

CITY OF
BRANTFORD



New Zoning By-law Project

Public Information Centre

January 29, 2024

What is a Zoning By-law?

Zoning implements the direction of the Official Plan and determines what can occur on a property

- What **uses** are allowed
- Direction for the **location** and **size** of buildings on a property
 - Height and size of buildings
 - Size of yards
 - Front, side and rear yard setbacks
 - Parking
 - Landscaping



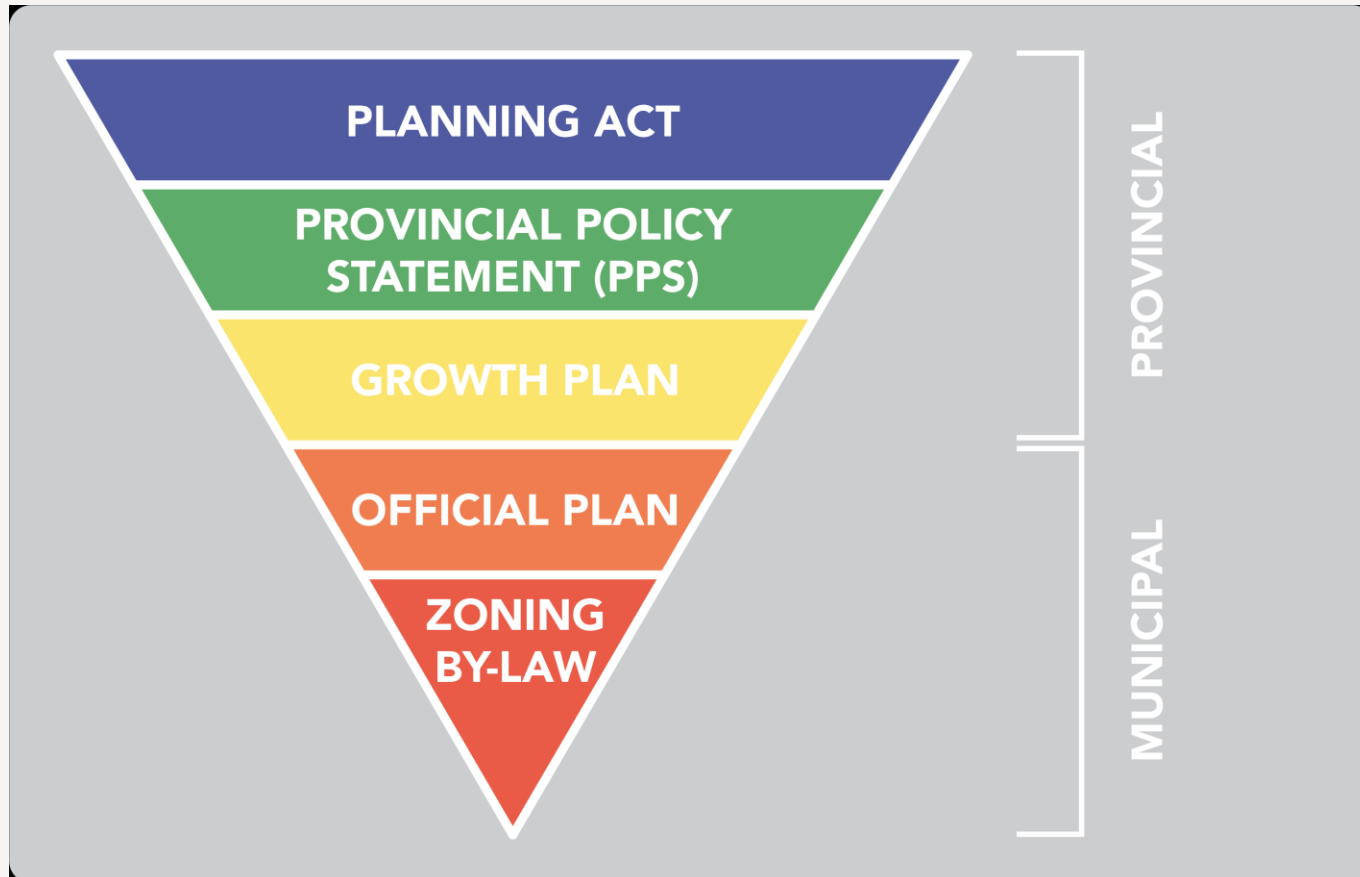


What a Zoning By-law is not

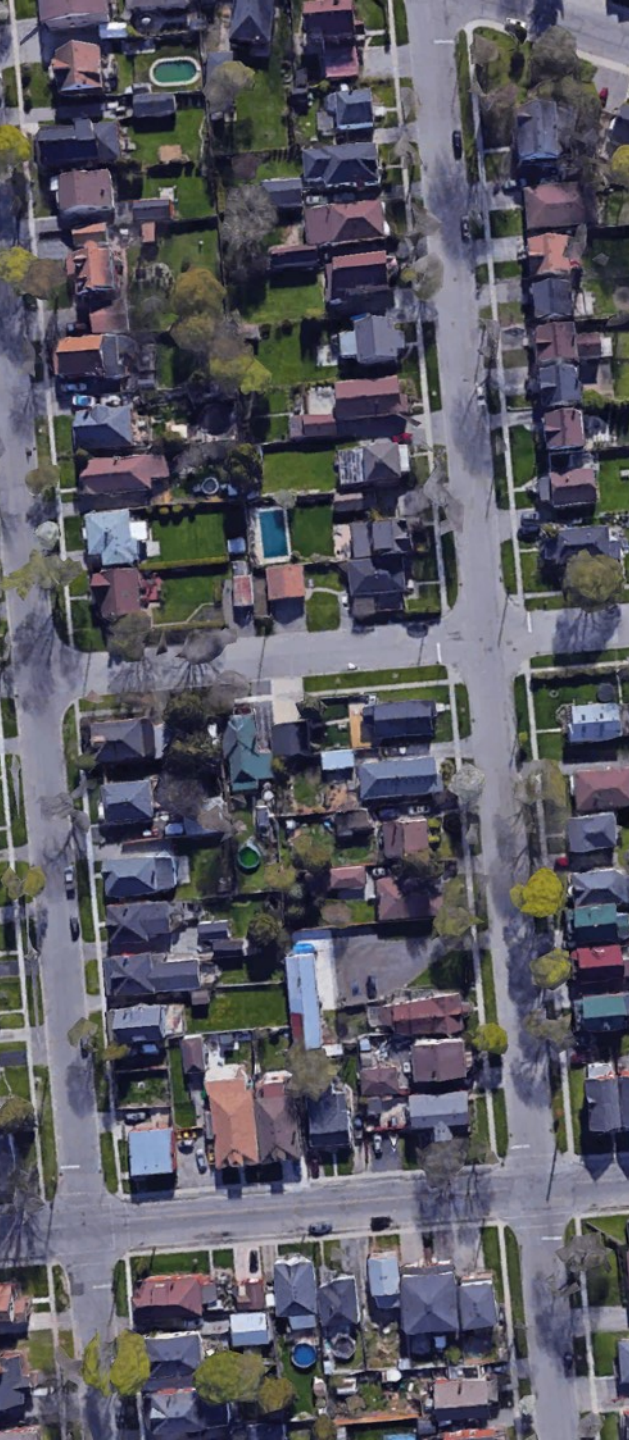
While the zoning by-law is an effective regulatory tool, things not regulated by the zoning by-law include:

- The internal design of a building
- The design of streetscapes, parks or public spaces, and
- Things such as the construction techniques used for a building

Zoning Conformity



Zoning By-laws must conform to the Official Plan

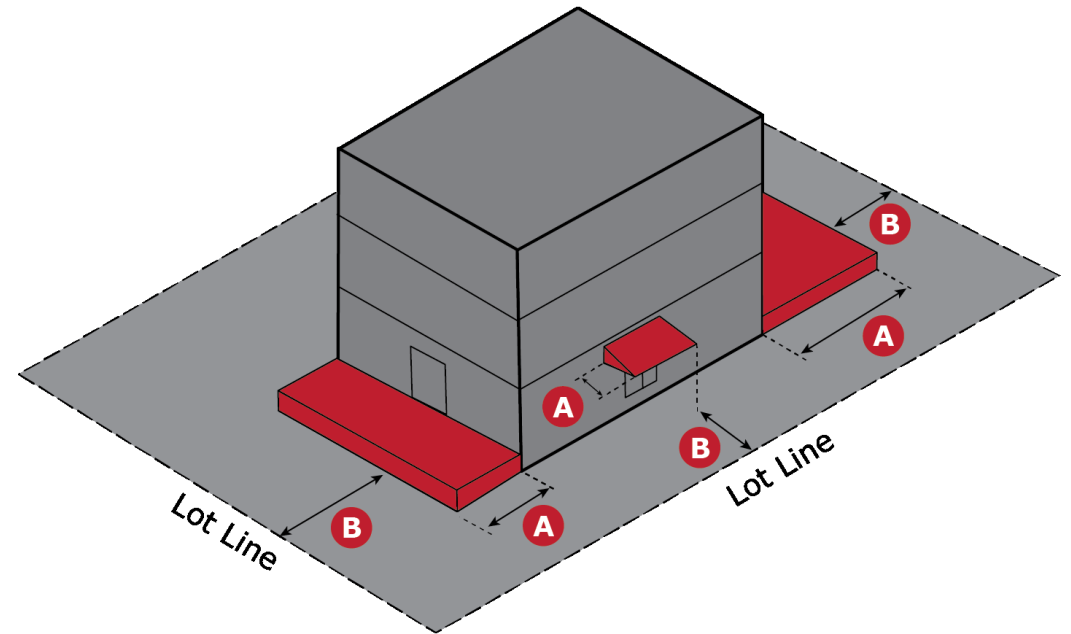


Chapters in the New Zoning By-law

- | | | | |
|----------|---------------------------------|-----------|---------------------|
| 1 | User Guide Section | 8 | Institutional Zones |
| 2 | Administration Section | 9 | Commercial Zones |
| 3 | General Provisions | 10 | Employment Zones |
| 4 | Definitions | 11 | Agricultural Zone |
| 5 | Parking and Loading Regulations | 12 | Core Natural Zone |
| 6 | Mixed-Use Zones | 13 | Open Space Zone |
| 7 | Residential Zones | 14 | Development Zone |

User Guide Section

- Describes **how to read the document and find relevant zoning information**
 - Guides reader through process of finding info on a particular property
 - How to read the zoning maps and symbols
 - How to find the applicable provisions for a zone
- The general structure **includes**
 - Introduction
 - Purpose of the Zoning By-law
 - Set of steps that guide the reader



- A** Projection into the Required Yard
- B** Setback from Lot Line



Mixed-Use Zones

- **Six mixed-use zones** are proposed
 - Historic Mainstreets (HM) Zone
 - Lower Downtown (LD) Zone
 - Upper Downtown (UD) Zone
 - Major Commercial Centre (MCC) Zone
 - Brant Heritage Conservation District (BHC) Zone
 - Intensification Corridor (IC) Zone
- Permitted uses are identified for each zone
- Typical lot provisions including minimum amenity space, ground floor height and balcony depth

Mixed-Use Zones – permitted uses (excerpt)

Table 20 Excerpt – Residential Uses Permitted in the Mixed-Use Zones

Permitted Uses	HM Zone	LD Zone	UD Zone	MCC Zone	BHC Zone	IC Zone
1. Additional residential 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. Child care centre	P	P	P	P	P	P
6. Group correctional home	P	P	P	P	P	P
7. Group home	P	P	P	P	P	P



Mixed-Use Zones

- Recommended minimum and maximum heights for each zone (subject to angular plane limits)
 - **Historic Mainstreets Zone**
 - Minimum building height of 3 storeys and a maximum height of 8 storeys
 - **The Lower Downtown Zone**
 - Minimum building height of 3 storeys and a maximum height of 24 storeys
 - **The Upper Downtown Zone**
 - Minimum building height of 2 storeys and a maximum height of 8 storeys



Mixed-Use Zones

- **Major Commercial Centre Zone**
 - Minimum building height of 3 storeys, and a maximum height of 18 storeys
- **Brant Avenue Heritage Conservation District Zone**
 - Maximum building height of 3 storeys
- **Intensification Corridor Zone**
 - Minimum building height of 3 storeys and a maximum height of 12 storeys
 - Except along Erie Avenue, maximum height of 6 storeys
 - Ground floor commercial uses will be required in pedestrian predominant areas – delineated with a “PP” on the zone schedules.



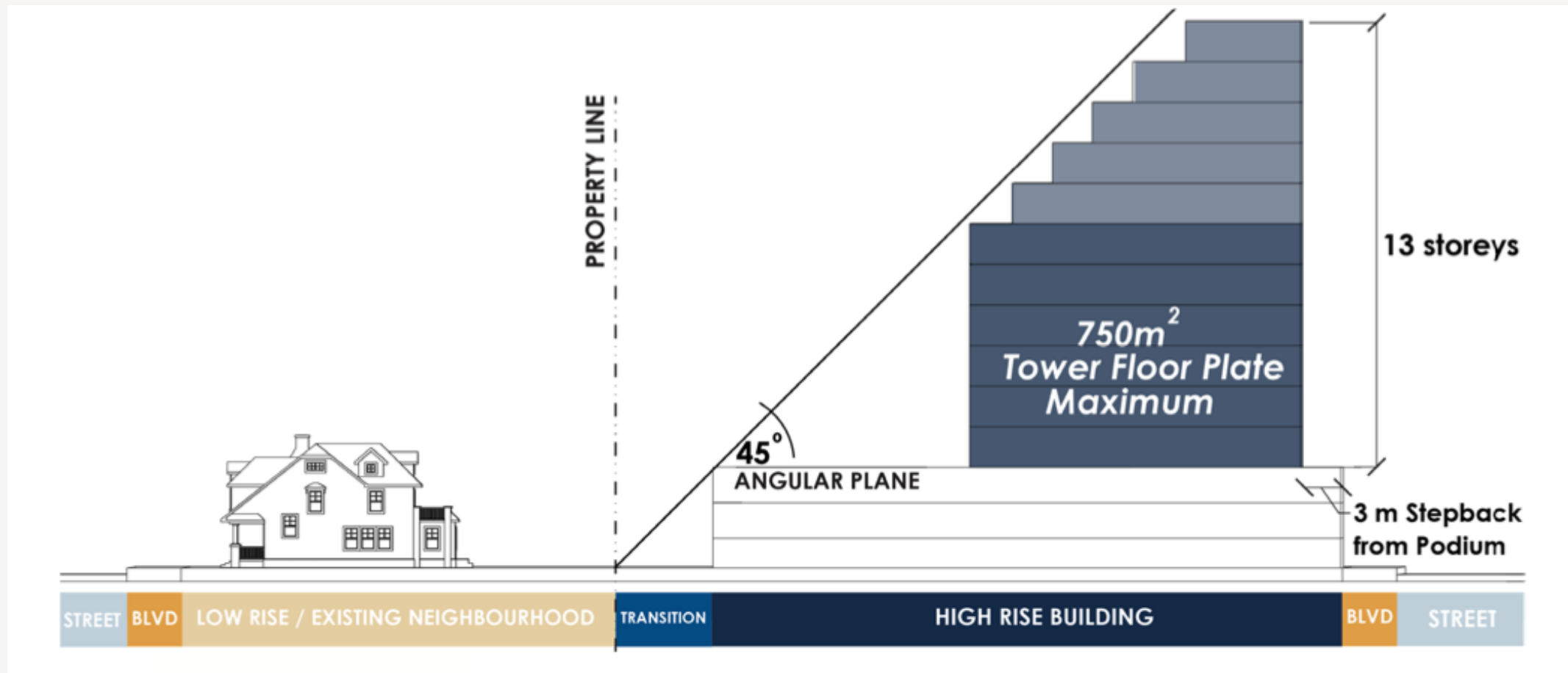
Mixed-Use Zones

- Additional zone provisions include:
 - Maximum building length of 60 metres
 - Where rear or side yard abuts low rise residential, a 45-degree angular plan required
 - Buildings above 8 storeys require 3 metre setback from podium
 - Towers above 8 storeys to be separated by 25 metres
 - Maximum tower floor plate 750 m²
 - Minimum depth of a balcony = 1.2 m

Mixed-Use Zones



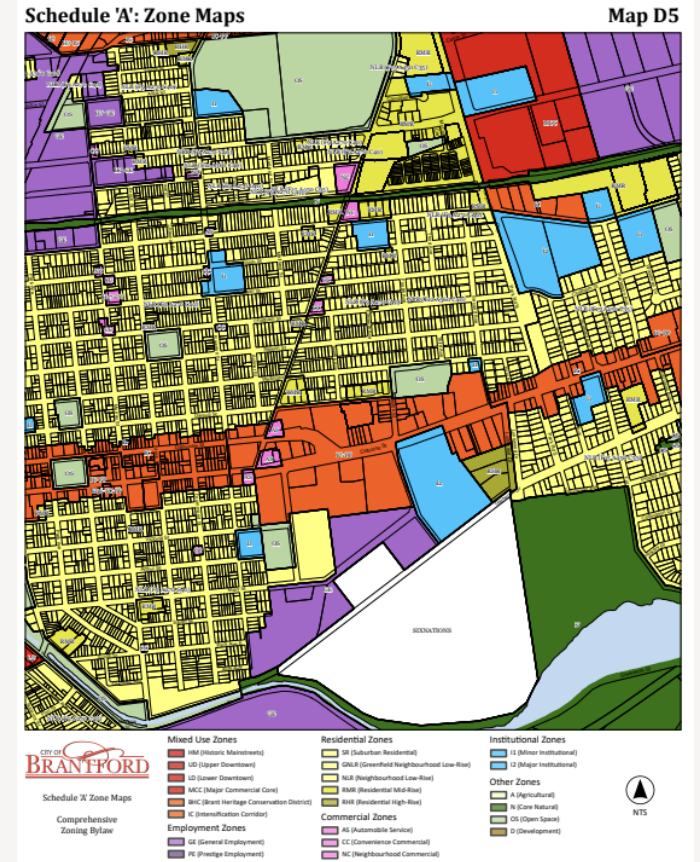
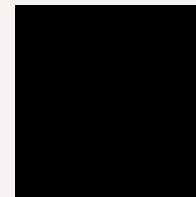
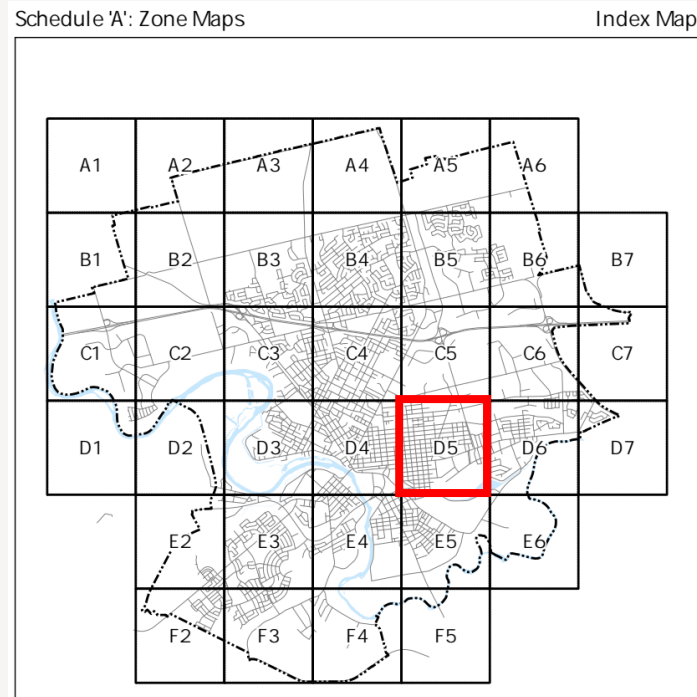
Mixed-Use Zones



How to use the By-law

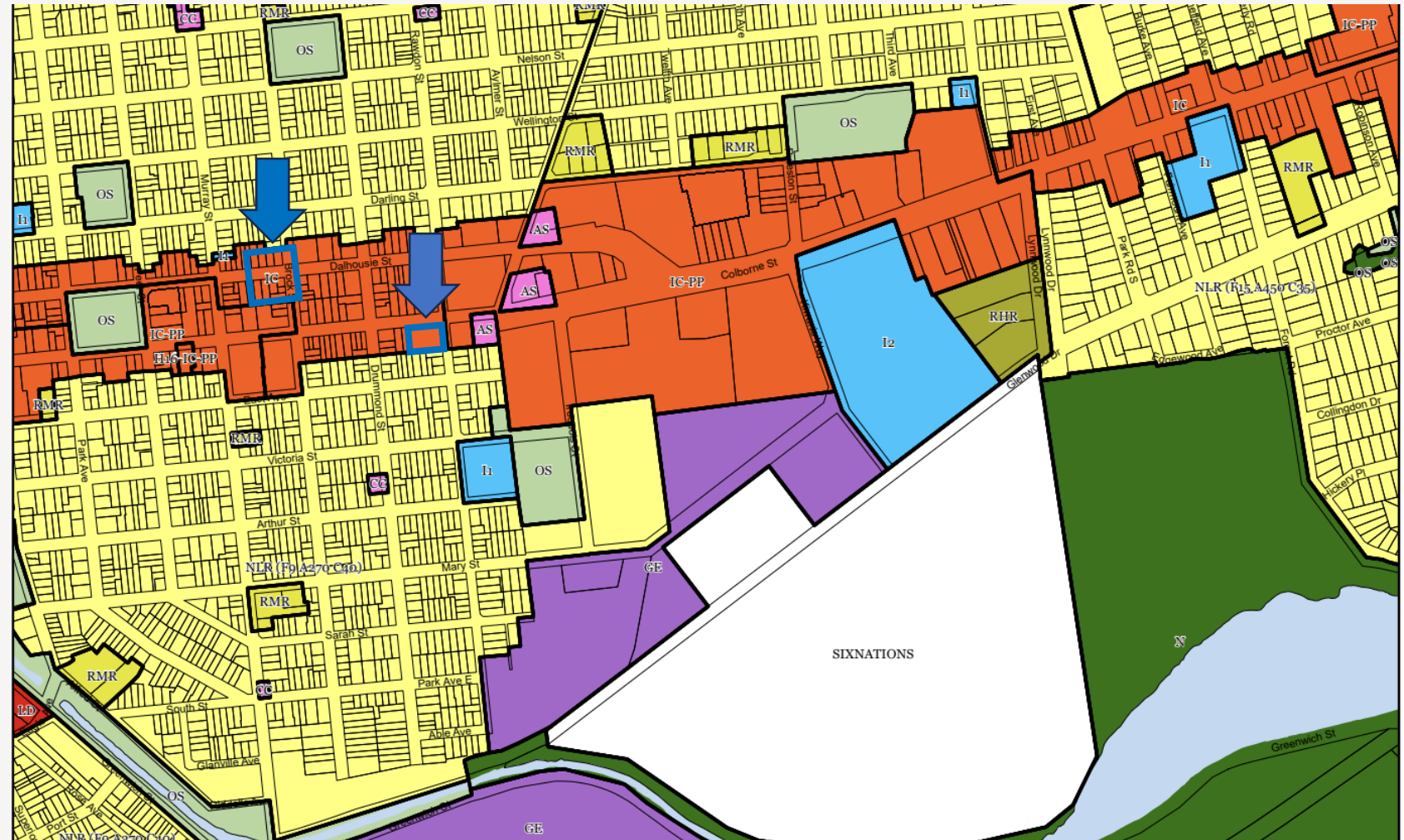
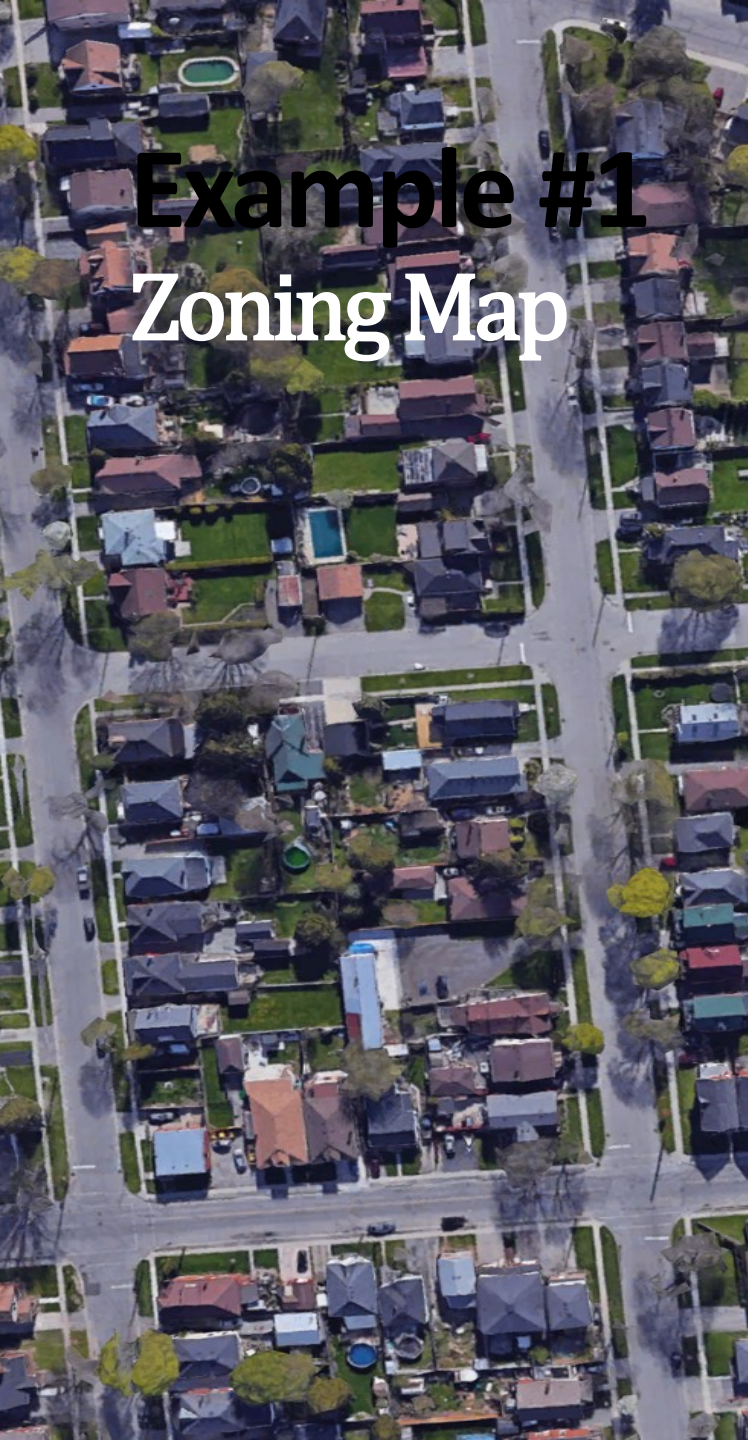
- **Example #1**

I own a building on an intensification corridor. I want to redevelop the property by building a new 6 storey mixed-use building. How do I figure out what parts of the by-law apply?



Example #1

Zoning Map



Mixed Use Zones

- HM (Historic Mainstreets)
- UD (Upper Downtown)
- LD (Lower Downtown)
- MCC (Major Commercial Core)
- BHC (Brant Heritage Conservation District)
- IC (Intensification Corridor)

Employment Zones

- GE (General Employment)
- PE (Prestige Employment)

Residential Zones

- SR (Suburban Residential)
- GNLR (Greenfield Neighbourhood Low-Rise)
- NLR (Neighbourhood Low-Rise)
- RMR (Residential Mid-Rise)
- RHR (Residential High-Rise)

Commercial Zones

- AS (Automobile Service)
- CC (Convenience Commercial)
- NC (Neighbourhood Commercial)

Institutional Zones

- I1 (Minor Institutional)
- I2 (Major Institutional)

Other Zones

- A (Agricultural)
- N (Core Natural)
- OS (Open Space)
- D (Development)



Example #1

Permitted Uses

Table 20 Excerpt – Permitted Residential Uses in the Mixed-Use Zones

Permitted Uses	HM Zone	LD Zone	UD Zone	MCC Zone	BHC Zone	IC Zone
8. Fourplex	-	-	P	-	P	P
9. Home child care	P	P	P	P	P	P
10. Live-work	P	P	P	P	P	P
11. Lodging house	P	P	P	P	P	P
12. Mixed use building	P	P	P	P	P	P
13. Retirement home	P	P	P	P	P	P
14. Semi-detached dwelling	-	-	-	-	P	-
15. Short term rental accommodation	P (1)	P (1)	P (1)	P (1)	P (1)	P (1)
16. Single detached dwelling	-	-	-	-	P	-
17. Stacked 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.

Table 21 Excerpt – Permitted Non-Residential Uses in the Mixed-Use Zone

Permitted Uses	HM Zone	LD Zone	UD Zone	MCC Zone	GHC Zone	IC Zone
8. Bed and breakfast establishment	Q1	Q1	Q1	Q1	Q1	Q1
9. Brewing on premises establishment	P	P	P	P	P	P
10. Building supply centre	-	P	P	P	-	P
11. Catering service establishment	-	-	-	P	-	P
12. Child care centre	P	P	P	P	P	P
13. Commercial parking area	-	P	P	P	P	P

Qualifications

Q1 – Permitted as a secondary use.

Example #1

Zone Provisions

Table 27 Excerpt – Provisions for the Intensification Corridor Zone

Provision	Apartment Building / Mixed Use	Block townhouse Dwelling	Stacked townhouse Dwelling	Street townhouse Dwelling with Detached Rear Garage	Street townhouse with Integral Rear Garage	Non-residential uses
1. Minimum lot frontage	NR	30 m	NR	5.5 m	5.5 m	NR
2. Minimum lot area	NR	135 m ² /unit	100m ² /unit	165 m ² /unit	110m ² /unit	NR
3. Maximum lot coverage	NR	40%	50%	60%	75%	40%
4. Minimum height	3 storeys	3 storeys	3 storeys	3 storeys	3 storeys	3 storeys
5. Maximum height	12 storeys ⁽¹⁾	15 m	15 m	15 m	15 m	12 m
6. Minimum building step back	1.5 m above 3 storeys ⁽²⁾	NR	NR	NR	NR	NR

Notes:

NR = No requirement

- (1) Except along Erie Avenue where the maximum **building height** shall be 6 **storeys**.
- (2) Applies to mid-rise **buildings** of 5 to 8 **storeys** in height within a pedestrian prominent area and elsewhere where ground floor commercial uses are proposed.
- (3) To a **garage** or **carport**.
- (4) Except that where **dwellings** on abutting **lots** share a **common wall**, no **interior side yard** shall be required.
- (5) Must be provided outdoor.
- (6) A minimum of 50% of **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) Applies only to the **front yard**.



Example #1

Additional Provisions

Section 6.8.1 Excerpt

- 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.

Example #1

Other Chapters to Consider

Chapter 3 – General Provisions

3.24 Sight Triangle Excerpt:

In a **sight triangle**, no **building**, structure, fence, wall, **driveway**, hedge, tree, shrub or other vegetative planting or landscaping feature shall be **erected**, maintained or permitted that has a height of greater than 0.6 metres above **finished grade** level.

Chapter 4 – Definitions (Bolded Words)

4.158 Mixed Use Building Excerpt:

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

Chapter 5 – Parking and Loading Requirements

5.2 Off-Street Parking Requirements Excerpt:

Permitted Use	Parking Standard
33. Laundromat	1.0 space per 30.0 m ² GFA
34. Liquid waste transfer station	6.0 spaces, plus 1.0 space per 1,000.0 m ² GFA
35. Lodging house	1.0 space per 3 licenced lodgers
36. Long term care home , assisted living	1.0 space per 3 beds or units
37. Manufacturing use	1.0 space per 100.0 m ² GFA
38. Mixed use building	a. Residential: 1.0 space per unit plus 0.15 spaces per unit for visitors b. Retail, personal service and/or office : 1.0 space per 30.0 m ² GFA



Residential Zones

- Six Residential zones are proposed
 - Suburban Residential (SR) Zone
 - Existing Neighbourhood Low-Rise (NLR) Zone
 - Greenfield Neighbourhood Low-Rise (GNLR) Zone
 - Neighbourhood Corridor (NC) Zone
 - Residential Mid-Rise (RMR) Zone
 - Residential High-Rise (RHR) Zone

Residential Zones – permitted uses (excerpt)

Table 28 – Uses Permitted in the Residential Zones

Permitted Uses	SR Zone	NLR Zone	GNLN Zone	NCR Zone	RM Zone	RH Zone
1. Additional residential 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	P	P	P	P	P
5. Block townhouse dwelling	-	-	P	P	P	-
6. Child care centre	P	P	P	P	P	P
7. Crisis residence	P	P	P	P	P	P
8. Fourplex dwelling	-	-	-	P	P	-
9. Group home	-	P	P	P	P	P
10. Group correctional home	-	P	P	P	P	P
11. Home child care	P	P	P	P	P	P
12. Live-work dwelling	-	-	-	P	P	-
13. Lodging house	-	P	P	P	-	-

Permitted Uses	SR Zone	NLR Zone	GNLN Zone	NCR Zone	RM Zone	RH Zone
14. Retirement home/ Long term care home	-	-	P	P	P	P
15. Semi-detached dwelling	-	P	P	-	-	-
16. Short term rental accommodation	P	P	P	P	P	P
17. Single detached dwelling	P	P	P	-	-	-
18. Stacked townhouses	-	-	-	P	P	-
19. Street townhouse dwelling	-	-	P	P	P	-

Qualifications:

Q1 – Not permitted in an apartment dwelling



Residential Zones

- Suburban Residential Zone
 - Applies primarily to non-serviced lands with legacy private septic systems
 - Minimum lot area of 4,000m² and lot frontage of 24 metres
- Existing Neighbourhood Low-Rise Zone
 - Permits single and semi-detached dwellings
 - Maximum height of 10 metres
- Greenfield Neighbourhood Low-Rise Zone
 - Permits single, semi-detached, street townhouses, back to back townhouses and block townhouses
 - Maximum height of 10 metres for singles and semis and 12 metres for all other dwellings



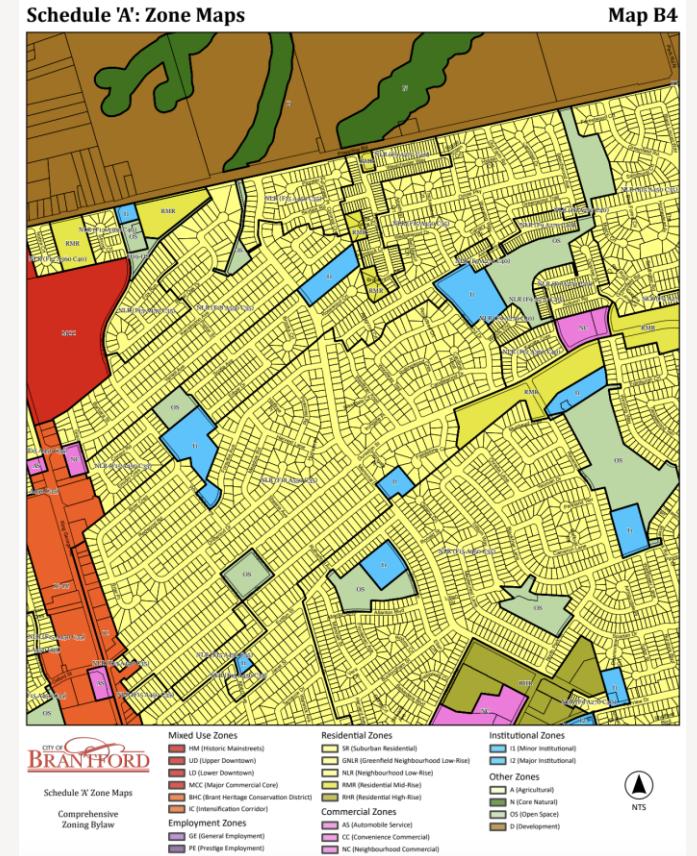
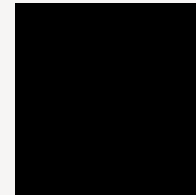
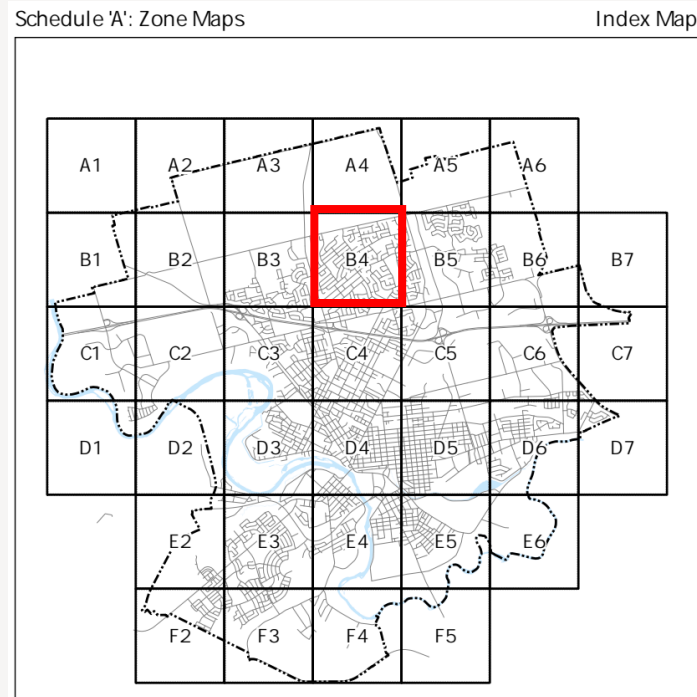
Residential Zones

- Neighbourhood Corridor Zone
 - Permits a range and mix of residential housing forms including stacked townhouses and apartments
 - Permits neighbourhood supporting uses – i.e., convenience store, restaurant, personal service
 - Minimum height of 3 storeys and maximum height of 6 storeys for apartments and 4 storeys for other dwellings
- Residential Mid-Rise Zone
 - Maximum height of 6 storeys for apartments and 4 storeys for other dwellings
- Residential High-Rise Zone
 - Permits both residential and neighbourhood supporting uses on the ground floor i.e. shops and services
 - Maximum height of 38 metres or 12 storeys

How to use the By-law

- **Example #2**

I own a house in the NLR Zone. I would like to redevelop my property and build a new 3 storey house. How do I figure out what parts of the by-law apply?



Example #2 Zoning Map

NLR (F18 A550 C35)

F18

Minimum Lot

Frontage = 18 m

A550

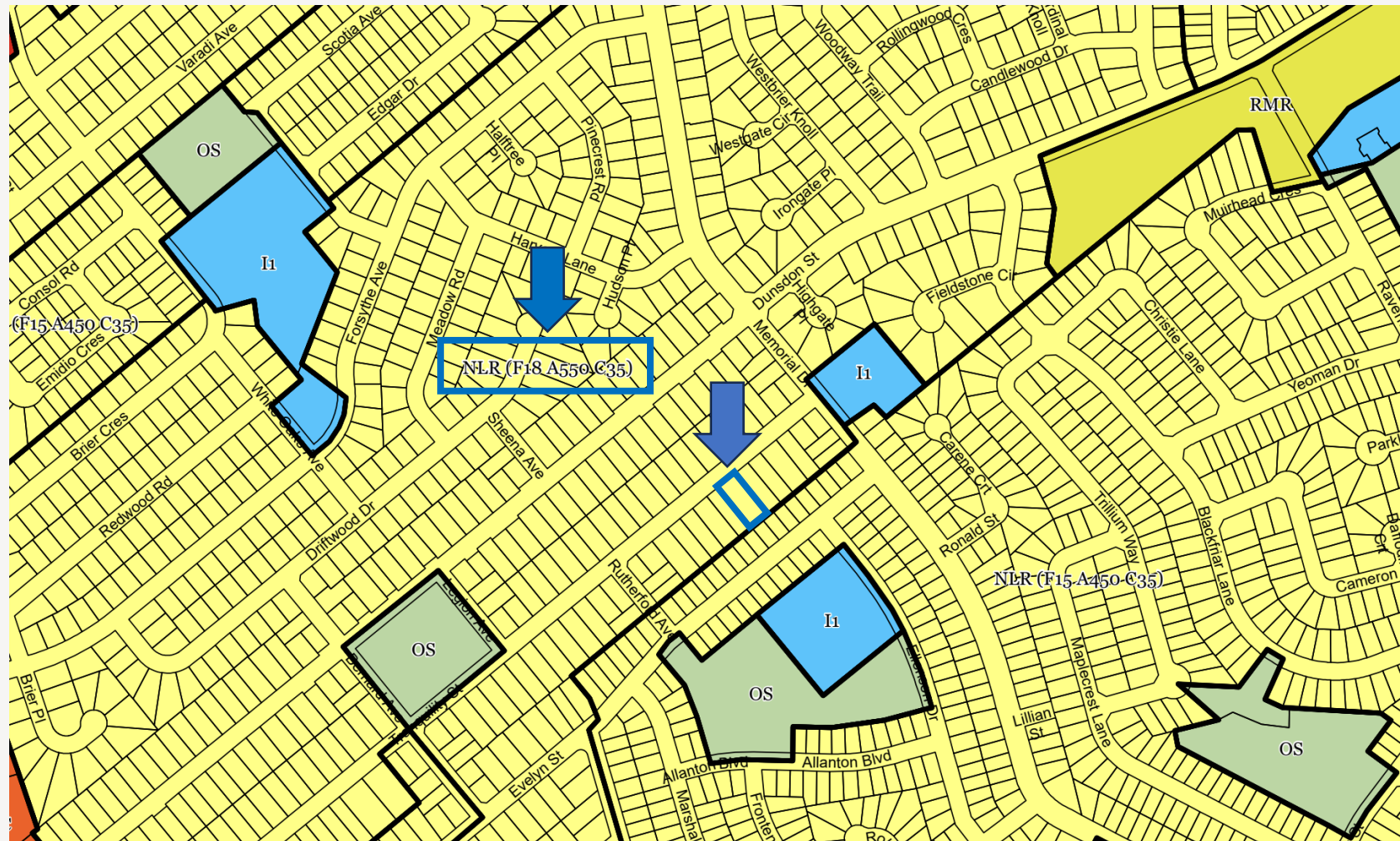
Minimum Lot

Area = 550 m²

C35

Maximum Lot

Coverage = 35%



Mixed Use Zones

- HM (Historic Mainstreets)
- UD (Upper Downtown)
- LD (Lower Downtown)
- MCC (Major Commercial Core)
- BHC (Brant Heritage Conservation District)
- IC (Intensification Corridor)

Employment Zones

- GE (General Employment)
- PE (Prestige Employment)

Residential Zones

- SR (Suburban Residential)
- GNLR (Greenfield Neighbourhood Low-Rise)
- NLR (Neighbourhood Low-Rise)**
- RMR (Residential Mid-Rise)
- RHR (Residential High-Rise)

Commercial Zones

- AS (Automobile Service)
- CC (Convenience Commercial)
- NC (Neighbourhood Commercial)

Institutional Zones

- I1 (Minor Institutional)
- I2 (Major Institutional)

Other Zones

- A (Agricultural)
- N (Core Natural)
- OS (Open Space)
- D (Development)

Example #2

Permitted Uses

Table 28 – Uses Permitted in the Residential Zones

Permitted Uses	SR Zone	NLR Zone	GNLN Zone	NCR Zone	RM Zone	RH Zone
1. Additional residential 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	P	P	P	P	P
5. Block townhouse dwelling	-	-	P	P	P	-
6. Child care centre	P	P	P	P	P	P
7. Crisis residence	P	P	P	P	P	P
8. Fourplex dwelling	-	-	-	P	P	-
9. Group home	-	P	P	P	P	P
10. Group correctional home	-	P	P	P	P	P
11. Home child care	P	P	P	P	P	P
12. Live-work dwelling	-	-	-	P	P	-
13. Lodging house	-	P	P	P	-	-

Permitted Uses	SR Zone	NLR Zone	GNLN Zone	NCR Zone	RM Zone	RH Zone
14. Retirement home/ Long term care home	-	-	P	P	P	P
15. Semi-detached dwelling	-	P	P	-	-	-
16. Short term rental accommodation	P	P	P	P	P	P
17. Single detached dwelling	P	P	P	-	-	-
18. Stacked townhouses	-	-	-	P	P	-
19. Street townhouse dwelling	-	-	P	P	P	-

Qualifications:

Q1 – Not permitted in an apartment dwelling

Example #2

Zone Provisions

Table 31 – Existing Neighbourhood Low Rise Zone Lot and Building Requirements

Building Type	Min. Lot Frontage	Min. Lot Area	Max. Lot Coverage	Min. Front Yard to the Main Wall	Min. Rear Yard	Min. Interior Side Yard	Min. Exterior Side Yard	Max. Height	Min. Front Landscape Open Space
1. Single detached dwelling	(1)	(1)	(1)	6 m ⁽²⁾	7.5 m	0.6 and 1.2 m ⁽⁷⁾	4.5 m	10 m	40%
2. Semi-detached dwelling	(1)	(1)	(1)	6 m ⁽²⁾	7.5 m	1.2 m ⁽⁴⁾	4.5 m	10 m	40%
3. Non-residential building	20 m	600 m ²	40%	6 m	7.5 m	4.5 m ⁽⁵⁾	4.5	10 m	10% ⁽⁶⁾

Notes:

NR = No Requirement

(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.

(2) Or the **established front building line** whichever is less, except where the **street** is to be widened.

....

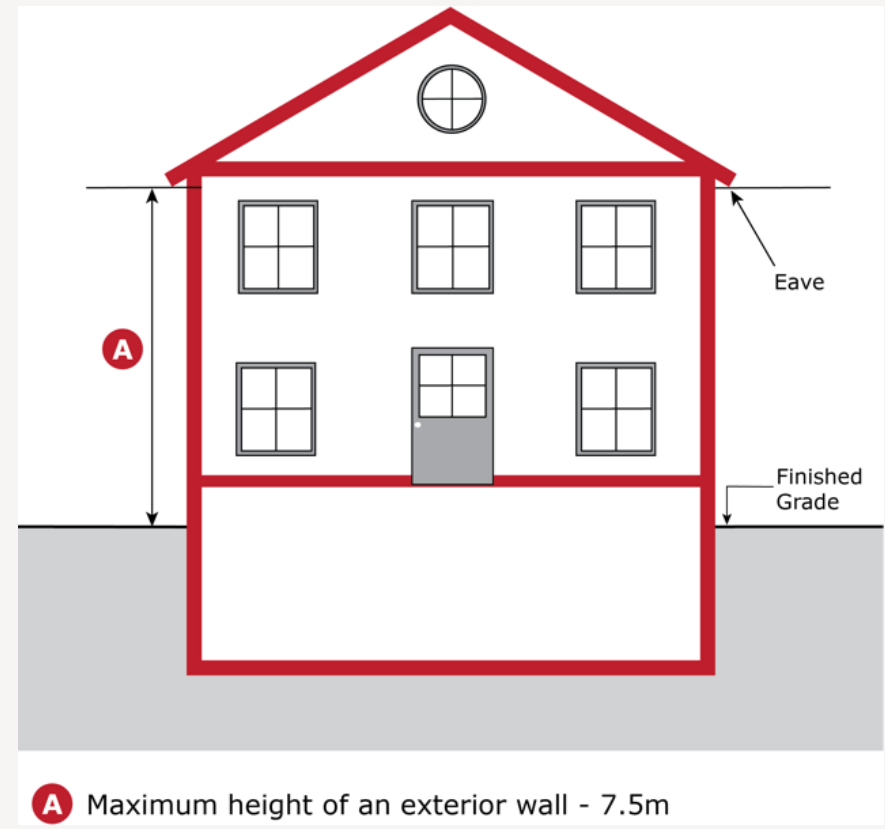
(7) 0.6 metre **side yard** must be adjacent to a 1.2 metre **side yard**.

Example #2

Additional Provisions

Section 7.4.2 Excerpt

- a) The maximum **building** depth of a **single detached** and **semi-detached building** shall be 20 metres.
- b) The maximum height of an exterior wall shall be 7.5 metres, measured from **finished grade** to the underside of the eaves.



A Maximum height of an exterior wall - 7.5m



Example #2

Other Chapters to Consider

Chapter 3 – General Provisions

3.32 Swimming Pools in Residential Zones Excerpt:

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;

....cont'd

Chapter 4 – Definitions (Bolded Words)

4.77 Dwelling, Single Detached Excerpt:

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

Chapter 5 – Parking and Loading Requirements

5.7 Parking Location Excerpt:

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.



Institutional Zones

- Two institutional zones are proposed
 - Minor Institutional (I1) Zone
 - Major Institutional (I2) Zone
- Different lot and yard provisions provided for different categories of uses
 - Elementary Schools
 - Secondary Schools
 - Hospitals, Long term care home, retirement home
 - Place of worship
 - Emergency medical services
 - Other institutional uses



Commercial Zones

- **Three commercial zones** are proposed
 - Automobile Service (AS) Zone
 - Convenience Commercial (CC) Zone
 - Neighbourhood Commercial (NC) Zone
- Automobile service – gas bars, auto repair, car wash, convenience store
- CC Zone applies to small commercial sites in interior of residential neighbourhoods
- NC Zone accommodates largest range of neighbourhood supporting uses



Employment Zones

- Two employment zones are proposed:
 - General Employment (GE) Zone
 - Prestige Employment (PE) Zone
- Prestige Employment Zone contains more limited range of uses
 - Heavier industrial uses and outdoor storage not permitted
 - Convenience store, personal service, restaurant, place of entertainment/recreation permitted

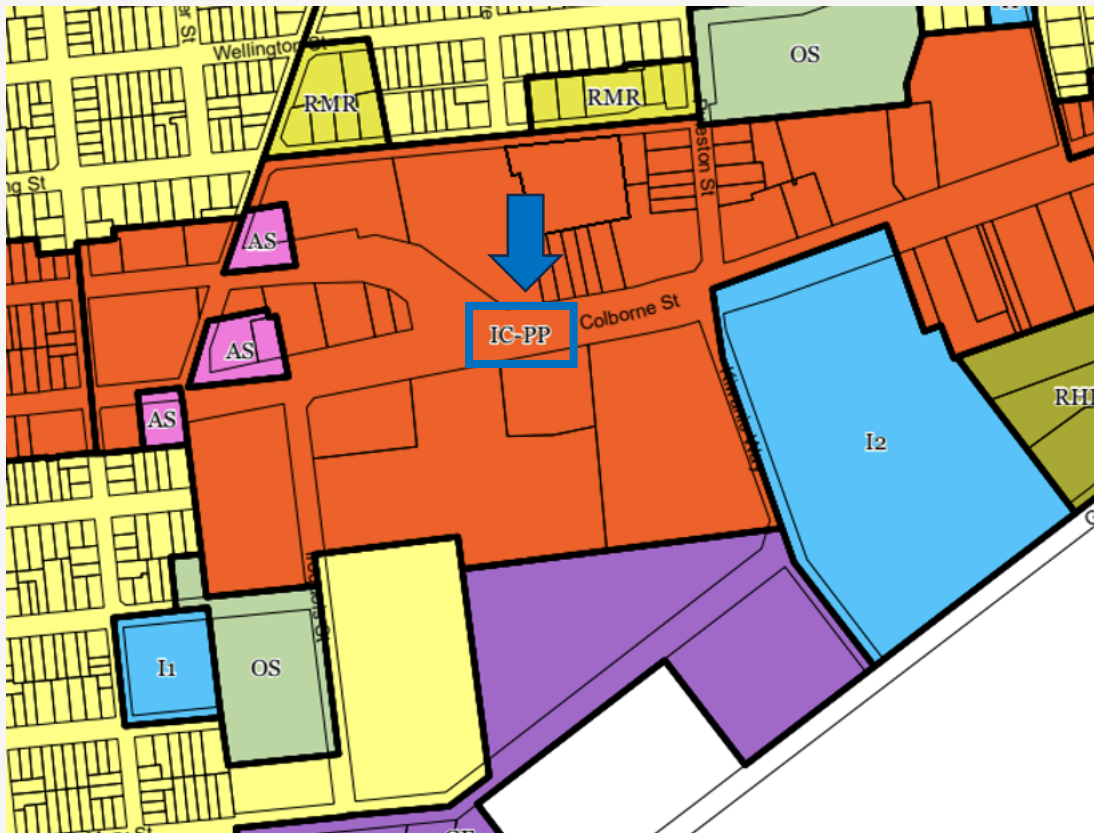


Other Zones

- Chapter 11: Agricultural Zone
- Chapter 12: Core Natural Zone
- Chapter 13: Open Space Zone
- Chapter 14: Development Zone
- Chapter 15: Holding Zone

Common Questions

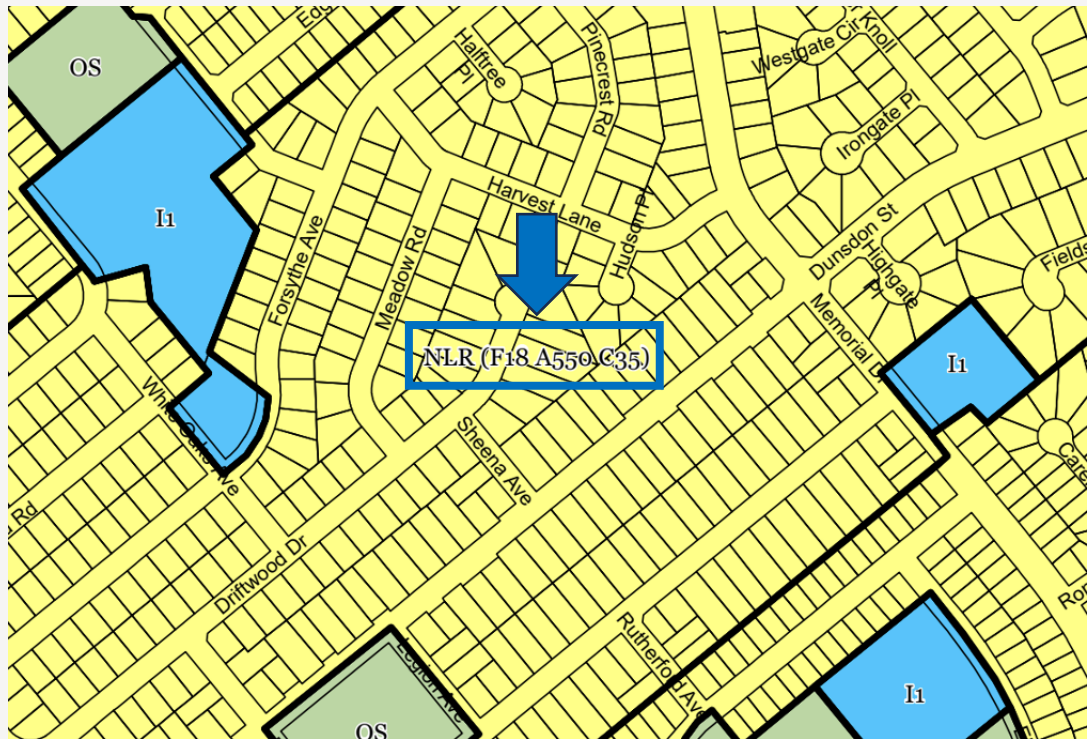
- What does the '-PP' mean? What is the rationale for where they are located?



- PP = Pedestrian Prominent
- Purpose to reflect existing retail areas
- Residential is not permitted on the ground floor

Common Questions

- What do the letters 'F', 'A', 'C' followed by a number mean in the Existing Neighbourhood Low-Rise Zone?



- Minimum Lot Frontage (F18) = 18 m
- Minimum Lot Area (A550) = 550 m²
- Maximum Lot Coverage (C35) = 35%



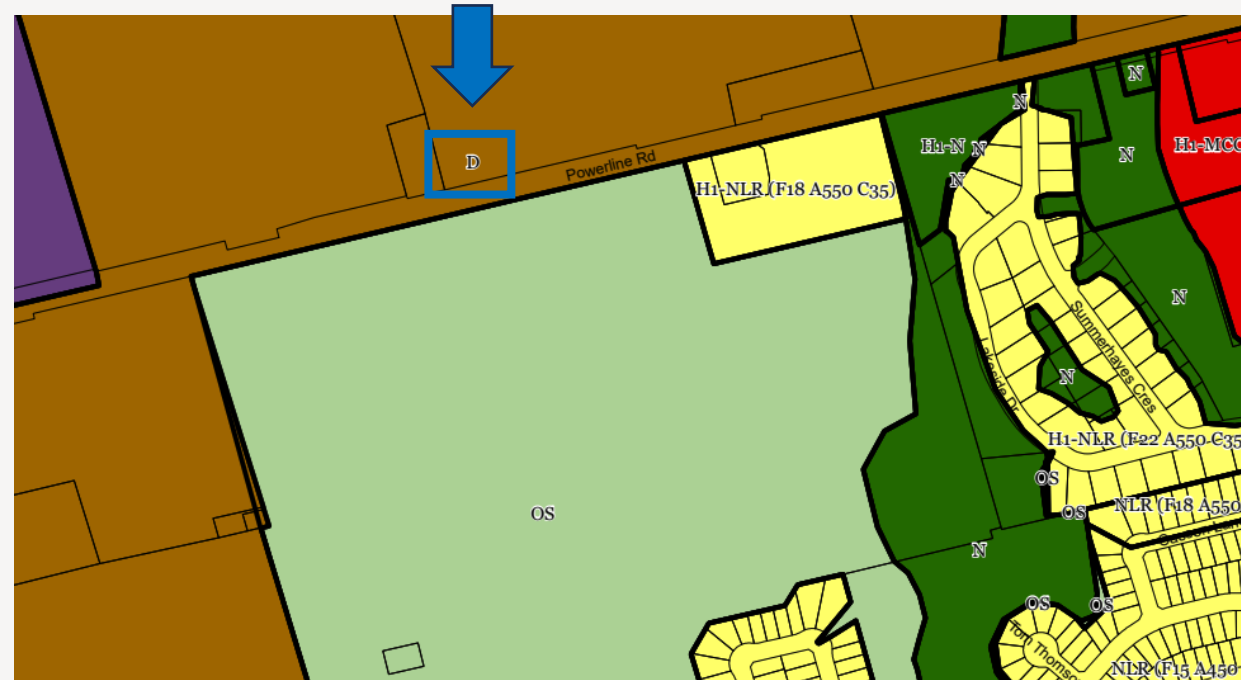
Common Questions

- **How will the current site specific zones be applied to the new Zoning By-law?**
 - All current site specific zones are being reviewed.
 - Those that are not necessary due to changes in the zoning provisions will be deleted.
 - Others will be simplified and carried forward.
 - Zoning Schedules will show a symbol for each site specific zone.

Common Questions

- What is the purpose of the new Development Zone (D)? How does it fit within the Zoning By-law Amendment process?
- Reflects new urban areas
- Re-zoned once draft plans of subdivision approved

Permitted Uses
1. Agricultural uses excluding livestock operations
2. Conservation uses
3. Existing single detached dwelling
4. Existing uses
5. Fish, wildlife and forestry management





Next Steps

- Series of stakeholder meetings
- Review and finalize site-specific exceptions
- Prepare Second Draft based on public comments
- Statutory Public Meeting
- Council Adoption