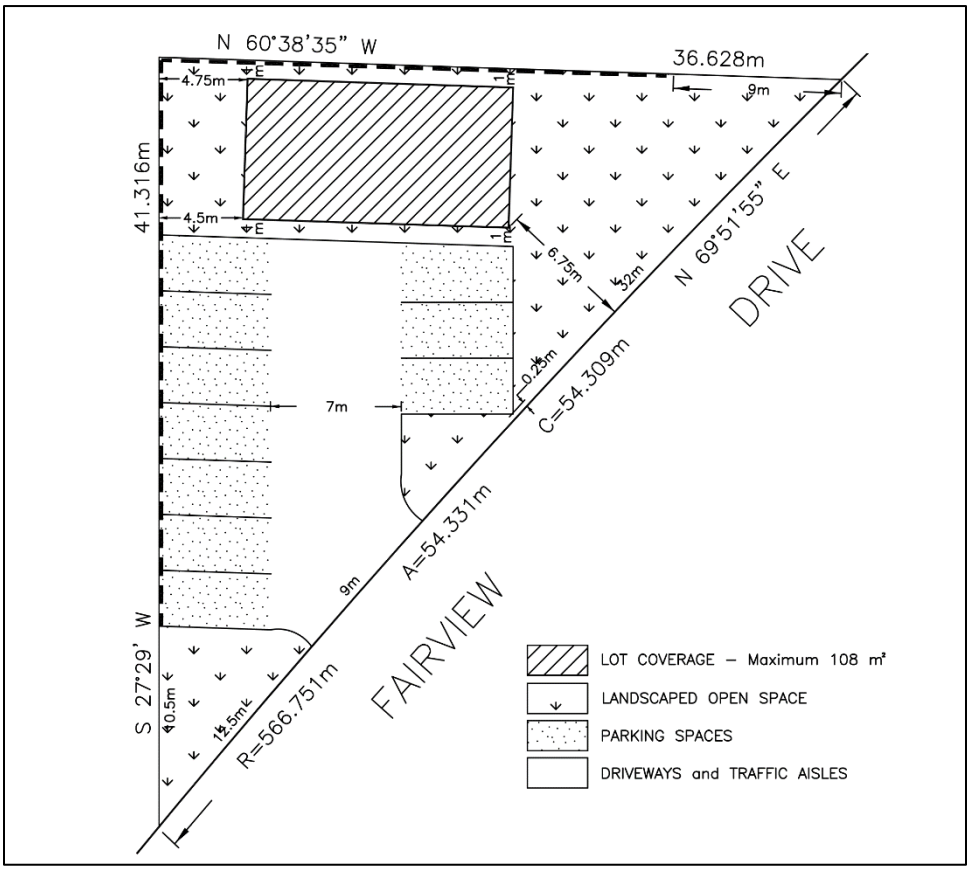


Figure RHR-3: Site specific provisions for 325 Fairview Drive

RHR-4 – 64 Buchanan Crescent

Special Provisions

- Q1 to Table 7.2.b does not apply to **Place of Worship**.
- Table 8.3: Institutional Zone Provisions apply to **Place of Worship**.

RHR-5 – 15 Niagara Street

Additional Permitted Uses

- **Manufacturing**
- **Wholesale uses**
- **Warehouse uses**
- **Research use**
- **Accessory general office,**
- Retail sale of items manufactured on the property

Excluded Uses

- **Industrial uses** classified as High hazard industrial occupancy (Group F, Division 1) as defined by the Ontario Building Code shall be prohibited.

RHR-6 – 301 Fairview Drive

Special Provisions

- Maximum number of **dwelling units**: 57
- Minimum planting strip on Fairview Drive: 1 metre
- Minimum planting strip on any other **street**: 3 metres

RHR-7 – 219 Shellard Lane

Additional Permitted Uses

- **Block townhouse dwelling**

Special Provisions

- Block townhouse:
- Exterior rear wall setback: 7.5 metres from **rear lot line**
- Exterior side wall setback: 3.0 metres from **rear lot line**

RHR-8 – 111 Grey Street

Special Provisions

- Minimum **front yard setback**: 0 metres
- Minimum **rear yard setback**: 0 metres

RHR-9 – 60 Dufferin Avenue and 41 Spring Street

Additional Permitted Uses

- **Block Townhouse Dwelling**

Special Provisions

- Vehicular access from Spring Street shall be restricted to emergency service, garbage collection, and moving vehicles only.
- Balconies and canopies may encroach a maximum of 1.5 metres into a required **yard**.
- The maximum **building height**: geodetic elevation of 229.5 metres.

RHR-10 – 34 Norman Street

Special Provisions

- For the purposes of this Bylaw, the **front lot line** shall be deemed to be Fairview Drive
- Maximum **building height**: 7 **storeys**
- Minimum **front yard setback**: 7.5 metres
- Minimum **interior side yard setback**: 3 metres
- Minimum **rear yard setback**: 58 metres
- The required **parking space** shall be located a minimum of 4.5 metres from Norman Street.
- A minimum **building** step back of 8 metres shall be provided from the **building** line fronting Wayne Drive at a height of 6.8 metres above grade.
- A minimum **building** step back of 5 metres shall be provided from the front and rear building lines, 34 metres from the easterly side building line and 8 metres from the westerly side building line for the seventh **storey**.

RHR-11 – 54 Dufferin Avenue

Special Provisions

- Vehicular access from Spring Street shall be restricted to emergency service, garbage collection, and moving vehicles only.
- Balconies and canopies may encroach a maximum of 1.5 metres into a required **yard**.
- Maximum **building height**: geodetic elevation 229.5 metres

RHR-12 – 59-61 North Park Street

Special Provisions

- Minimum **rear yard setback** for a **crisis residence**: 6.7 metres
- Minimum **interior side yard setback** for a **crisis residence**: 1.5 metres

RHR-13 – 282 Stanley Street

Amended by By-law 75-2025

Special Provisions

- Minimum **lot area**: 37.5 m^2/unit

- Maximum building height: 6 storeys
- Minimum **front yard** to the main wall: 3.0 m plus 0.3 m for each storey.
- Minimum **rear yard**: 3.0 metres
- Minimum **exterior side yard**: 1.0 meters
- Elgin Street is considered the **front lot line.**

RHR-14 – 282 Stanley Street

Amended by By-law 75-2025.

Additional permitted uses

- Block townhouse dwelling

Special Provisions

- **Block townhouse dwelling**:
- Maximum **building height**: 3 storeys
- **Apartment dwellings/ long term care home**, **retirement home**:
- 8 storeys

RHR-15 – 544 Shellard Lane

Amended by By-law 109-2025.

Special Provisions

- **Apartment Dwellings**
  - Notwithstanding anything to the contrary, Sections 7.8.2.a and e shall not apply.
  - Notwithstanding Table 5.13.a, long-term bicycle **parking spaces** shall be required at a rate of 0.25 spaces per **dwelling unit**.
  - Maximum building height: 30 metres
- All other requirements of the By-law shall apply.

8.0 Institutional Zones

8.1 Applicable Institutional Zones

The Institutional Zones established by this By-law apply to lands zoned Minor Institutional Zone (I1) and Major Institutional Zone (I2).

8.2 Permitted Uses

The following Table 8.2 establishes the **uses** permitted in the Institutional Zones outlined in Section 8.1. The **uses** permitted in a **zone** are identified by a "P" in the column related to each **zone**. If a **use** is not permitted, a dash "-" is shown in the column related to each **zone**. Where a "Q" is shown in the column under a **zone**, a qualification applies to a permitted **use** as described following Table 8.2.

Table 8.2: Permitted Uses in Institutional Zones

Permitted Use	Minor Institutional (I1) Zone	Major Institutional (I2) Zone
1. **Art gallery**	P	P
2. **Community centre**	P	P
3. **Child care centre**	P	P
4. **Crisis residence**	-	P
5. **Dormitory**	-	Q1
6. Emergency medical services	P	P
7. **Group correctional home**	P	P
8. **Group home**	P	P
9. Hospice	P	P
10. **Hospital**	-	P
11. Library	P	P
12. **Long term care home**	-	P
13. **Medical clinic**	-	P
14. **Museum**	-	P
15. **Neighbourhood convenience store**	Q1	Q1

Permitted Use	Minor Institutional (I1) Zone	Major Institutional (I2) Zone
16. **Office, medical**	-	P
17. **Personal service**	-	Q1
18. **Place of worship**	P	P
19. **Retirement home**	-	P
20. **School, elementary**	P	P
21. **School, post-secondary**	-	P
22. **School, secondary**	-	P

Qualifications:
Q1 Permitted in conjunction with an institutional use.

8.3 Institutional Zone Provisions

The following Table 8.3 and additional provisions establish the **zone** standards that apply for **lots** and **building** types within the I1 and I2 Zones.

Table 8.3: Institutional Zone Provisions

Provision	School, Elementary	School, Secondary	Hospital /Long Term Care Home / Retirement Home	Place of Worship	Emergency Medical Services	Other Institutional Uses
1. Minimum **lot area**	NR	NR	NR	NR	NR	NR
2. Minimum **lot frontage**	30.0 m	50.0 m	30.0 m	20.0 m	20.0 m	20.0 m
3. Maximum **lot coverage**	40%(1)	40%(1)	75%	40%	60%	40%
4. Maximum height	15.0 m	15.0 m	40.0 m	15.0 m	15.0 m	15.0 m
5. Minimum **front yard**	4.0 m	4.0 m	4.0 m	4.0 m	4.0 m	4.0 m
6. Minimum **rear yard**	12.0 m	15.0 m	7.5 m	7.5 m	7.5 m	7.5 m

Provision	School, Elementary	School, Secondary	Hospital /Long Term Care Home / Retirement Home	Place of Worship	Emergency Medical Services	Other Institutional Uses
7. Minimum **interior side yard**	4.0 m(2)	4.0 m(2)	4.0 m(2)	2.4 m	4.0 m	2.4 m
8. Minimum **exterior side yard**	4.0 m	4.0 m	4.0 m	4.0 m	4.0 m	4.0 m
9. Minimum **landscaped open space**	15%	15%	15%	15%	15%	15%

Notes:
NR = No Requirement
(1) Incudes all portable classrooms
(2) Except abutting a Residential Zone where the minimum **interior side yard** shall be 7.5 metres.

8.3.1 Site Specific Exceptions

The following lists establishes the site specific exceptions that apply to the Minor Institutional (I1) and Major Institutional (I2) Zones respectively in Section 8.3 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.

Site Specific Exceptions for the Minor Institutional (I1) Zone

I1-1 – 501 Shellard Lane

Amended by by-law 54-2026

Additional Permitted Uses

- **Single detached dwelling**
- **Street townhouse dwelling**

Special Provisions

- **Single detached dwelling** shall be subject to the provisions for **single detached dwellings** established in the GNLR-13 Zone.
- **Street townhouse dwelling** shall be subject to the provisions for **street townhouse dwellings** established in the RMR-43 Zone.

- **Elementary School**:
  - Minimum **lot area**: 2.39 hectares
  - Minimum **lot frontage**: 80 metres

I1-2 – Gillespie Drive, Block 287 2M-1970

Additional Permitted Uses

- **Single detached dwelling**

Special Provisions

- **Single detached dwelling** subject to the provisions of the GNLR Zone.
- **Elementary School**:
  - Minimum **lot area**: 2.1 hectares
  - Minimum **lot frontage**: 80 metres

I1-3 – 135 & 137 Francis Street

Additional Permitted Uses

- **Place of assembly**

I1-4 – 344 Elgin Street

Special Provisions

- Minimum **interior side yard**: 1 metre
- Minimum parking: 1.0 space per 45 square metres **gross floor area**

I1-5 – 175 Glenwood Drive and 30 Clara Crescent

Special Provisions

- No **building** or **structure** and no placing or dumping of fill shall be permitted except in accordance with the approval of the City of Brantford and the Grand River Conservation Authority with respect to geotechnical or slope and stability matters.

I1-6 – 36 Fairview Drive and Part of 30 Fairview Drive

Special Provisions

- Buffering where the **parking area** abuts 4, 6 and 8 Willow Drive shall be a 3 metre wide planting strip comprised of a combination of landscaping and a board on board wood fence that is a minimum of 1.8 metres in height.

I1-7 – 80 Coulbeck Road

Additional Permitted Uses

- Additional **dwelling unit** in the **main building** of the **place of worship**.

I1-8 – 7 Burnley Avenue

Special Provisions

- Maximum capacity of a **place of worship**: 115 persons

I1-9 – 69 Superior Street

Special Provisions

- Maximum **lot coverage**: 51%
- Traffic aisle width: 3.5 metres
- Minimum parking for a **place of worship**: 27 spaces

I1-10 – Unaddressed Parcel on east end of Mair Avenue

Special Provisions

- Minimum **lot area**: 250 square metres
- Maximum **building height**: 11.5 metres
- Minimum **front yard setback**: 6 metres from the **garage** and 3.5 metres from the **dwelling unit**
- Minimum **rear yard setback**: 7 metres
- Minimum **exterior side yard setback**: 2.4 metres
- Stairs shall be permitted to encroach within the required **parking space** in the **garage** a maximum of 0.5 metres.

I1-11– Part of 299 Mount Pleasant Road

Additional Permitted Uses

- **Dwelling, Semi-Detached;**
- **Dwelling, Single Detached;**
- Dwelling, Street Fronting Rowhouse;

Site Specific Exceptions for the Major Institutional (I2) Zone

I2-1 – 99 Wayne Gretzky Parkway

Additional Permitted Uses

- Research and training centre
- Hospice
- **Office, general**

Special Provisions

- Minimum **side yard setback** abutting Wayne Gretzky Parkway: 6.4 metres
- Minimum planting strip along Grey Street: 2 metres

I2-2 – 97 Mount Pleasant Street, 6, 10, 20, 30 Bell Lane

Additional Permitted Uses

- **Apartment dwelling**

Special Provisions

- Minimum **lot area**: 167 square metres per unit
- Parking: 1.5 spaces per unit

I2-3 – Part of 364 Shellard Lane

Special Provisions

- Minimum **exterior side yard setback**: 4 metres
- Gymnasium:
- Minimum parking: 55 spaces
- Minimum accessible parking: 1 space

9.0 Commercial Zones

9.1 Applicable Commercial Zones

The Commercial Zones established by this By-law apply to lands zoned:

- Automobile Service (AS) Zone
- Convenience Commercial (CC) Zone; and
- Neighbourhood Commercial (NC) Zone.

9.2 Permitted Uses

The following Table 9.2 establishes the **uses** permitted in the Commercial Zones outlined in Section 9.1**.** The **uses** permitted in a **zone** are identified in Table 9.2 by a "P" in the column related to each **Zone**. If a **use** is not permitted, a dash "-" is shown in the column related to each **zone**. Where a "Q" is shown in the column under a **zone**, a qualification applies to a permitted **uses** as described following Table 9.2.

Table 9.2: Permitted Commercial Zone Uses

Permitted Uses	Automobile Service Zone (AS)	Convenience Commercial Zone (CC)	Neighbourhood Commercial Zone (NC)
1. **Alternative health care**	-	P	P
2. **Apartment dwelling**	-	P	Q1
3. **Art gallery**	-	-	P
4. **Automobile gas bars**	P	-	-
5. **Automobile repair garage**	P	-	-
6. **Automobile washing facility**	P	-	-
7. **Bakery**	-	P	P
8. **Banquet hall**	-	-	P
9. **Bar**	-	-	P
10. **Brewing on premises establishment**	-	-	P
11. **Building supply centre**	-	-	P
12. **Child care centre**	-	P	P

Permitted Uses	Automobile Service Zone (AS)	Convenience Commercial Zone (CC)	Neighbourhood Commercial Zone (NC)
13. **Financial institution**	-	-	P
14. **Funeral home**	-	-	P
15. **Grocery store**	-	-	P
16. Library	-	P	P
17. **Live-work dwelling**	-	P	P
18. **Medical clinic**	-	P	P
19. **Neighbourhood convenience store**	P	P	P
20. **Nursery garden centre**	-	-	P
21, **Office, general**	-	-	P
22. **Office, medical**	-	-	P
23. **Personal Service**	-	P	P
24. **Pharmacy**	-	P	P
25. **Place of assembly**	-	-	P
26. **Place of entertainment/ recreation**	-	-	P
27. **Place of worship**	-	-	P
28. **Printing establishment**	-	-	P
29. **Restaurant**	P	-	P
30. **Retail store**	-	P	P
31. **School, commercial**	-	-	P
32. **Service industry**	-	-	P
33. **Service or repair shop**	-	-	P
34. **Shopping centre**	-	-	P
35. **Studio**	-	P	P
36. **Veterinary clinic**	-	-	P

Qualifications:

Q1 An **apartment dwelling** is permitted above the ground floor provided that non-**residential uses** are located on the ground floor.

9.3 Commercial Zone Provisions

9.3.1 Lot and Building Requirements by Zone

The following Table 9.3.1 and additional provisions establish the **zone** standards that apply to **lots** and **building** types within the AS, CC and NC Zones.

Table 9.3.1: Commercial Lot and Building Requirements

Provision	AS Zone	CC Zone	NC Zone Non-Residential	NC Zone Mixed Residential and Non-Residential
1. Minimum **lot frontage**	30 m	15 m	30 m	30 m
2. Minimum **lot area**	750 m^2	450 m^2	4,000 m^2	4,000 m^2
3. Minimum **front yard setback** for **buildings**	3 m	3 m	3 m	3 m
4. Minimum **front yard setback** for a **gasoline pump island**	6 m	N/R	N/R	N/R
5. Minimum **front yard setback** for a **gasoline pump island canopy**	1 m	N/R	N/R	N/R
6. Minimum **rear yard setback** abutting a Residential Zone	7.5 m	7.5 m	7.5 m	7.5 m
7. Minimum **rear yard setback** abutting any other **zone**	3 m	0 m	0 m	7.5 m
8. Minimum **interior side yard setback** abutting a Residential Zone	7.5 m	4 m	7.5 m	4 m or 5.5 m(2)
9. Minimum **interior side yard setback** abutting any other **zone**	3 m	0 m	0 m	0 m or 5.5 m(2)
10. Minimum **interior side yard setback** for a **gasoline pump island canopy**	1 m(1)	N/R	N/R	N/R

Provision	AS Zone	CC Zone	NC Zone Non-Residential	NC Zone Mixed Residential and Non-Residential
11. Minimum **exterior side yard setback** for **buildings**	3 m	3 m	3 m	3 m
12. Minimum **exterior side yard setback** for a **gasoline pump island**	6 m	N/R	N/R	N/R
13. Minimum **exterior side yard setback** for a **gasoline pump island canopy**	1 m	N/R	N/R	N/R
14. Maximum **building height**	12 m	12 m	12 m	14 m
15. Minimum **ground floor height**	NR	3.5 m	4.5 m	4.5 m
16. Minimum landscape open space	10%	10%	10%	10%

Notes:
N/R = No Requirement
(1) Except when abutting a Residential Zone it shall be 7.5 metres.
(2) Where the **building** has windows for a **dwelling unit** facing the **interior side lot line**.

9.3.2 Additional Provisions

a) Where **apartment dwellings** are proposed in the NC Zone, a minimum amenity space of 5 square metres per **dwelling unit** shall be provided on the **lot**.

b) A minimum of 50% of the **amenity space** required in 9.3.2.a must be provided outdoor and a minimum of 25% must be indoor. This provision does not apply to a **long term care home**.

9.3.3 Site Specific Exceptions

The following lists establishes the site specific exceptions that apply to the Automobile Service (AS), Convenience Commercial (CC), and Neighbourhood Commercial (NC) Zones respectively in Section 9.3 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.

Site Specific Exceptions for the Automobile Service (AS) Zone

AS-1 – 196 Dalhousie Street

Additional Permitted Uses

- **Dwelling Unit, Retail Store, General Office**

Special Provisions

- Second floor shall only be used for a **dwelling unit**.
- Maximum gross leasable area for **Restaurant use**: 217.5 square metres
- **Drive-through** service shall be prohibited.
- Maximum **general office gross floor area**: 30 square metres

AS-2 – 534 King George Road

Additional Permitted Uses

- **Automobile Sales Establishment**

AS-3 – 530 King George Road

Additional Permitted Uses

- **Retail store**
- **Automobile Sales Establishment**

Special Provisions

- Maximum **gross floor area** for **retail store**: 93 square metres

AS-4 – 1300 Clarance Street South

Additional Permitted Uses

- **Nursery garden centre**

Special Provisions

- **Open storage** permitted for **nursery garden centre**.

AS-5 – 402 Erie Avenue

Additional Permitted Uses

- **Dwelling unit**

Excluded Uses

- **Drive through restaurant**

Special Provisions

- Minimum **interior side yard setback**: 2 metres
- A **dwelling unit** must be located wholly within a second **storey**.

AS-6 – 200-206 Henry Street

Special Provisions

- Maximum **building height** within 5 metres of a residential zone: 4.6 metres
- Minimum planting strip abutting Wayne Gretzky Parkway: 1 metre
- Minimum planting strip between the established front **building** line and the **street**: 0.1 metres
- Minimum parking: 14 spaces
- Minimum **yard** abutting Wayne Gretzky Parkway: 13 metres for **buildings**, 10 metres for gasoline pump island **canopy** except at the **daylight triangle**
- Vehicular access to Wayne Gretzky Parkway shall be restricted to a right-in and right-out access.
- Minimum **rear yard setback**: 5 metres

AS-7 – 616-626 & 630-638 Colborne Street East

Special Provisions

- The designated **front lot line** shall be Colborne Street East.
- Minimum **front yard setback** to an **existing** gas pump: 4 metres
- Minimum **rear yard setback**: 2.5 metres
- Minimum **exterior side yard setback**: 4 metres
- A planting strip/buffer shall not be required adjacent to any off-street **parking spaces** that existed prior to the enactment of this By-law.
- Minimum parking for a manual automobile washing facility: 2 spaces per washing bay and said spaces may be stacked

Site Specific Exceptions for the Convenience Commercial (CC) Zone

CC-1 – 315 Brant Avenue

Additional Permitted Uses

- **Office, General**
- **Medical Clinic**

Special Provisions

- **Rear yard setback**: 1 metre
- Minimum **landscaped open space**: not applicable
- Minimum planting strips: not applicable

CC-2 – 230-232 Murray Street

Additional Permitted Uses

- Taxi Establishment

Site Specific Exceptions for the Neighbourhood Commercial (NC) Zone

NC-1 – deleted

Amended by By-law 75-2025

NC-2 – 687 and 689 Powerline Road

Additional Permitted Uses

- **Commercial Patio**
- **Single Detached Dwelling**

Special Provisions

- Minimum **parking spaces**: 76

NC-3 – 94-96 Grey Street

Special Provisions

- Minimum parking: 1 space per 30 square metres

NC-4 – 150-156 Clarance Street

Additional Permitted Uses

- **Existing industrial uses**

Special Provisions

- **Existing industrial uses** shall be subject to the provisions of the General Employment (GE) zone.

NC-5 – 90 Queen Street

Additional Permitted Uses

- Instructional/**studio** space directly related to a post-secondary institution, **Service or repair shop**

Special Provisions

- Maximum **gross floor area** for instructional/**studio** space directly related to a post-secondary institution: 1245 square metres
- Parking: 1 space per 70 square metres of gross floor area of instructional/studio space directly related to a post-secondary institution

NC-6 – deleted

Amended by By-law 75-2025.

NC-7 – 440 Colborne Street West

Special Provisions

- Minimum **rear yard setback**: 1.88 metres
- Minimum **side yard setback**: 1.88 metres

NC-8 – 26 Brantwood Park Road

Special Provisions

- Minimum **lot area**: 0.34 hectares
- Maximum roof projection: 1.5 metres

NC-9 – 230 Shellard Lane

Additional Permitted Uses

- **Warehouse**
- **Public storage**
- **Private park**

Special Provisions

- The loading space shall be Type B.

- A **drive through** shall be prohibited in the area identified as Part 2 on Figure NC-9 below.

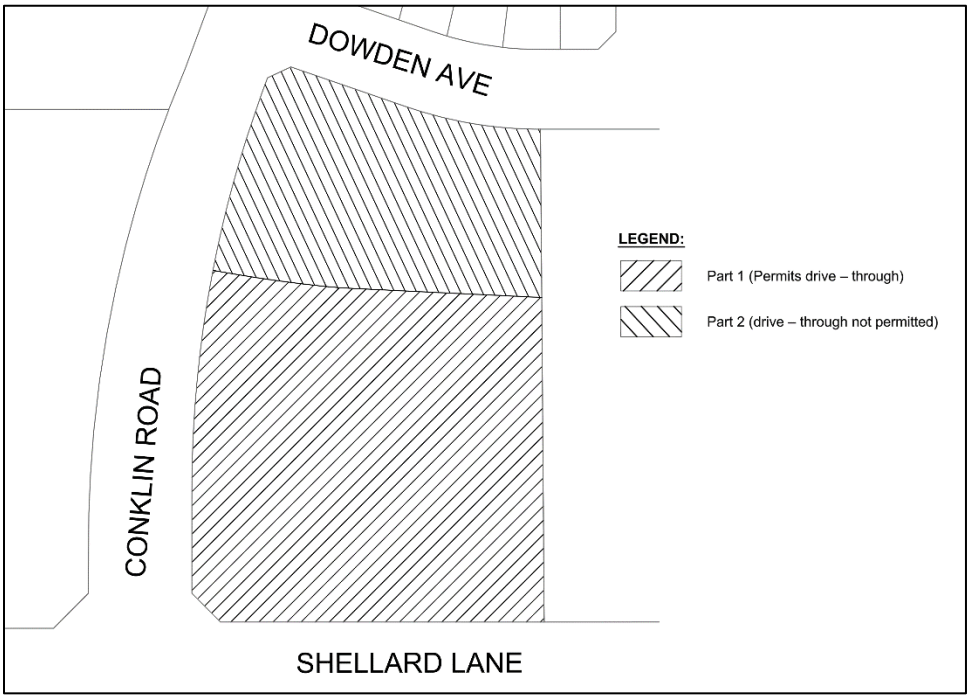


Figure NC-9: Site specific provisions for 230 Shellard Lane

NC-10 – 180 Grand River Avenue

Special Provisions

- For the purpose of this By-law, Grand River Avenue shall be deemed the **front lot line**, whereas Chestnut Avenue and Jubilee Avenue are **exterior lot lines**.
- Minimum **lot area**: 52.8 square metres per unit
- Maximum **lot coverage**: 58%
- Minimum **front yard setback**: 1.8 metres to **front lot line**, 1.2 metres to northwest corner of **building,** 0.8 metres to northeast corner of **building**
- Minimum **rear yard setback**: 4.9 metres to southwest corner of **building**, 3 metres to southeast corner of **building**
- Minimum **exterior side yard setback** to westerly **lot line**: 1.8 metres
- Minimum **exterior side yard setback** to easterly **lot line**: 0 metres
- Minimum **landscaped open space**: 19%
- Balconies not constructed on foundations may project 0 metres to the **lot line** abutting Grand River Avenue.

- Balconies shall not be permitted along the westerly **lot line** abutting Chestnut Avenue.
- Parking: 1.1 spaces per unit
- Loading: 0 spaces
- A planting strip having a width of 1.8 metres or a buffer approved pursuant to the Site Plan Control provisions of the *Planning Act* shall be provided adjacent to Chestnut Avenue.
- A planting strip 0 metres adjacent to Grand River Avenue and Jubilee Avenue and having a width of 3 metres or a buffer approved pursuant to the Site Plan Control provisions of the *Planning Act* shall be provided along the southerly **lot line**.
- A continuous 2.2 metres high privacy fence shall be provided and maintained along all abutting residential properties.

NC-11 – 39 Johnson Road

Special Provisions

- Minimum **lot area**: 0.25 hectares
- Maximum **lot coverage**: 30%
- Minimum **rear yard setback**: 9 metres
- All **uses** shall be capable of being, and may be, served by a private sanitary waste disposals system approved by the City in consultation with the Brant County District Health Unit.

NC-12 – 44 Holme Street

Additional Permitted Uses

- **Automobile sales establishment**
- **Autobody repair shop**
- **Automobile repair garage**
- **Catering service establishment**
- **Computer, electronic or data processing establishment**
- **Dry cleaning establishment**
- **Impound yard**
- **Kennel**
- **Public storage warehouse**
- **Salvage yard**

- **Service or repair shop**
- **Telecommunications service**
- **School, trade**
- **Transportation terminal**

NC-13 – 310-320 North Park Street

Special Provisions

- Non-Residential **gross floor area** (minimum): 250.0 square metres per **Mixed Use Building**
- **Building Height** (maximum) as identified on Figure NC-13 below:
- Building 1: 16 **storeys**
- Building 2: 9 **storeys**
- Parking Structure: 1 **storey**
- **Rear Yard** (minimum) Abutting a Residential Zone:
- 6.0 metres (Building 2 as identified on inset map below)
- 3.0 metres (Parking Structure)
- **Side Yard Interior** (minimum)
- Abutting a Residential Zone: 6.0 metres
- Number of Loading Spaces:
- Notwithstanding Section 5.2 no loading spaces shall be required for permitted **non-residential uses** in a **mixed-use building**.
- **Landscape Open Space** (minimum): 25%
- Fence Height **Rear Yard**:
- 1.8 metres (minimum)
- 2.4 metres (Maximum)

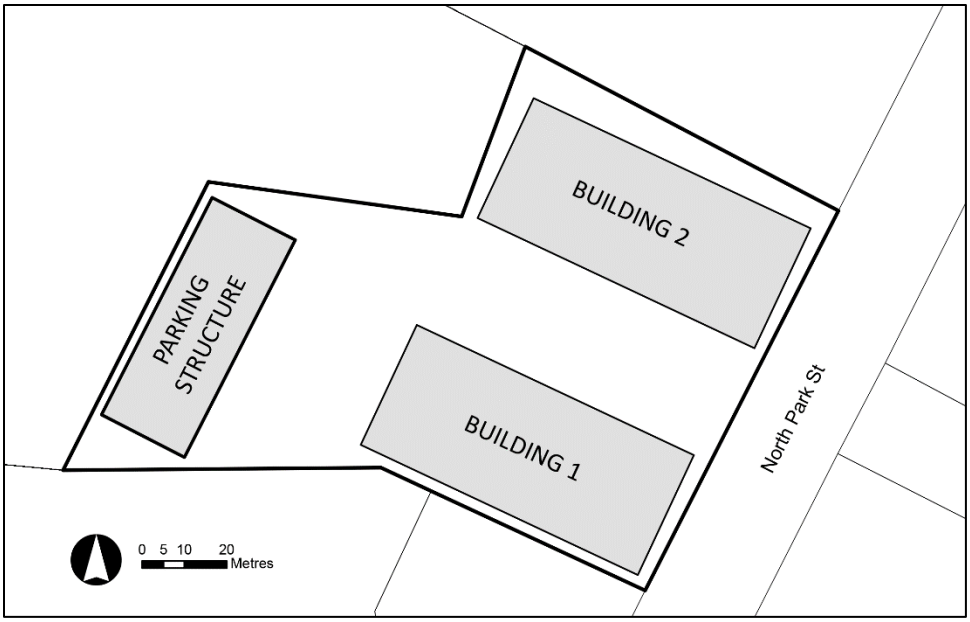


Figure NC-13: Site specific provisions for 310-320 North Park Street

10.0 Employment Zones

10.1 Applicable Employment Zones

The Employment Zones established by this By-law apply to lands zoned:

- General Employment (GE) Zone
- Prestige Employment (PE) Zone

10.2 Permitted Uses

The following Table 10.2 establishes the **uses** permitted in the Employment Zones outlined in Section 10.1. **Uses** permitted in a **zone** are identified by a "P" in the column related to each **zone**. If a **use** is not permitted, a dash "-" is shown in the column related to each **zone**. Where a "Q" is shown in the column under a **zone**, a qualification applies to a permitted **uses** as described following Table 10.2.

Table 10.2: Permitted Employment Zone Uses

Permitted Uses	General Employment (GE) Zone	Prestige Employment (PE) Zone
1. **Animal shelter and control facility**	P	P
2. **Asphalt plant**	P	-
3. **Automobile gas bar**	P	P
4. **Automobile repair garage**	P	P
5. **Autobody repair shop**	P	P
6. **Automobile washing facility**	P	P
7. Automobile supply store	P	P
8. **Brewing on premises establishment**	-	P
9. Brewery	P	P
10. **Bulk sales establishment**	P	-
11. **Cannabis production and processing facility**	P	-

Permitted Uses	General Employment (GE) Zone	Prestige Employment (PE) Zone
12. **Catering service establishment**	P	P
13. **Child care centre**	-	P
14. **Computer, electronic or data processing establishment**	P	P
15. **Concrete batching plant**	P	-
16. **Contractor's yard**	P	-
17. Distillery	P	P
18. **Dry cleaning establishment**	P	-
19. **Electricity generation facility**	P	-
20. **Energy from waste**	P	-
21. **Equipment rental establishment**	P	P
22. **Financial institution**	-	P
23. **Food processing plant**	P	P
24. **Hotel**	-	P
25. **Impounding yard**	P	-
26. **Industrial mall**	P	P
27. Industrial rental establishment	P	P
28. **Liquid waste transfer station**	P	-
29. Manufacturing	P	P
30. **Neighbourhood convenience store**	-	P
31. **Office, general**	Q1	Q2
32. **Open storage**	P	-
33. **Personal service**	-	P

Permitted Uses	General Employment (GE) Zone	Prestige Employment (PE) Zone
34. **Place of entertainment/recreation**	-	P
35. **Printing establishment**	P	P
36. **Production studio**	P	P
37. **Propane filling plant/transfer station**	P	-
38. **Recycling operation**	P	-
39. **Research use**	P	P
40. **Restaurant**	-	P
41. Retail sale of items manufactured on the property	Q3	Q3
42. **Salvage yard**	P	-
43. **School, trade**	P	P
44. **Service industry**	P	P
45. **Service or repair shop**	P	P
46. **Studio**	-	P
47. **Transportation terminal**	P	P
48. **Telecommunication services**	P	P
49. **Warehouse**, **public storage**	P	P
50. **Warehouse uses**	P	P
51. **Wholesale uses**	P	P
52. Winery	P	P
53. **Works yard**	P	-

Qualifications

Q1 Only an ancillary **office** shall be permitted up to 50% of the **gross floor area** of the **principal use**.

Q2 **Office uses** will be limited to a **gross floor area** of 4,000 square metres.

Q3 Retail sales shall be ancillary to the primary **use** of the **building** or unit. Sales shall be limited to goods that are manufactured, packaged or

warehoused on the premises and the retail outlet shall occupy no more than 10% of the **gross floor area**.

10.3 Employment Zone Provisions

The following Table 10.3 and additional provisions establish the **zone** standards that apply to **lots** and **building** types within the GE and PE Zones. Except as otherwise noted, the provisions in Table 10.3 apply to the Employment Zones.

Table 10.3: Employment Lot and Building Requirements

Provision	General Employment (GE) Zone	Prestige Employment (PE) Zone
1. Minimum **lot frontage**	30 m	30 m
2. Minimum **lot area**	1,800 m^2	1,800 m^2
3. Minimum **front yard setback**	6 m	4.5 m
4. Minimum **rear yard setback** abutting another GE or PE **zone**	3 m	3 m
5. Minimum **rear yard setback** abutting a residential **zone**	20 m	15 m
6. Minimum **rear yard setback** abutting any other **zone**	7.5 m	7.5 m
7. Minimum **interior side yard setback** abutting a Residential Zone	15 m	7.5 m
8. Minimum **interior side yard setback** abutting any other **zone**	3 m	3 m
9. Minimum **exterior side yard setback**	6 m	4.5 m
10. Maximum **building height**	20 m	20 m
11. Minimum landscape open space	10%	15%
12. Minimum landscape **buffer** abutting a Residential Zone	5 m	5 m

10.3.1 Additional Provisions

a) **Loading spaces** shall not be permitted on the **interior side yard** adjacent to a Residential Zone.

10.3.2 Site Specific Exceptions

The following lists establishes the site specific exceptions that apply to the General Employment (GE) and Prestige Employment (PE) Zones respectively in Section 10.3 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.

Site Specific Exceptions for the General Employment (GE) Zone

GE-1 – North of Paris Road and West of Golf Road

Additional Permitted Uses

- Mushroom operation
- **Existing residential uses**

Special Provisions

- Minimum **front yard setback** for **residential use**: 215 metres
- Minimum **front yard setback** for mushroom operations: 260 metres
- Minimum **front yard setback** for all other **uses**: 225 metres
- The **front yard** shall be measured parallel to the western **lot** boundary

GE-2 – Part of 111 Sherwood Drive

Additional Permitted Uses

- **Existing uses**

Special Provisions

- Parking lot may serve the adjacent apartment **building** at 115 Sherwood Drive.

GE-3 – North side of Sherwood Drive

Additional Permitted Uses

- **Financial institutions**
- **General offices**
- **Place of entertainment/recreation**

- **Personal services**
- **Medical office**
- Neighbourhood convenience stores
- **Places of worship**
- **Post-secondary school**
- **Place of assembly**
- **Restaurants**
- **Retail store**

Special Provisions

- **Open storage** shall not be permitted.
- All industrial activities shall be confined to the interior of the **buildings** or **structures**.
- Required **parking spaces** for any **uses** permitted in the GE-3 **zone** may be provided on the adjacent lands zoned GE-4 on the condition that an agreement providing for the continuation of the required **parking spaces** is entered into with the City and is registered against both parcels of land.

GE-4 – Part of 111 Sherwood Drive

Sole Permitted Uses

- Parking lot

Special Provisions

- Parking lot permitted only in conjunction with adjacent property zoned GE-3 on the condition that an agreement providing for the continuation of the required **parking spac**es is entered into with the City and is registered against both parcels of land.

GE-5 – Part of 111 Sherwood Drive

Amended by By-law 31-2026.

Additional Permitted Uses

- **Place of entertainment/recreation**
- **Art gallery**
- **Studio**
- **School, commercial**
- **Retail store**

- **Automobile sales establishment**
- **Medical clinic**
- **Personal service**
- **Place of worship**
- **Restaurant**
- **School, post-secondary**
- **Place of assembly**
- **Veterinary clinic**
- **Farmers' market**
- Flea market
- **Pharmacy**

Special Provisions

- Minimum **interior side yard setback** for **existing buildings** abutting a non-residential zone: 0.8 metres
- Minimum **rear yard setback** for **existing buildings** abutting a non-residential zone: 0.2 metres
- Minimum required **parking spaces**: 394

GE-6 – 37 Spalding Drive

Additional Permitted Uses

- **Automobile sales establishment**

Special Provisions

- A parking lot may serve off-site uses at 34 to 50 Spalding Drive.

GE-7 – 135 Sherwood Drive

Additional Permitted Uses

- Dwelling with 4 units plus an additional **dwelling unit** in an **accessory building**

Special Provisions

- Minimum **lot** width: 15.24 metres
- Minimum **driveway** width: 3.05 metres

GE-8 – 135 Sherwood Drive (Part 2, Reference Plan 2R-7177)

Additional Permitted Uses

- **Semi-detached dwelling**

Special Provisions

- Minimum **lot area** for **semi-detached dwelling**: 204.4 square metres per unit

GE-9 – Part of 308 Lynden Road

Additional Permitted Uses

- Storage, screening and processing of top soil

Special Provisions

- Maximum height of stored top soil: 6 metres

GE-10 – 59 Roy Boulevard

Special Provisions

- Minimum **landscape open space**: 0%

GE-11 – Northwest Industrial Area

Additional Permitted Uses

- **Automobile sales establishment**
- **Automobile repair garage**
- **Kennel**
- **Place of assembly**
- **Restaurant**

Excluded Uses

- **Drive-through Restaurant**

Special Provisions

- The following shall be **accessory uses**:
- **Office, general**
- Motor vehicle sales establishment
- **Restaurant**

GE-12 – 236 Braneida Lane

Additional Permitted Uses

- **Place of entertainment/recreation**

Special Provisions

- Maximum **gross floor area** for a **place of entertainment/recreation**: 230 square metres

GE-13 – 49 Dalkeith Drive

Additional Permitted Uses

- **Office, general**
- Training facility and vehicle and equipment storage related to first aid instruction
- **Place of recreation/entertainment**

Special Provisions

- Maximum **gross floor area** for **general office** of an accountant: 200 square metres

GE-14 – 34 Dalkeith Drive

Additional Permitted Uses

- **Retail store** for home furnishings
- **Commercial School**
- **Place of entertainment/recreation**

GE-15 – 47, 57, 84, 106, 111, 116 Copernicus Boulevard

Additional Permitted Uses

- **Retail store** for home furnishings

GE-16 – 347 Greenwich Street

Additional Permitted Uses

- **Museum**

GE-17 – 20 Roy Boulevard

Special Provisions

- Minimum **ground floor area**: 6.5% of **lot area**

GE-18 – 62 Plant Farm Road

Additional Permitted Uses

- **Place of entertainment/recreation**

GE-19 – 50 Roy Boulevard

Additional Permitted Uses

- **Place of entertainment/recreation**

GE-20 – East of Oak Park Road and South of Savannah Oaks Drive

Additional Permitted Uses

- **Automobile sales establishment**
- **Kennel**
- **Place of assembly**
- **Restaurant**

Excluded Uses

- **Open storage** in any **front or exterior side yard**.
- **Drive through restaurant**

Special Provisions

- **Open storage** located in an **interior side yard** or **rear yard** shall be fenced and screened so it is not visible from a **street**.

GE-21 – 76 Sinclair Boulevard

Additional Permitted Uses

- **Automobile washing facility** for the washing of commercial trucks

GE-22 – 45 Dalkeith Drive

Additional Permitted Uses

- **Place of entertainment/recreation**
- **Retail store** for home furnishings
- **Commercial School**

GE-23 – 280 Murray Street

Additional Permitted Uses

- **Retail store**

GE-24 – 115, 167, 173, and 181 Garden Avenue

Special Provisions

- Minimum landscaped buffer abutting a residential **zone**: 15 metres
- No **building** or **structure** and no **open storage** shall be permitted within 15 metres of a **lot** in a Residential **zone**.

GE-25 – 32, 44, 133, 435 Elgin Street

Additional Permitted Uses

- **Office, general**

GE-26 – 340 Henry Street

Additional Permitted Uses

- **Office, general**
- **Alternative health centre**
- **Commercial school**
- **Medical office**
- **Personal service**

GE-27 – 445-469 Hardy Road

Additional Permitted Uses

- **Office, general**
- **Restaurant**

Excluded Uses

- **Drive through restaurant**

Special Provisions

- Maximum **gross floor area** for a **general office**: 362 square metres
- Maximum **gross floor area** for a **restaurant**: 278.7 square metres

GE-28 – 143 Adams Boulevard

Special Provisions

- All **recycling operations** shall be undertaken within a wholly enclosed **building**.
- Parking for a **recycling operation**: 1 space per 100 square metres of **gross floor area**

GE-29 – 26 Empey Street

Additional Permitted Uses

- **Automobile sales establishment**
- **Kennel**
- **Place of assembly**

Excluded Uses

- **Drive through restaurant**
- A **recycling operation** shall not include the recycling of tires, food wastes, oils and solvents, hazardous wastes as defined by the Province, or materials that cause noxious odours and organic wastes.

Special Provisions

- **Open storage** areas shall be set back a minimum of 60 metres from the **front lot line**.
- One stockpile, consisting only of soil for landscaping purposes, shall be permitted to a maximum height of 15 metres.

GE-30 – 470 Colborne Street West

Additional Permitted Uses

- **Automobile sales establishment**
- **Place of worship**
- **Place of assembly**
- **Restaurant**

Excluded Uses

- **Drive through restaurant**

Special Provisions

- A **restaurant** shall be **accessory** to a permitted use.

GE-31 – 1 & 9 Wright Street

Additional Permitted Uses

- **Automobile sales establishment**
- **Restaurant accessory** to a permitted use

Excluded Uses

- **Drive through restaurant**

Special Provisions

- **Open storage** shall not extend over more than 25% of the total **lot area**
- Maximum **lot coverage** for **open storage**: 25%

GE-32 – 1-17 Pipe Street and 2, 12, 15 and 21 Wright Street

Additional Permitted Uses

- **Automobile sales and rental establishment**
- **Restaurant accessory** to a permitted use

Excluded Uses

- **Drive through restaurant**

Special Provisions

- **Open storage** shall not extend over more than 25% of the total **lot area**.
- Where the **lot** abuts a Core Natural Zone, a 0 metre buffer shall be permitted (As identified on Figure GE-32 below).

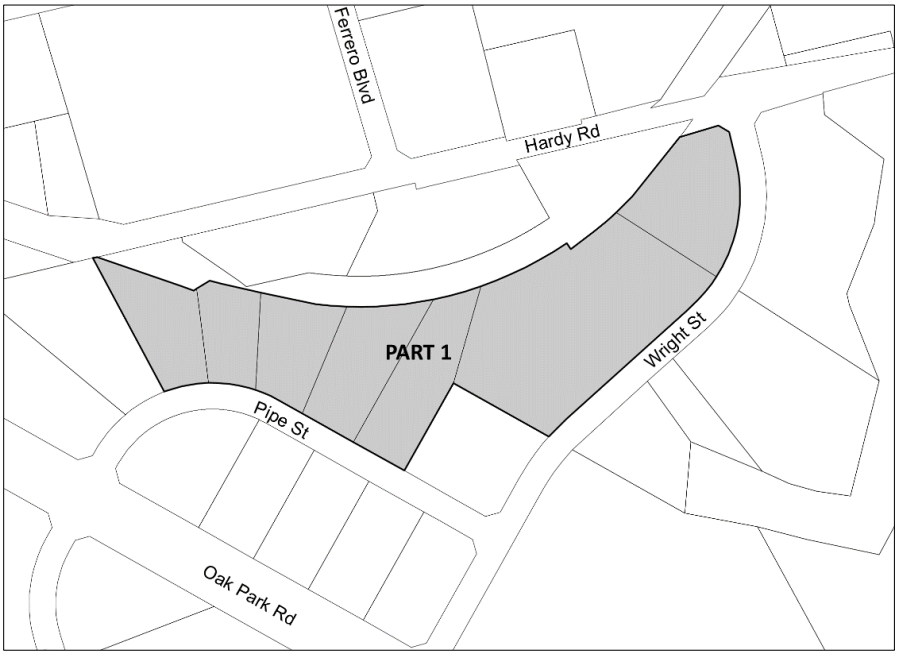


Figure GE-32: Site specific provisions for 1-17 Pipe Street and 2, 12, 15 and 21 Wright Street

GE-33 – 50, 54, 55 & 58 Wright Street, 2, 4, 6, 8 & 10 Bowery Road

Additional Permitted Uses

- **Automobile sales and rental establishment**
- **Restaurant accessory** to a permitted use

Excluded Uses

- Rental and storage of heavy construction equipment
- **Drive through restaurant**

Special Provisions

- **Warehouse uses accessory** to a permitted use:
- Maximum **floor area**: less than 50% of total **floor area** of permitted use
- **Open Storage**:
- Minimum landscape strip from any public **street** or open space **zone**: 3 metres
- **Accessory** Silo Structures:
- Maximum height: 30 metres
- Parking for **manufacturing uses**:
- Minimum parking: 1.0 space per 150 square metres of **gross floor area**

GE-34 – 407-411 Elgin Street

Additional Permitted Uses

- **Automobile sales establishment**
- **Restaurant**
- **School, post-secondary**
- **Place of entertainment/recreation**

Excluded Uses

- **Drive through restaurant**

Special Provisions

- A **restaurant** shall be **accessory** to a permitted use.
- Minimum internal loading spaces: 3
- Minimum external loading spaces: 2

- External loading spaces for **industrial uses** shall be located a minimum of 70 metres from the nearest **lot line** of a residential **lot**.

GE-35 – 324 Henry Street

Special Provisions

- One stockpile, consisting only of soil for landscaping purposes, permitted to a maximum height of 15 metres.
- Minimum **front yard setback** for stockpile: 125 metres
- Maximum **lot coverage** for stockpile: 75%

GE-36 – 15 Kraemer's Way

Additional Permitted Uses

- **Automobile sales establishment**
- **Restaurant**

Excluded Uses

- **Drive through restaurant**

Special Provisions

- A **restaurant** shall be **accessory** to a permitted use.

GE-37 – 10 Kraemer's Way

Amended by By-law 75-2025.

Additional Permitted Uses

- **Animal shelter and control facility**
- Automobile rental establishment
- **Child care centre**
- **Kennels**
- **Place of assembly**
- **Restaurants accessory** to a permitted use

Excluded Uses

- **Drive through restaurant**

Special Provisions

- Only a Type B Loading Space shall be required.

GE-38 – 7 Niagara Street, 133, 135 & 139 Pearl Street

Additional Permitted Uses

- **Single detached dwelling**

GE-39 – 4 Sinclair Boulevard, 20 and 40 Shellington Place

Additional Permitted Uses

- **Shopping centre**
- **Financial institution**
- **Personal service**
- **Hotel**
- **Place of entertainment/recreation**
- **Restaurant**
- Neighbourhood convenience store
- **Medical clinic**
- **Automobile washing facility**
- **Automobile gas bar**

Excluded Uses

- **Open Storage**

Special Provisions

- Minimum **interior side yard setback**: 3 metres

GE-40 – 111 Copernicus Boulevard

Amended by By-law 75-2025.

Special Provisions

- Minimum **rear yard setback**: 3.0 metres

GE-41 – 161 and 165 Hachborn Road

Amended by By-law 64-2026

Special Provisions

For Part 1 (161 Hachborn Road) in Figure GE-41, the following provisions shall apply:

- Retail sales shall be ancillary to the primary **use** of the **building** or **unit**.

- Retail sales shall be limited to food products that are manufactured, packaged or warehoused at 161 or 165 Hachborn Road and the retail outlet shall occupy no more than 38% of the **gross floor area**
- Maximum gross floor area for all ancillary retail sales: 297 square metres
- Existing minimum **landscaped open space**: 7.3%

For Part 2 (165 Hachborn Road) in Figure GE-41, the following provisions shall apply:

- All ancillary retail sales shall be prohibited.

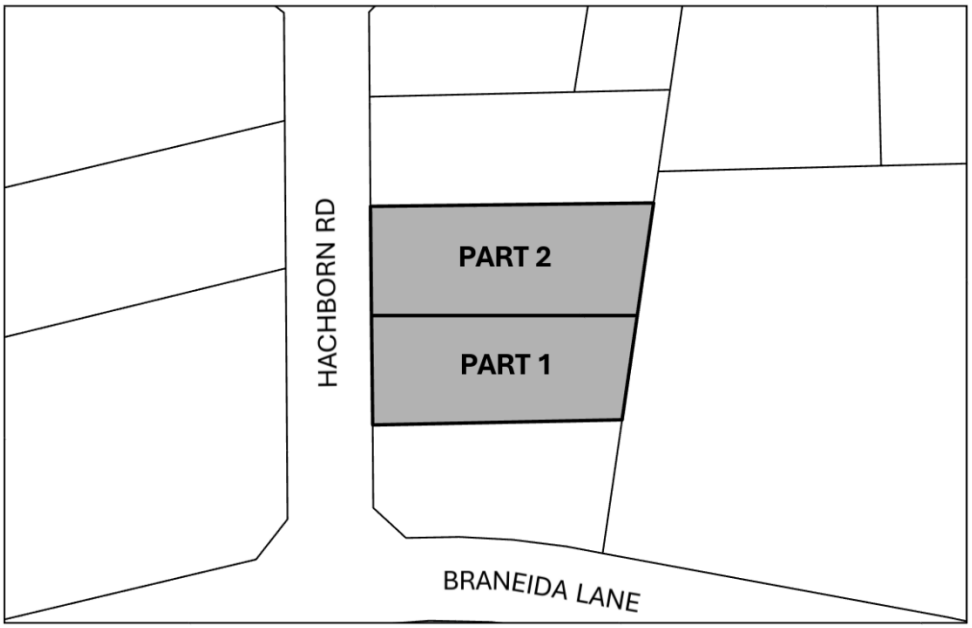


Figure GE-41: Site specific provisions for 161 and 165 Hachborn Road

GE-42 – 11 Wadsworth Street

Amended by By-law 77-2026

Additional Permitted Uses

- **Automobile sales establishment**, which shall mean a **lot** and a **building** or structure, or portion thereof, where used and/or recycled motor vehicles are kept for display and sale, hire, rental or lease and may include the sale of vehicle parts.

Special Provisions

- An **Automobile sales establishment** is subject to the provisions of the GE Zone contained in Table 10.3: Employment Lot and Building Requirements.

- Notwithstanding the Minimum landscape open space requirement of Table 10.3, Minimum landscape open space: 0%

Site Specific Exceptions for the Prestige Employment (PE) Zone

PE-1 – 389 Paris Road

Additional Permitted Uses

- **Retail Store**

Special Provisions

- **Retail store** maximum **gross floor area**: 2230 square metres

PE-2 – 684-686 Powerline Road

Additional Permitted Uses

- **Single detached dwelling**
- **Contractor's Yard**
- **Existing** Excavation business

PE-3 – 266 Lynden Road

Additional Permitted Uses

- **Open Storage**

Special Provisions

- **Open storage** shall be limited to the **open storage** of goods, materials, or things produced on the premises.

PE-4 – 324 Lynden Road

Additional Permitted Uses

- **Open Storage**

Special Provisions

- **Open storage** shall be limited to the **open storage** of goods, materials, or things produced on the premises.

PE-5 – 225-233 Paris Road

Amended by By-law 75-2025

Additional Permitted Uses

- **Open storage** associated with a general contractor

Special Provisions

- A designated **front lot line** can abut a freeway.
- Minimum **lot frontage**: not applicable

- Maximum **gross floor area** for **general office**: 365 square metres
- Maximum **gross floor area** for enclosed storage buildings: 1,116 square metres
- A planting strip abutting a free shall be a minimum of 3 metres in width.
- **Open storage** limited to 20% of the **lot area** exclusive of required parking space, **parking areas** and **landscaped open space**.
- Vehicular and pedestrian access to Paris Road shall be restricted to the lands described as Part 4, Reference Plan 2R-5183

PE-6 – Part of 308 Lynden Road

Additional Permitted Uses

- Storage, screening and processing of top soil

Special Provisions

- The height of stored top soil shall not exceed 6 metres.

PE-7 – 274 Lynden Road

Additional Permitted Uses

- **Office, Medical**
- **Medical clinic**

Special Provisions

- **Open storage** shall be limited to goods produced on the premises.

PE-8 – 260 Lynden Road

Additional Permitted Uses

- **Office, medical**

Special Provisions

- **Open storage** shall be limited to goods produced on the premises.

PE-9 – 294 Lynden Road

Amended by By-law 75-2025.

Special Provisions

- Loading Space: Type B
- Planting strip: 2.3 metres
- **Open storage** shall be limited to the **open storage** of goods, materials, or things produced on the premises

PE-10 – Northwest Industrial Area

Additional Permitted Uses

- **Automobile sales establishment**
- **Autobody repair shop**
- **Kennel**
- **Place of assembly**
- **Automobile repair garage**

Excluded Uses

- **Drive through restaurants**

PE-11 – 11 Roy Boulevard

Additional Permitted Uses

- Boat and recreational vehicle sales establishment.

PE-12 – 400 Garden Avenue

Additional Permitted Uses

- **Shopping centre**
- **Automobile gas bar**
- **Automobile repair garage**
- **Medical clinic**
- **Automobile washing facility**
- **Single detached dwelling**

Special Provisions

- Minimum **interior side yard setback**: 3 metres
- Maximum height of an **accessory building**: 6.4 metres
- Maximum **lot coverage** for all **accessory buildings** and **structures**: 255 square metres

PE-13 – 29 Tallgrass Court

Special Provisions

- Minimum **lot frontage**: 20 metres

PE-14 – Oak Park Road/Highway No. 403

Additional Permitted Uses

- **Place of assembly**

Special Provisions

- Minimum **lot area**: 0.8 hectares
- Minimum **lot frontage**: 60 metres
- Maximum **building height**: 15 metres
- Minimum **front yard setback**: 15 metres
- Minimum **rear yard setback** abutting Highway 403 or Oak Park Road: 15 metres
- Minimum **rear yard setback** for all other **rear yards**: 3 metres
- Minimum **interior side yard setback**: 9 metres
- Minimum **exterior side yard setback**: 15 metres
- Maximum **gross floor area** for **general offices**: 75% of lot area
- Minimum **landscaped open space**: 15%

PE-15 – Oak Park Road/Highway No. 403

Additional Permitted Uses

- **Place of assembly**

Special Provisions

- Minimum **lot area**: 0.8 hectares
- Minimum **lot frontage**: 60 metres
- Maximum **building height**: 15 metres
- Minimum **front yard setback**: 15 metres
- Minimum **rear yard setback** abutting Highway 403 or Oak Park Road: 15 metres
- Minimum **rear yard setback** for all other **rear yards**: 3 metres
- Minimum **interior side yard setback**: 9 metres
- Minimum **exterior side yard setback**: 15 metres
- Maximum **gross floor area** for **general offices**: 75% of **lot area**
- Minimum **landscaped open space**: 15%

PE-16 – Garden Avenue and Sinclair Boulevard

Additional Permitted Uses

- **Shopping centre**
- **Automobile gas bar**
- **Medical clinic**
- **Automobile washing facility**

Excluded Uses

- **Open Storage**

Special Provisions

- Minimum **interior side yard setback**: 3 metres

PE-17 – 150 Savannah Oaks Drive

Amended by By-law 75-2025.

Special Provisions

- Minimum **interior side yard** south: 0 metres
- **Open storage** shall not be more than 2.15 hectares in area.
- **Open storage** shall not be located within 15 metres of a street.
- **Maximum height** of stored materials: 3 metres
- **Open storage** shall be screened by an opaque fence and/or wall or landscaped berm with a minimum height of 2 metres.
- Materials stored shall be limited to those associated with a public services.

PE-18 – 60-70 Fen Ridge Court

Additional Permitted Uses

- **Place of assembly**

Excluded Uses

- Noxious **manufacturing use**

PE-19 – 20-30 Fen Ridge Court

Additional Permitted Uses

- **Place of assembly**
- **Automobile gas bar**

Special Provisions

- Minimum **lot area**: 0.8 hectares
- Minimum **lot frontage: 60 metres**
- **Maximum building** height: 15 metres
- Minimum **front yard setback**: 15 metres
- Minimum **rear yard setback** abutting Highway 403 or Oak Park Road: 15 metres
- Minimum **rear yard setback** for all other **rear yards**: 3 metres
- Minimum **interior side yard setback**: 9 metres
- Minimum **exterior side yard setback**: 15 metres
- Maximum **gross floor area** for **general office**: 75% of lot area

PE-20 – 21 Tallgrass Court

Additional Permitted Uses

- **Place of assembly**

Special Provisions

- Minimum **lot area**: 0.8 hectares
- Minimum **lot frontage**: 60 metres
- Maximum **building height**: 15 metres
- Minimum **front yard setback**: 15 metres
- Minimum **rear yard setback** abutting Highway 403 or Oak Park Road: 15 metres
- Minimum **rear yard setback** for all other **rear yards**: 3 metres
- Minimum **interior side yard setback**: 9 metres
- Minimum **exterior side yard setback**: 15 metres
- Maximum **gross floor area** for **general office**: 75% of **lot area**

PE-21 – 25-27 Sinclair Boulevard

Special Provisions

- Maximum **building height**: 24 metres

PE-22 – 395 Paris Road

Additional Permitted Uses

- All **non-residential uses** of the NC Zone

Special Provisions

- Maximum **retail store gross floor area**: 5,000 square metres

PE-23 – 443 Paris Road

Special Provisions

- Maximum **floor area** for all **accessory buildings**: 223 square metres
- Maximum height of one **accessory building**: 7.3 metres

PE-24 – 140 Savannah Oaks Drive

Amended by By-law 75-2025

Special Provisions

- Minimum rear yard setback: 0 metres
- Minimum drive aisle width to access a loading space: 6.5 m
- Notwithstanding Section 5.7.a) of this By-law, required parking spaces may be located on the adjacent property, 150 Savannah Oaks Drive, in accordance with the registered parking agreement

PE-25 – 107 Sinclair Boulevard

Amended by By-law 75-2025.

Special Provisions

- Notwithstanding Section 10.2, Q2, the maximum **gross floor area** for a General Office is: 6,000 m².
- Loading: 1 **loading space** for General Office use with a **gross floor area** of up to 6,000 $m^{2.}$

11.0 Agricultural (A) Zone

11.1 Permitted Uses

The following Table 11.1 establishes the **uses** permitted in the Agricultural (A) Zone. The **uses** permitted in the **zone** are identified by a "P". Where a "Q" is shown in the column under the **zone**, a qualification applies to a permitted **use** as described following Table 11.1.

Table 11.1: Permitted Uses in the Agricultural Zone (A)

Permitted Uses	Agricultural (A) Zone
1. **Additional dwelling unit**	P
2. Accessory farm employee accommodation	Q1
3. **Agricultural use**	P
4. **Agri-tourism use**	Q1
5. **Agriculture-related use**	P
6. **Bed and breakfast establishment**	Q3
7. **Child care centre**	P
8. **Farm production outlet**	P
9. **Forestry uses**	P
10. **Greenhouse**	P
11. **Home child care**	P
12. **Home occupation**	Q4
13. **Home industry**	Q5
14. **Kennel**	Q1
15. **On-farm diversified use**	Q1, Q5
16. **Riding stable or arena**	Q1
17. **Single detached dwelling**	Q2

Qualifications:

Q1 Permitted as a secondary **use**.

Q2 Permitted as an **accessory use** to a farm operation or as a primary **use** on an **existing lot of record**.

Q3 Permitted as an **accessory use** to a **single detached dwelling**.

Q4 Permitted in accordance with the provisions of Section 3.17 (General Provisions - **Home Occupations**)

Q5 Permitted in accordance with the provisions of Section 3.16 (General Provisions – **Home Industries** and **On-Farm Diversified Uses**)

11.2 Agricultural Zone Provisions

11.2.1 Lot and Building Requirements by Zone

The following Table 11.2.1 and additional provisions establish the **zone** standards that apply in the Agricultural Zone.

Table 11.2.1: Agricultural Zone (A) Provisions

Provision	All Other Uses	Single Detached Dwelling on an existing lot of record	Agricultural related use	Greenhouse
1. Minimum **lot area**	40 ha	N/R	1 ha	40 ha
2. Minimum **lot frontage**	150 m	30 m	30 m	150 m
3. Maximum **lot coverage**	10%	10%	30%	70%
4. Maximum **building height**	15 m	10 m	15 m	6 m
5. Minimum **front yard**	10 m	10 m	10 m	15 m
6. Minimum **rear yard**	15 m (1)	10 m	15 m	6 m (1) (2) (3)
7. Minimum **interior side yard**	6 m (1)	4 m	6 m	6 m (1) (2) (3)
8. Minimum **exterior side yard**	8 m	8 m	8 m	15 m

Notes:
N/R = No Requirement
(1) Except it shall be 15 metres where the **yard** abuts a **residential use**.

(2) Except where artificial lighting is used for growing purposes, 150 metres shall be required.

(3) Except for where ventilating fans exhaust into the **yard** facing the **residential use**, 25 metres shall be required.

11.2.2 Additional Provisions

a) Additional provisions for **kennels**:

i. The maximum **gross floor area** of a **kennel** exclusive of outdoor exercise areas and outdoor pens shall be 100 square metres.

ii. Notwithstanding the provisions in Table 11.2.1, the minimum **setback** from any **lot line** for all **kennel** related facilities shall be 60 metres.

iii. The minimum separation distance between **kennel structures** on separate **lots** shall be 500 metres.

b) Additional provisions for **farm production outlet**s:

i. The maximum **floor area** devoted to a **farm production outlet** shall be 60 square metres.

ii. The minimum **front yard setback** shall be 15 metres.

iii. The maximum **building height** shall be 6 metres.

c) Additional provisions for **on farm diversified uses**, **agri-tourism uses** and **home industry uses**:

i. The maximum gross floor shall not exceed 500 square metres.

ii. Machinery and equipment other than vehicles shall be located within enclosed **buildings**.

iii. All **open storage** shall be screened from view of the **street** within a fenced compound.

d) Addition provisions for **agricultural related uses**:

i. All **open storage** shall be screened from view of the **street** within a fenced compound.

e) Additional provisions for **greenhouses**:

i. A 3 metre **buffer** shall be provided and maintained adjacent to any **lot line** that abuts a Residential Zone or **residential use** on an adjacent **lot**.

ii. **Open storage** of goods, materials or supplies is permitted in the **rear yard** or **interior side yard**, provided it is screened from any **street** or a **residential use**.

iii. No manure or compost shall be stored within 30 metres of a **road allowance**, a watercourse, or a **residential use** on an adjacent **lot**.

iv. A **greenhouse** having a **gross floor area** greater than 500 square metres shall not be permitted unless a Site Plan Agreement has been entered into with the City.

f) All new **single detached dwellings**, **agricultural related uses** and new or expanding **livestock** operations shall meet the **Minimum Distance Separation (MDS) guidelines**.

g) All **temporary farm employee accommodation**, **home industry** and **on-farm diversified uses** shall be located within 50 metres of the primary **single detached dwelling** on the **lot** and shall be subject to the requirements for **accessory buildings** and **structures**.

11.2.3 Site Specific Exceptions

The following list establishes the site specific exceptions that apply to the Agricultural (A) Zone in Section 11.2 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.

A-1 – 352 Governor's Road East

Additional Permitted Uses

- **Retail Store**, **Warehouse, Public Storage warehouse, Nursery Garden Centre**
- One (1) **Single Detached Dwelling**

Special Provisions

- **Interior side yard setback**: 3 metres
- Maximum **lot coverage** (Commercial): 4,090 square metres
- Maximum **lot coverage** (Residential): 300 square metres
- Minimum **landscaped open space**: 20%
- Minimum loading spaces: 1

- Minimum **parking spaces**: 91 (including 4 accessible)

A-2 – 322-324 Governor's Road East

Additional Permitted Uses

- **Service or Repair Shop**
- **Single Detached Dwelling**

A-3 – Part of 538 King George Road

Sole Permitted Uses

- **Automobile gas bar**
- **Autobody repair shop**
- **Automobile repair garage**
- **Automobile washing facility**
- **Automobile sales establishment**
- **Bulk sales establishment**
- Convenience Store
- **Dwelling unit accessory** to a permitted use excluding an automotive use
- **Equipment rental establishment**
- **Grocery store**
- **Home improvement centre**
- **Hotel**
- **Nursery garden centre**
- **Personal service**
- **Place of worship**
- **Place of entertainment/recreation**
- **Restaurant**
- **Retail store**
- **Veterinary clinic**
- An **existing dwelling unit**

Special Provisions

- Minimum setback from Highway No. 24: 14 metres

12.0 Core Natural (N) Zone

12.1 Permitted Uses

The following Table 12.1 establishes the **uses** permitted in the Core Natural (N) Zone. The **uses** permitted in the **zone** are identified by a "P". Where a "Q" is shown in the column under the **zone**, a qualification applies to a permitted **use** as described following Table 12.1.

Table 12.1: Permitted Uses in Core Natural (N) Zone

Permitted Uses	Core Natural (N) Zone
1. **Agricultural uses**	Q1
2. **Existing campgrounds**	P
3. **Existing cemeteries, mausolea, columbaria**	P
4. **Park**	Q1
5. **Existing golf courses** and **golf driving ranges**	P
6. **Forestry uses**	P
7. Wildlife management	P

Qualifications:
Q1 – New **buildings** and **structures** shall not be permitted.

12.2 Core Natural Zone Provisions

Amended by By-law 31-2026.

a) **Golf courses**, **cemeteries**, **mausolea** and **columbaria** shall be subject to the Open Space Zone provisions in Section 13.2.

b) Any other **building** or **structure** shall be subject to the **accessory building** or **structure** requirements in General Provisions Section 3.1: Accessory Uses, Buildings and Structures. For the purposes of Table 3.1.c, the minimum **setbacks** of other open spaces **uses** set out in Section 13.2 shall apply.

12.2.1 Site Specific Exceptions

The following list establishes the site specific exceptions that apply to the Core Natural (N) Zone in Section 12.2 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.

N-1 – 511 & 529 Mohawk Street

Additional Permitted Uses

- Composting facility and associated **building** and **structures**.

Special Provisions

- Subject to the provisions of the GE zone.

N-2 – 385 Mohawk Street - Sanitary Landfill Site and Water Pollution Control Plant, Mohawk Street

Amended by By-law No. 31-2026.

Additional Permitted Uses

- Sanitary landfill site and a water pollution control plant

Special Provisions

- Minimum **Front yard**: 8 metres
- The additional permitted **uses** in the N-2 **zone** shall be subject to the provisions of the General Employment (GE) **zone** set out in section 10.3.

N-3 – 539 Mohawk Street

Amended by By-law No. 31-2026.

Additional Permitted Uses

- **Animal Shelter**

Special Provisions

- The additional permitted **uses** in the N-3 zone shall be subject to the provisions of the General Employment (GE) **zone** set out in section 10.3.

N-4 – 545 Mohawk Street

Amended by By-law No. 31-2026.

Additional Permitted Uses

- Truck storage and repair facility

Special Provisions

- The additional permitted **uses** in the N-4 zone shall be subject to the provisions of the General Employment (GE) **zone** set out in section 10.3.

-

N-5 – Part of 76 Johnson Road

Additional Permitted Uses

- **Existing uses**

N-6 – Colborne Street West

Special Provisions

- One **single detached dwelling** is permitted

N-7 – Cornell Lands (Northwest Business Park)

Additional Permitted Uses

- Within the defined developable area, uses permitted in the Prestige Employment Zone (Table 10.2: Permitted Employment Zone Uses).

Excluded Uses

- **Automobile Repair Garage**
- **Automobile Gas Bar**
- **Automobile Washing Facility**
- Automobile supply store
- Brewery
- Distillery
- **Food Processing Plant**
- Neighbourhood convenience store
- Winery

Special Provisions

- The additional permitted uses are subject to the provisions of the PE zone.

13.0 Open Space (OS) Zone

13.1 Permitted Uses

Amended by By-law 75-2025.

The following Table 13.1 establishes the **uses** permitted in the Open Space (OS) Zone. The **uses** permitted in the **zone** are identified by a “P”. Where a “Q” is shown in the column under a **zone**, a qualification applies to a permitted **use** as described following Table 13.1.

Table 13.1: Permitted Uses in the Open Space (OS) Zone

Permitted Uses	Open Space (OS) Zone
1. **Art gallery**	P
2. **Campground**	P
3. Cemeteries and accessory **mausoleum, crematorium, columbarium**	P
4. **Golf courses** and **golf driving ranges**	P
5. **Park**	P
6. **Place of assembly**	P
7. **Place of entertainment/recreation**	P
8. **Retail store**	Q1
9. **Restaurant**	Q1
10. **Stormwater management facility**	P

Qualifications:
Q1 - Permitted as an **accessory use**.

13.2 Open Space Zone Provisions

13.2.1 Lot and Building Requirements by Zone

The following Table 13.2.1 and additional provisions establish the **zone** standards that apply in the Open Space Zone.

Table 13.2.1: Provisions for Uses in the Open Space Zone

Provision	Cemetery	Golf Course	Other Open Space Uses
1. Minimum **lot area**	NR	NR	NR
2. Minimum **lot frontage**	NR	NR	NR
3. Maximum **lot coverage**	NR	NR	NR
4. Maximum **building height**	11 m	11 m	11 m
5. Minimum **front yard**	7.5 m	15.0 m	7.5 m
6. Minimum **rear yard** abutting a Residential Zone	15.0 m	15.0 m	15.0 m
7. Minimum **rear yard** abutting any other **zone**	7.5 m	12.0 m	7.5 m
8. Minimum **interior side yard** abutting a Residential Zone	7.5 m	15.0 m	7.5 m
9. Minimum **interior side yard** abutting any other **zone**	5.0 m	12.0 m	3.0 m
10. Minimum **exterior side yard**	7.5 m	15.0 m	7.5 m

Notes:
N/R = No Requirement

13.2.2 Additional Provisions

a) **Open storage** shall be prohibited.

b) A **Crematorium** shall be set back a minimum of 30.0 metres from all **lot lines**.

c) A **Mausoleum** greater than 2.0 metres in height and 15.0 square metres in area shall be set back a minimum of 30.0 metres from a Residential Zone.

d) A **Mausoleum** not greater than 2.0 metres in height and 15.0 square metres in area and columbaria shall be set back a minimum of 7.5 metres from a Residential Zone.

e) Memorial stones or monuments shall be set back a minimum of 0.9 metres from a Residential Zone.

13.2.3 Site Specific Exceptions

The following list establishes the site specific exceptions that apply to the Open Space (OS) Zone in Section 13.2 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.

OS-1 – North corner of Catharine Avenue and Gilkison Street

Additional Permitted Uses

- **Parking area** associated with a **place of worship**

Special Provisions

- Minimum **driveway** width: 6 metres
- Minimum traffic aisle width: 6 metres

OS-2 – Cockshutt Park

Additional Permitted Uses

- Maintenance and storage **yard**

OS-3 – Glenhyrst Gardens

Additional Permitted Uses

- **Single detached dwelling**

OS-4 – 620 Colborne Street West

Excluded Uses

- No **buildings**, **structures** or other **uses** that may require the use of a footing or base shall be permitted, including but not limited to: fountains, lighting, gazebos, benches, bollards or playground equipment.
- No excavation beyond the first layer of topsoil shall be permitted. Grasses and shrubs are permitted to be planted within the first layer of topsoil without additional archaeological assessment. Plantings may also occur in raised planter boxes.

- No heavy machinery shall be used in the maintenance and upkeep of a **private park**.
- No alteration of the existing grades or removal of any perimeter structures shall be permitted
- All walkways are to remain woodchips.

OS-5 – 324 and 400 Grand River Avenue

Additional Permited Uses

- Water treatment plan together with associated **buildings** and **structures**.
- A bus garage together with associated **buildings** and **structures**.

Special Provisions

- The additional permitted **uses** in the OS-5 **zone** shall be subject to the provisions of the General Employment (GE) **zone** set out in Table 10.3.

14.0 Development (D) Zone

14.1 Permitted Uses

The following Table 14.1 establishes the **uses** permitted in the Development (D) Zone. The **uses** permitted in the **zone** are identified by a “P”.

Table 14.1: Permitted Uses in the Development (D) Zone

Permitted Uses	Development (D) Zone
1. **Agricultural uses** excluding **livestock** operations	P
2. Conservation uses	P
3. **Existing single detached dwelling**	P
4. **Existing uses**	P
5. Fish, wildlife and forestry management	P

14.2 Development Zone Provisions

a) Additions to **existing buildings** and **structures** shall be constructed in accordance with the provisions of the Agricultural Zone

14.2.1 Site Specific Exceptions

The following list establishes the site specific exceptions that apply to the Development (D) Zone in Section 14.2 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.

D-1 – 251 Powerline Road

Additional Permitted Uses

- Petting zoo
- Hayrides
- Pony rides

D-2 – 427 King George Road

Additional Permitted Uses

- **Transportation Terminal**
- Manufacturing of cleaning products and boats

- **Bulk Sales Establishment**
- **Contractor's Yard**
- **Single Detached Dwelling**

Special Provisions

- Maximum **lot coverage**: 1,850 square metres

D-3 – 441A Powerline Road

Special Provisions

- Minimum **lot frontage**: 12 metres

15.0 Holding Zone

15.1 Requirements

The following list establishes the holding provisions and the requirements to lift the hold.

H1

a) An engineering analysis has been provided to establish the feasibility of providing private sanitary sewage disposal systems to the satisfaction of the City and all other appropriate approval authorities;

b) Landowners in have entered into agreements and posted securities to ensure the private systems servicing uses are properly discontinued and the said uses are connected to the municipal services, once available; and

c) All servicing issues, financial and otherwise, have been addressed to the satisfaction of the City of Brantford.

H2

a) The developable area has been defined in accordance with detailed planning, archaeological, servicing and environmental studies, including an Environmental Impact Study to ensure significant natural heritage features are protected to the satisfaction of the City and the Conservation Authority.

H3

a) The Owner has entered into a subdivision or development agreement to the satisfaction of the City and the Grand River Conservation Authority.

H4

a) The developable area has been defined in accordance with detailed planning, archaeological, servicing and environmental studies, including but not limited to an Environmental Impact Study, hydrogeological study, and geotechnical study addressing slope stability to the satisfaction of the City and the Conservation Authority.

H5

a) The completion of an Environmental Impact Study, a hydrogeological study and any other studies considered appropriate to ensure that significant natural heritage features and cultural heritage landscapes, including wooded areas, watercourses and **wetlands**, are maintained in

their natural state, to the satisfaction of the Conservation Authority and/or the City of Brantford.

H6

a) The applicant has provided a signed Site Plan Agreement to the City, along with all necessary securities;

b) A Record of Site Condition (RSC) has been filed on the Environmental Registry; and

c) The Owner has completed a noise, vibration and odour study and an assessment to ensure compliance with the Ministry of Environment D6 Guidelines, to the satisfaction of the City.

H7

a) The lands are no longer required for the use of an interim Stormwater Management Pond, to the satisfaction of the City's Development Engineering Department.

H8

a) Detailed planning, engineering and environmental studies are undertaken and approved; and

b) Full services are in place to the satisfaction of the City of Brantford.

H9

a) That the applicant has provided a signed Site Plan Agreement to the City of Brantford, along with all necessary securities;

b) That all servicing issues, financial and otherwise, have been addressed to the satisfaction of the City of Brantford; and

c) That a Conservation Plan regarding 477 West Street has been completed to the satisfaction of the City of Brantford.

H10

a) The applicant has entered into a Site Plan Agreement with the City to address all servicing and financial matters associated with the development; and

b) That a scoped Environmental Impact Study (EIS) be submitted, to the satisfaction of the City of Brantford.

H11

a) That the Applicant has provided a signed Site Plan Agreement to the City, along with all necessary securities;

b) That the applicant has satisfied the requirements of the City of Brantford relating to the Transportation Impact Study (TIS); and

c) That all servicing issues, financial and otherwise, have been addressed to the satisfaction of the City of Brantford.

H12

a) An addendum to the Transportation Impact Study is submitted for each Phase, to the satisfaction of the City of Brantford.

H13

a) All servicing issues have been addressed to the satisfaction of the City of Brantford; and

b) The applicant has entered into a signed Site Plan Agreement and all necessary securities have been received to the satisfaction of the City of Brantford.

H14

Removal of the 'Holding (H)' provision in whole or in part, may occur once the following has been satisfied:

a) Prior to the establishment of any **residential use**, the Owner has completed a noise, vibration and odour study and an assessment to ensure compliance with the Ministry of Environment D6 Guidelines, to the satisfaction of the City; and

b) The Owner has entered into a site plan agreement to the satisfaction of the City and the Grand River Conservation Authority and any other agencies if applicable.

H15

a) That the applicant has provided a signed Site Plan Agreement to the City of Brantford, along with all necessary securities;

b) That the applicant has submitted a Stage 2 Archaeological Assessment and any subsequent assessments as required by the Ministry of Heritage, Sport, Tourism, and Culture Industries' Standards and Guidelines for Consultant Archaeologists, as amended from time to time, as well as copies of all letters from the Ministry of Heritage, Sport, Tourism and

Culture Industries verifying that archaeological assessments have been entered into the Ontario Public Register of Archaeological Reports, to the satisfaction of the General Manager of Community Development;

c) That the applicant has submitted an Addendum to the Heritage Impact Study addressing the relevant matters outlined in Staff Report 2020-221, to the satisfaction of the General Manager of Community Development;

d) That approval under Section 34 of the Ontario Heritage Act to remove the Crystal Cottage from 35 Chatham Street is received, and that the Crystal Cottage is successfully relocated to a new property, to the satisfaction of the General Manager of Community Development; and

e) That all servicing issues, financial and otherwise, have been addressed to the satisfaction of the City of Brantford

H16

a) Notwithstanding the requirements of Section 6.18, required **parking spaces** for the lands located at 415-417 Colborne Street may be provided on the lands located at 423 Colborne Street on the condition that an agreement providing for the continuation of the required **parking spaces** is entered into with the City and is registered against both parcels of land to the satisfaction of the City;

b) That the applicant has provided a signed Site Plan Agreement to the City of Brantford, along with all necessary securities;

c) That all servicing issues, financial and otherwise, have been addressed to the satisfaction of the City of Brantford; and,

d) Prior to the establishment of any residential use, the Owner has completed a noise, vibration and odour study and an assessment to ensure compliance with the Ministry of Environment D6 Guidelines, to the satisfaction of the City.

H17

a) A Record of Site Condition (RSC) has been filed on the Environmental Registry.

H18

a) A new Stormwater Management Pond is established and functioning to the satisfaction of the City of Brantford.

H19

a) The subject lands are no longer required for a storm sewer and the easement has been extinguished from title of the lands and the infrastructure has been removed.

H20

a) A comprehensive Stormwater Management Plan has been established for the whole of Special Policy Area 2 to the satisfaction of the City and the Conservation Authority.

b) That the applicant has provided a signed Site Plan Agreement to the City of Brantford, along with all necessary securities;

c) All required approvals have been received to the satisfaction of the Conservation Authority.

H21

a) All servicing issues, financial and otherwise, have been addressed to the satisfaction of The Corporation of the City of Brantford;

b) A comprehensive Stormwater Management Strategy has been prepared and accepted by the Director of Engineering and the Grand River Conservation Authority;

c) Draft Plan approval with a condition requiring the conveyance of necessary buffer blocks or **right-of-ways** for access into the dike;

d) A Functional Servicing Report has been prepared and accepted by the Director of Engineering and the Grand River Conservation Authority detailing the minimum first floor elevations; and,

e) That the applicant provide clearance from the Survivors Secretariat that the lands have been evaluated, to the satisfaction of the Commissioner of Community Development for the Corporation of the City of Brantford; and

f) That the applicant submits an updated Tree Inventory and Protection Plan Report and implement its recommendations, to the satisfaction of the Commissioner of Community Development for the Corporation of the City of Brantford (339 Erie Avenue).

H22

a) The results of geotechnical investigations, including soil and groundwater quality investigations, and methane gas investigations in the subsurface and otherwise, have been completed and all of the required remediation

measures have been put in place, to the satisfaction of the City and all other agencies having jurisdiction.

H23

a) Notwithstanding any provision of this Bylaw to the contrary, any lot within any H23-I1 Zone shall only be used for the following uses prior to the removal of the "Holding Zone (H)" provision:

- **Elementary School**;
- **Accessory uses**, **buildings**, and **structures**; and
- **Uses** permitted in Section 3.34.

b) Both the Grand Erie District School Board and the Brant Haldimand Norfolk Catholic District School Board provide letters advising that they do not require the lands for school purposes; and

c) Approval of a block development plan by the City of Brantford; or

d) A period of seven years has elapsed from the date of the Registration of the plan of subdivision in which the lands are registered.

e) Upon the removal of the "Holding (H)" provision, the following uses may be permitted:

- **Single detached dwellings**; and
- **Street townhouse dwellings**.

H24

a) The applicant has an approved Draft Plan of Subdivision, a signed Subdivision Agreement; and

b) The necessary securities have been provided for the completion of the development to the satisfaction of the City of Brantford.

H25

a) The Applicant has submitted the following Material to the Satisfaction of the Manager of Development Engineering:

- Functional Servicing Report
- Geotechnical Report
- Transportation Impact Study

b) The Applicant has submitted building elevations to the satisfaction of the Chief Planner/Director of Planning as part of the Site Plan Control Application.

H26

a) The City has been provided with copies of all archaeological assessment reports and associated materials, including Ministry Letters indicating that the relevant archaeological assessments have been entered into the Ontario Public Register of Archaeological Reports, that demonstrate that the subject area has no further cultural heritage value or interest with respect to archaeological resources, and that no further archaeological assessment is required.

b) Notwithstanding the provisions of Section 3.34 to the contrary, the only permitted use on lands subject to this Holding Symbol shall be the use listed in Section 3.32.k.

H27

The lands zoned H-27 may only be used in accordance with the permitted uses in the NLR Zone upon the removal of the "Holding" (H) provision. Removal of the "H" may occur once the following provisions have been satisfied:

a) That the applicant, at their expense, address the need for a peer review of the D-6 Compatibility and Noise Assessment, prepared by CCS Engineering dated June 23, 2022, or any addendum thereto, to the satisfaction of the Manager of Development Planning; and

b) That the applicant implements, at their expense the final recommendations of the D-6 Compatibility and Noise Assessment, prepared by CCS Engineering dated June 23, 2022, or any addendum thereto through the future conditions of Draft Plan of Subdivision approval for File No. 29T-22505, to the satisfaction of the Manager of Development Planning.

H28

a) A slope stability study has been provided to the satisfaction of the City of Brantford and the Conservation Authority.

b) The Applicant has submitted the following material to the satisfaction of the City of Brantford:

- Updated Environmental Impact Study,
- Land Use Compatibility Study,
- Archaeological Assessment.

H29

a) The Applicant has submitted the following material to the satisfaction of the City of Brantford:

- Site Plan Control Application
- Site Plan Agreement
- Development Agreement

H30

a) Holding provision is to ensure the orderly development of lands and the adequate provision of municipal services, The “H” symbol shall not be removed until an agreement as required by the Planning Act is entered into for the subject lands with the City.

H31

a) These lands are reserved for the minor institutional use unless it has been determined by both the Grand Erie District School Board and the Brant Haldimand Norfolk Catholic District School Board and expressed through written confirmation that they do not require the lands for school purposes or that a period of seven years has elapsed from the date of the registration of the plan of subdivision in which the lands are registered (Block 207, File No. 29T-24502).

H32

a) This hold is intended to restrict development until servicing is available and the lands have been consolidated with the lands to the west to be comprehensively developed as envisioned by the Tutela Heights West Block Plan. The general Holding (H) provision on the remainder of the lands is to ensure the orderly development of lands and the adequate provision of municipal services. The “H” symbol shall not be removed until an agreement as required by the Planning Act is entered into for the subject lands with the City.

H33

Removal of the “H” may occur once the following provisions have been satisfied:

a) That the Draft Plan of Vacant Land Condominium is approved, the draft plan is finalized, and an agreement entered into;

b) Clearance from the Ministry of the Environment Conservation and Parks (MOECP) that the legislative requirements of the Endangered Species Act (ESA) have been appropriately addressed which may include, but may not

be limited to, the issuance of an authorization under the ESA from the satisfaction of the MOECP that species at risk will not be impacted by the proposed development; and

c) Required condominium and/or development agreements with the City have been entered into address, among other matters, the operation and maintenance of the sanitary pumping station and forcemain, and stormwater management system.

H34

Amended by By-law 185-2024

a) That the applicant provides a Land Use Compatibility Study and Noise Study to the satisfaction of the City.

H35

Amended by OLT 24-000751.

Removal of the “H” may occur once the following provisions have been satisfied:

a) The applicant has submitted a Streetscape and On-Street Parking Plan to the satisfaction of the Manager of Development Engineer; and

b) The applicant has satisfied the requirements of the City of Brantford relating to the Functional Servicing Report (FSR) and water modelling.

H36

Amended by By-law 75-2025.

a) That all servicing issues, financial and otherwise, have been addressed to the satisfaction of the City;

b) That the Owner has entered into a subdivision or development agreement to the satisfaction of the City; and

c) That a Record of Site Condition has been filed on the Environmental Registry.

H37

Amended by By-law 75-2025.

a) That all servicing issues, financial and otherwise, have been addressed to the satisfaction of the City;

b) That the Owner has entered into a subdivision or development agreement to the satisfaction of the City;

c) That a Record of Site Condition has been filed on the Environmental Registry;

d) That the developer completes a Transportation Impact Study (TIS) and agrees to implement the recommendations of the study to the satisfaction of the City; and

e) That the applicant submit an updated urban Design Brief (UDB) including sun/shadow analysis and agrees to implement the recommendations of the study to the satisfaction of the City.

H38

Unused

H39

Amended by bylaw 98-2025.

a) That all servicing issues, financial and otherwise, have been addressed to the satisfaction of The Corporation of the City of Brantford;

b) A comprehensive Stormwater Management Strategy has been prepared and accepted by the Director of Engineering and the Grand River Conservation Authority;

c) Draft Plan approval with a condition requiring the conveyance of necessary buffer blocks or right-of-ways for access into the dike;

d) A Functional Servicing Report has been prepared and accepted by the Director of Engineering and the Grand River Conservation Authority detailing the minimum first floor elevations;

e) That the applicant consult with the Survivors Secretariat to ensure the lands have been evaluated, to the satisfaction of the City;

f) That a development agreement has been entered into for the construction and urbanization of Birkett Lane to the satisfaction of the City of Brantford;

g) That confirmation has been provided that SPA2 Stormwater Management has been implemented (or an agreement has been executed to implement construction of the required works) to the satisfaction of the City of Brantford; and,

h) That capacity within the City’s system has been confirmed as adequate to service the proposed development to the satisfaction of the City of Brantford.

H40

a) That all required studies and plans, which include options for a right-in and right-out access onto Shellard Lane or other intersection improvements to the driveway access, have been submitted for a Site Plan Control application to the satisfaction of the City of Brantford.

H41

Amended by By-law 105-2025

a) The Owner has entered into a Site Plan Agreement to the satisfaction of the City; and,

b) The Owner has completed a noise and vibration study, and agrees to implement the recommendations of the study, to the satisfaction of the City.

H42

Amended by By-law 119-2025

a) That all servicing issues, financial and otherwise, have been addressed to the satisfaction of The Corporation of the City of Brantford;

b) A comprehensive Stormwater Management Strategy has been prepared and accepted by the Director of Engineering and the Grand River Conservation Authority;

c) If applicable, the conveyance of necessary buffer blocks or right-of-ways for access into the dike;

d) A Functional Servicing Report has been prepared and accepted by the Director of Engineering and the Grand River Conservation Authority detailing the minimum first floor elevations;

e) That the applicant consult with the Survivors' Secretariat to ensure the lands have been evaluated, to the satisfaction of the City of Brantford;

f) That confirmation has been provided that SPA2 Stormwater Management has been implemented (or an agreement has been executed to implement construction of the required works), to the satisfaction of the City of Brantford;

g) That capacity within the City's system has been confirmed as adequate to service the proposed development, to the satisfaction of the City of Brantford; and,

h) That a public neighbourhood information meeting be held to consider additional public input prior to the removal of the 'H' symbol, to the satisfaction of the City.

H43 – Unused

H44 – Unused

H45

Amended by By-law 83-2026

a) The Owner has completed a noise and vibration study, and agrees to implement the recommendations of the study, to the satisfaction of the City.

b) The City is in receipt of confirmation that the owners has entered into a Development Agreement with CN Rail and agrees to grant CN an environmental easement for operational noise emissions, if deemed necessary by CN, to the satisfaction of the Chief Planner.

H46

Amended by By-law 82-2026

a) That an agreement as required by the *Planning Act* is entered into for the subject lands with the City.

16.0 Temporary Uses

16.1 Temporary Use Permissions

Amended by By-law 75-2025.

Notwithstanding any provision in this By-law to the contrary, this By-law law is modified for the lands to which the temporary use permission applies as listed below. All other requirements of the By-law shall continue to apply.

T1 – 239, 251 Powerline Road and unaddressed lot on Powerline Road

Amended by By-law 75-2025.

A **temporary sales office** shall be permitted within any area zoned T1.

Temporary use expiry date: May 23, 2027.

T2 – Part of 281 Powerline Road East

Amended by By-law 35-2026.

A **temporary sales office** shall be permitted within any area zoned T2.

Temporary use expiry date: April 20, 2029.