

7.10 Residential Medium Density Type B Zone (R4B)

7.10.1 Permitted Uses

The following uses are permitted in a R4B Zone:

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

7.10.2 Regulations

Amended by
Bylaw No.
34-93

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

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

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

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

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

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

.7 Accessory Uses, Buildings, and Structures

- .1 In accordance with Section 6.3.

.8 Uses Permitted in Section 6.1.

- .1 In accordance with Section 6.1.

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

7.10.4 Exceptions

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

Amended by
Bylaw No.
90-97

.1 DELETED

Amended by
Bylaws No.
165-98, 107-2018

.2 372, 380, and 384 St. Paul Avenue (H-R4B-2)

- .1 The lands zoned H-R4B-2 may only be used in accordance with the permitted uses in the H-R4B-2 Zone upon the removal of the "Holding (H)" provision. Removal of the "H" may occur once the following provisions have been satisfied:
 - .1 The Applicant's has provided confirmation that the properties located at 372, 380 and 384 St. Paul Avenue have been merged into one title;
 - .2 The Applicant has provided a signed Site Plan Agreement to the City, along with all necessary securities; and
 - .3 All servicing issues, financial and otherwise, have been addressed to the satisfaction of the City of Brantford.
- .2 Notwithstanding any provision of this By-law to the contrary, as shown on Schedule A, attached to and forming part of this By-law, any lot within any H-R4B-2 Zone may only be used for the following uses:
 - .1 Retirement Home.
 - .2 Accessory uses, buildings and structures.

- .3 Notwithstanding any provision of this Bylaw to the contrary as shown on Schedule 'A', attached to and forming part of this By-law, no person shall within any R4B-2 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:
- | | | |
|----|---|--|
| .1 | Number of beds (maximum) | 102 beds |
| .2 | Lot Area (minimum) | 42.3 m ² /bed |
| .3 | Building Height (maximum) | 2 Storeys <i>for existing buildings at the date of passing of this by-law.</i> Otherwise 3 Storeys shall be permitted. |
| .4 | Front Yard (minimum) | 2.0 m |
| .5 | Rear Yard (minimum) | 5.7 m
(for the portion of the building adjacent to 7 The Strand Avenue)

6.0 m
(for the portion of the building adjacent to 5 The Strand Avenue) |
| .6 | Interior Side Yard (minimum) | 2.7 m (northerly interior side yard)

7.0 m (for the portion of the building adjacent to 370 St. Paul Avenue)

6.0 m (for the portion of the building adjacent to 5 The Strand Avenue) |
| .7 | Planting Strip adjacent to all new parking spaces (minimum or a reduced planting strip as approved pursuant to the Site Plan Control Provisions of the Planning Act). | 1.5 m (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) |
| .8 | Privacy Fence (minimum height) | 2.2 m (for the rear yard of existing buildings at the |

date of passing of by-law)

2.2 m (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)

Nil (front yard adjacent to 370 St. Paul Avenue)

That all the provisions of the R4B Zone in Section 7.10.4 to this By-law, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
25-91

.3 135 Elgin Street (R4B-3)

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

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

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

- .1 In accordance with Section 6.15.

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

Amended by
Bylaws No.
88-91, 46-93

.4 DELETED.

Amended by
Bylaw No.
88-91

.5 10 Courtland Drive (R4B-5)

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

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

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

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

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

.6 DELETED

Amended by
OMB Order
R910607

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

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

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

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

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

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

Amended by
Bylaw No.
84-92

.8 Petofi Hungarian Cultural Club (R4B-8)

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

- .1 Private clubs.

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

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

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

Amended by
Bylaw No.
180-94

.9 994 Colborne Street East (R4B-9)

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

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

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

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

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

apply mutatis mutandis.

Amended by
Bylaw No.
13-99

.10 137 Brant Avenue (R4B-10)

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

.1 Dwelling units.

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

.1	Lot Area (minimum)	124.0 m ² /unit
.2	Lot Width (minimum)	20.0 m
.3	Lot Coverage (maximum)	35%
.4	Building Height (maximum)	3 storeys
.5	Front Yard (minimum)	1.2m
.6	Rear Yard (minimum)	10.0m
.7	Side Yard (minimum)	
	.1 Interior	1.8m
	.2 Exterior	2.4m
.8	Gross Floor Area (minimum)	40.0m ² /unit
.9	Landscaped Open Space (minimum)	30%
.10	Amenity Space (minimum)	NIL
.11	Off-Street Parking (minimum)	1.25 spaces/unit
.12	Loading (minimum)	NIL
.13	Number of Dwelling Units (maximum)	14
.14	All dwelling units shall only be located within the existing building formerly used as a church	
.15	Planting Strips (minimum)	2.5m

That all the provisions of the R4B Zone in Section 7.10.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent

with the provisions herein contained, shall continue to apply mutatis mutandis.

.11 170 Henry Street (R4B-11)

Amended by
Bylaws No.
122-99, 68-2011,
63-2012

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

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

- .1 Notwithstanding Section 2.7.15 of this Bylaw a group residence shall mean a dwelling unit or dwelling units operated as a single housekeeping unit accommodating, or having the facilities to accommodate, eleven or more residents (exclusive of staff), who, by reason of their emotional, mental, social or physical condition require a group living arrangement under responsible supervision consistent with the requirements of its residents, and the group residence is either licenced or funded under Provincial or Federal statute. Any counselling or support services provided in the group residence shall be limited to those required by the residents. A group residence shall be deemed not to include:
- a mini-group home,
 - a group home,
 - a crisis residence,
 - a group correctional home,
 - a group correctional residence,
 - a lodging house,
 - a nursing home,
 - a home for the aged,
 - a retirement home.

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

.12 333 Wellington Street (R4B-12)

Amended by
Bylaws No.
44-2004, 60-2013,
70-2023

- .1 Notwithstanding any provision of this by-law to the contrary, any lot within any R4B-12 Zone may only be used for the following uses:
- .1 Apartment dwellings; and,
 - .2 Accessory Uses, Buildings and Structures
 - .1 In accordance with Section 6.3

- .2 Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4B-12 Zone use any lot, or erect, alter or use any building or structure, for apartment dwellings except in accordance with the following provisions:
- .1 Number of dwelling units (maximum) 18
 - .2 Interior side yard (maximum) 6.0 m
 - .3 An existing unenclosed step may project a maximum of 1.5 metres into a minimum two-way traffic aisle
 - .4 Any required off-street parking space shall provide the following:
 - .1 Be located a minimum of 3.0 metres from a lot line abutting Stanley Street.
 - .2 Be located a minimum of 6.0 metres from a lot line abutting Wellington Street.
 - .3 Be located a minimum of 0.0 metres for a rear lot line.
 - .4 Be located a minimum of 1.0 metres for any other lot line.

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

.13 372 Darling Street (R4B-13)

Amended by
Bylaw No.
53-2005

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

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

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

That all the provisions of the R4B Zone in Section 7.10.2 to this Bylaw, and

all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

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

Amended by
Bylaw No.
5-2007

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

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

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|----|---|-------------------------|
| .1 | Lot Area (minimum) | 90 m ² /unit |
| .2 | Lot Coverage (maximum) | 42.0% |
| .3 | Front Yard (minimum) | 0 m |
| .4 | Off-street Parking (minimum) | 30 spaces |
| .5 | Notwithstanding the off-street parking requirements, all or a portion of the required spaces may be accommodated on an abutting lot zoned to permit stand-alone parking associated with a residential apartment building. A minimum 0 metre setback of parking from this abutting property's lot line shall be permitted. | |

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

.15 UNASSIGNED

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

Amended by
Bylaw No.
56-2009

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

- | | | |
|----|--|-------------------|
| .1 | The total number of apartment dwelling units in the R4B-16 Zone shall be limited to the following: | 39 dwelling units |
| .2 | Building Height (maximum) | 2.5 storeys |
| .3 | Side Yard (minimum)
Interior (north) | 2.91 m |

Interior (south) 7.5 m

- .4 Parking – notwithstanding the requirements of Section 6.18, the following shall be required:

Number of Parking Spaces (minimum) 39 spaces

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

Amended by
Bylaw No.
56-2009

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

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

- .1 A general office located within an existing building

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

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

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

Amended by
Bylaw No.
66-2009

.18 54 Winniett Street (R4B-18)

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

- .1 Lot Area (minimum) 2,394.0 m²
- .2 Building Height (maximum) 3 storeys
- .3 Front Yard (minimum) 2.0 m

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

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

Amended by
Bylaw No.
68-2009

.19 142 Nelson Street (R4B-19)

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

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

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

.1	Lot Area (minimum)	787.0 m ²
.2	Lot Width (minimum)	19.5 m
.3	Lot Coverage (maximum)	35.0%
.4	Building Height (maximum)	3 storeys

- .5 Front Yard (minimum) 6.5 m
- .6 Rear Yard (minimum) 10.0 m
- .7 Side Yard (minimum)
 - Interior (west) 1.2 m
 - Interior (east) 8.0 m
- .8 Landscaped Open Space (minimum) 20.0%
- .9 Parking – notwithstanding the requirements of Section 6.18, the following shall be required for a stacked fourplex dwelling:
 - Dwelling unit containing 3 or less bedrooms 1.5 spaces/unit
 - Dwelling unit containing more than 3 bedrooms 3.75 spaces/unit

A minimum of 6 parking spaces must be provided on site. Any additional spaces beyond this may be provided on appropriately zoned land that is located within a minimum of 150.0 m of the nearest lot line of the subject property on the condition that an agreement providing for the continuation of the additional parking spaces is entered into with the City and is registered against both parcels of land.
- .10 Notwithstanding Section 6.4.1.1, an unenclosed porch, verandah or deck (with or without a roof) may be permitted to project into the front yard a maximum of 4.3 m.

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

.20 DELETED

Amended by
Bylaw No.
15-2010, 75-2014

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

Amended by
Bylaws No.
79-2011, 128-2015

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

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

of Brantford.

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

- .1 Apartment dwellings
- .2 Retirement homes
- .3 Homes for the aged
- .4 Nursing homes
- .5 Bed and breakfast establishments
- .6 Day nurseries
- .7 Home occupations
- .9 Group homes
- .10 Group residences
- .11 Crisis residences
- .12 Group correctional homes
- .13 Group correctional residences
- .14 Arts schools
- .15 Bakeries
- .16 Financial institutions
- .17 Fresh produce outlets
- .18 General offices
- .19 Health clubs
- .20 Meat stores
- .21 Medical clinic
- .22 Medical office
- .23 Neighbourhood convenience stores
- .24 Personal service stores
- .25 Pharmacies
- .26 Photocopy shops
- .27 Photographer’s studio
- .28 Places of assembly
- .29 Places of worship
- .30 Restaurants – full service, take out and fast food (excluding drive-through service)
- .31 Specialty retail stores
- .32 Accessory uses, buildings, and structures
- .33 Uses permitted in Section 6.1

- .3 Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4B-21 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Lot Coverage (maximum) 80%
- .2 Front Yard (minimum) 7.0 m
 - .1 The Front Yard shall be defined as the yard opposite Morrell Street.

- .3 Rear Yard (minimum) 1.0 m
 - .1 The Rear yard shall be defined as the yard opposite Leonard Street.
- .4 Side Yard (minimum)
 - .1 Interior (south) 1.0 m
- .5 Parking Spaces (minimum) 1.16 spaces per dwelling unit
- .6 Landscaped open space (minimum) 20%
- .7 Amenity space (minimum)
 - .1 Total 1223 m²
 - .2 On rooftop 763 m²

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

Amended by
Bylaw No.
78-2012

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

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

- .1 Accessory Uses, Buildings and Structures
 - .1 In accordance with Section 6.3

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

.23 61 – 73 Murray Street (R4B-23)

Amended by
Bylaws No.
41-2014, 61-2017.
217-2023

- .1 Notwithstanding any provision of this by-law to the contrary, any lot within any R4B-23 Zone may be used for all of the uses permitted in the R4B Zone, plus the following use:
 - .1 General Office.
- .2 Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R4B-23 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- | | | |
|----|---|----------------------|
| .1 | Front Yard (minimum) | 0.2 m |
| .2 | Side Yard (minimum) | |
| .1 | Interior | 6.5 m |
| .2 | Exterior | 1.7 m |
| .3 | Coverage of Landscaped Open Space (minimum) | 7% |
| .4 | Setback for parking space from a lot line abutting a street (minimum) | 1 m |
| .5 | Lot Area (minimum) | 2,340 m ² |
| .6 | Lot Coverage (maximum) | 41% |
| .7 | One off-street parking space may be permitted for the use associated with an abutting lot, on the condition that an agreement providing for the continuation of the off-street parking space is entered into with the owners of both lots and the City of Brantford and is registered against both parcels of land. | |
| .8 | An easement may be permitted for the access to all parking spaces on an abutting lot. | |
| .9 | Notwithstanding Section 2.4.9 of this By-law, Apartment Dwellings are permitted to have external entrances with direct access from the exterior of the building to a street. | |
- .3 That all the provisions of the R4B Zone in Section 7.10.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaws No.
119-2018,
88-2019

.24 5 Marlene Avenue - Southeast corner of Marlene Avenue/River Road (F-R4B-24)

- .1 The lands zoned F-R4B-24 may only be used in accordance with the permitted uses in the F-R4B-24 Zone upon the removal of the "Holding (H)" provision. Removal of the "H" may occur once the following provisions have been satisfied:
- | | |
|----|--|
| .1 | Confirmation is received that the Ministry of Natural Resources and Forestry is in agreement with the submitted Butternut Health Assessment (BHA); and |
| .2 | All servicing issues have been addressed to the satisfaction of the General Manager of Public Works, City of Brantford. |
- .2 Notwithstanding any provision of this By-law to the contrary, any lot

within any F-R4B-24 Zone may be used only for the following use:

- .1 Apartment Dwellings
 - .2 Accessory uses, buildings, and structures
 - .3 Uses permitted in Section 6.1
- .3 Notwithstanding any provision of this Bylaw to the contrary, no person shall within any F-R4B-24 Zone use any lot, or erect, alter or use any building or structure for apartment dwellings, except in accordance with the following provision:
- .1 Building Height (maximum) 3 storeys
 - .2 Parking (minimum) Apartment dwelling 1 space/unit

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

Amended by
Bylaws No.
147-2018,
84-2019

.25 81 Peel Street (R4B-25)

- .1 The lands zoned R4B-25 may only be used in accordance with the permitted uses in the R4B-25 Zone upon the removal of the "Holding (H)" provision. Removal of the "H" may occur once the following provisions have been satisfied:
 - .1 That a Record of Site Condition has been filed on the Environmental Registry; and,
 - .2 The Applicant has provided a signed Site Plan Agreement to the City, along with all necessary securities.
- .2 Notwithstanding any provision of this By-law to the contrary, as shown on Schedule A, attached to and forming part of this By-law, any lot within any R4B-25 Zone may only be used for the following uses:
 - .1 Apartment Dwellings; and,
 - .2 Accessory uses, buildings and structures.
- .3 Notwithstanding any provision of this Bylaw to the contrary as shown on Schedule 'A', attached to and forming part of this By-law, no person shall within a R4B-25 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:
 - .1 Number of Apartment Dwellings (maximum) 12
(no habitable space shall be permitted in the existing bell tower above the third storey)
 - .2 Lot Area (minimum) 134.0 m2/unit

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|-----|---|------------------|
| .3 | Lot Width (minimum) | 27.0 m |
| .4 | Lot Coverage (maximum) | 46% |
| .5 | Front Yard (minimum) | 0.5 m |
| .6 | Rear Yard (minimum) | 0.8 m |
| .7 | Side Yard (minimum) | |
| | .1 Interior | 2.0 m |
| | .2 Exterior | 6.1 m |
| .8 | Landscaped Open Space (minimum) | 12.0% |
| .9 | Minimum Parking Requirement
Apartment Dwelling | 1.08 spaces/unit |
| .10 | Loading Spaces (minimum) | Nil |
| .11 | Notwithstanding Section 6.18.1.1 of this By-law, a Parallel Accessible Parking Space having a minimum width of 2.75 m by 6.75 m with a 1.5 m access aisle shall be permitted. | |
| .12 | Notwithstanding Section 6.18.1.1 of this By-law, the minimum parking stall size shall be 2.75 m by 5.5 m for all other spaces. | |
| .13 | Notwithstanding Section 6.18.3.5 of this By-law, the required parking spaces shall be 0 m for the parking spaces along Dalhousie Street and 0 m from any other lot line. | |
| .14 | Notwithstanding Section 6.18.4.2.1 of this By-law, a two-way traffic aisle with a minimum width of 2.0 m shall be permitted where the parking space angle is 90 degrees. | |

That all the provisions of the R4B Zone in Section 7.10.4 to this By-law, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

.26 Southwest Corner of Shellard Lane and Conklin Road (R4B-26)

Amended by
Bylaw No.
166-2019, 104-2020

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| .1 | Deleted |
| .2 | Notwithstanding any provision of this By-law to the contrary, as shown on Schedule A, attached to and forming part of this By-law, any lot within any R4B-26 Zone may only be used for the following uses: |

.1 Apartment Dwellings; and,

.2 Accessory uses, buildings and structures.

.3 Notwithstanding any provision of this Bylaw to the contrary as shown on Schedule 'A', attached to and forming part of this By-law, no person shall within a R4B-26 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

.1 Lot Area (minimum) 93 m²/unit

.2 Rear Yard (minimum) 3.0 m

.3 Exterior Side Yard (minimum) 6.0 m

.4 Amenity Space (minimum) 9.0 m²/unit

.1 For the purpose of this By-law, 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.

.2 Notwithstanding the above, a minimum of 194 m² of amenity space shall be provided in a detached accessory building.

.5 Planting Strip

A planting strip having a width of 1.5 metres shall be provided and maintained along the full length of the southerly lot line.

.6 Privacy Fence

A continuous 2.2 m privacy fence shall be provided and maintained along the full length of the southerly lot line.

.7 Parking

Notwithstanding Section 6.18.3.5 and 6.18.3.10, a minimum parking requirement of 1.35 spaces/unit shall be provided.

.8 Accessory Building

Notwithstanding Section 2.2.10 and 6.3.1.2.1, the maximum height measured from the finished grade level to the highest point of an accessory building or structure utilized as an amenity space shall be 7.5 m.

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

Amended by
Bylaw No.
167-2021

.27 118-120 Morrell Street

Notwithstanding any provision of this by-law to the contrary, any lot within any R4B-27 Zone may be used for all of the uses permitted in the R4B Zone, plus the following use:

- .1 Specialty Retail Store, which for the purposes of this By-law shall mean a retail store which offers for sale and/or rent one merchandise line or a limited number of closely related merchandise lines such as a bookstore, record store, video store, pet grooming business, or florist shop but shall not include a major department store, junior department store, retail warehouse, supermarket, beer store or liquor store.

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

.28 130 Elgin Street (R4B-28)

Amended by
Bylaw No.
86-2022

.1 Notwithstanding any provision of this By-law to the contrary, as shown on Schedule A, attached to and forming part of this By-law, any lot within any R4B-28 Zone may be used for all uses permitted the R4B Zone, plus the following uses:

- .1 Dwelling units;
- .2 Notwithstanding any provision of this By-law to the contrary as shown on Schedule 'A', attached to and forming part of this By-law, no person shall within any R4B-28 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Section 7.10.4.28.1.1, except in accordance with the following provisions:

- .1 Number of Dwelling Units (maximum) 6
- .2 All dwelling units shall only be located within the existing building formerly used as a place of worship
- .3 Lot Area (Minimum) 106.2 m²/unit
- .4 Lot Width (Minimum) 15.5 m
- .5 Front Yard (Minimum) 1.7 m
- .6 Side Yard (Minimum)
 - i. Interior 0.2 m
 - ii. Exterior 0.5 m
- .7 Parking (Minimum) 5 spaces
- .8 Notwithstanding Section 6.18.3.5 of this By-law, the required

parking spaces shall be 0.8 m from any lot line abutting a street.

- .9 Notwithstanding Section 6.18.7.7 of this By-law, no accessible parking space shall be required.

That all the provisions of the R4B Zone in Section 7.10.2.1 to this By-law as they apply to an apartment dwelling, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

.29 446-450 Colborne Street (R4B-29)

Amended by
Bylaw No.
135-2022

- .1 Notwithstanding any provision of this By-law to the contrary, as shown on Schedule A, attached to and forming part of this By-law, any lot within any R4B-29 Zone may only be used for the following uses:

- .1 Apartment Dwellings; and
- .2 Accessory uses, buildings, and structures.

- .2 Notwithstanding any provision of this By-law to the contrary as shown on Schedule 'A', attached to and forming part of this By-law, no person shall within any R4B-29 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Section 7.10.4.29.1, except in accordance with the following provisions:

- .1 Lot Area (Minimum) 84 m² /unit
- .2 Lot Width (Minimum) 25 m
- .3 Front Yard (Minimum) 1.5 m
- .4 Rear Yard (Minimum) 6.0 m
- .5 Side Yard (Minimum)
 - .1 Interior (eastern lot line abutting 466 Colborne Street) 1.5 m
 - .2 Interior (western lot line) 7.5 m
- .6 Landscaped Open Space (Minimum) 13.9 %
- .7 Amenity Space (Minimum) 2.0 m² / unit
- .8 Parking Spaces (Minimum) 1 space / unit
- .9 Notwithstanding Section 6.18.3.5 of this By-law, 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 m from any other lot line.

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

That all the provisions of the R4B Zone in Section 7.10.2.1 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.

.31 26 Freeborn Avenue (R4B-31)

Amended by
Bylaw No.
128-2023

- .1 Notwithstanding any provision of this By-law to the contrary, any lot within any R4B-31 Zone may be used for all of the uses permitted in the R4B Zone.
- .2 Notwithstanding any provision of this By-law to the contrary, no person shall within any R4B-31 use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

.1	Number of dwelling units (maximum)	11
.2	Lot Area (minimum)	111.5 m ² /unit
.3	Lot width (minimum)	27.58 m
.4	Interior Yard Setback	7.5 m abutting the eastern lot line and 2.75 m abutting the western lot line
.5	Landscaped Open Space (minimum)	19.8%
.6	Amenity Space (minimum)	7.2 m ² /unit
.7	Parking (minimum)	14 spaces
.8	Accessible Parking (minimum)	NIL
- .3 Notwithstanding Section 6.3.1.3.1, a single accessory structure not exceeding 6 m² in area may be permitted in the north east portion of the required front yard, minimum 1.9 m from the front property line.

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