

**07.3. Residential Type 1B (15 Metre) Zone (R1B)**

7.3.1. Permitted Uses

The following uses are permitted in a R1B Zone:

- .1 Single-detached dwellings.
- .2 Bed and breakfast establishments.
- .3 Day nurseries.
- .4 Home occupations.
- .5 Mini-group homes.
- .6 Accessory uses, buildings, and structures.
- .7 Uses permitted in Section 6.1.

7.3.2. Regulations

Any use, building, or structure in a R1B Zone shall be established in accordance with the following:

Amended by  
Bylaw No.  
34-93

- .1 Single-Detached Dwellings
    - .1 Lot Area (minimum) 450.0 m<sup>2</sup>
    - .2 Lot Width (minimum) 15.0 m
    - .3 Lot Coverage (maximum) 35%
    - .4 Building Height (maximum) 10.0 m
    - .5 Front Yard (minimum) 6.0 m or the Established Front Building Line, whichever is the lesser
    - .6 Rear Yard (minimum) 7.5 m
    - .7 Side Yard (minimum)
      - .1 Interior 3.0 m on one side and 1.0 m on the other side.
- Where an integral garage or integral carport is provided, the minimum interior side yard shall be 1.0 m each side
- .2 Exterior 3.0 m
  - .8 Gross Floor Area (minimum) 85.0 m<sup>2</sup>
  - .9 Parking in accordance with Section 6.18

- .10 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
  - .1 In accordance with Section 6.15.
- .6 Accessory Uses, Buildings, and Structures
  - .1 In accordance with Section 6.3.
- .7 Uses Permitted in Section 6.1.
  - .1 In accordance with Section 6.1.

7.3.3. Exceptions

The following Zones apply to specific lands within an R1B Zone.

Amended by  
Bylaws No.  
25-91, 124-2012

**.1 354 and 356 West Street (R1B-1)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1B-1 Zone may be used for all of the uses permitted in the R1B Zone, plus the following uses:

- .1 A public garage and automobile sales establishment;
- .2 A salvage yard.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1B-1 Zone use any lot, or erect, alter or use any building or structure for a use permitted in Section 7.3.3.1.1 or 7.3.3.1.2, except in accordance with the following provisions:

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>.1 Public garage and automobile sales establishment</li> <li>.2 Salvage yard</li> </ul> | <p>In accordance with Section 9.5.2 To the development standards that existed at the date of the passing of this</p> |
|--|--|

## Bylaw.

That all the provisions of the R1B Zone in Section 7.3.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.2 188 Charing Cross Street (R1B-2)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1B-2 Zone may be used for all of the uses permitted in the R1B Zone, plus the following use:

- .1 All uses in a C8 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1B-2 Zone use any lot, or erect, alter or use any building or structure for any use permitted in the C8 Zone, except in accordance with the following provisions:

- .1 In accordance with all regulations shown on Schedule B, Map R1B-2.

That all the provisions of the R1B Zone in Section 7.3.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.3 9 Tollgate Road (R1B-3)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1B-3 Zone may be used for all of the uses permitted in the R1B Zone, plus the following use:

- .1 A private club.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1B-3 Zone use any lot, or erect, alter or use any building or structure for a private club, except in accordance with the following provisions:

- .1 In accordance with Section 9.8.2.

That all the provisions of the R1B Zone in Section 7.3.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.4 DELETED**

Amended by  
Bylaw No.  
60-98

**.5 830 Colborne Street East (R1B-5)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1B-5 Zone may be used for all of the uses permitted in the R1B Zone, plus the following uses:

- .1 General offices
- .2 Retail stores
- .3 Dwelling units

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1B-5 Zone use any lot, or erect, alter or use any building or structure for a general office, retail store or dwelling unit, except in accordance with the following provisions:

- .1 The maximum gross floor area of the general office or retail store shall be 102.5m<sup>2</sup>.
- .2 The general office or retail store shall only be located on the ground floor of the existing building.
- .3 A dwelling unit shall only be located in a building also containing a general office or retail store.
- .4 A dwelling unit shall only be located on the second floor of the existing building.
- .5 Open storage shall be prohibited.

That all the provisions of the R1B Zone in Section 7.3.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
25-91, 35-95,  
124-2012

**.6 75 Maitland Street & 239 Bruce Street (R1B-6)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1B-6 Zone may be used for all of the uses permitted in the R1B Zone, plus the following uses:

- .1 75 Maitland - An automobile sales establishment and an existing salvage yard.
- .2 239 Bruce - An auto body repair shop.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1B-6 Zone use any lot, or erect, alter or use any building or structure for an automobile sales establishment or an auto body repair shop, except in accordance with the following provisions:

- .1 75 Maitland - In accordance with Section 9.8.2. for an automobile sales establishment and Section 10.2.2 for an existing salvage yard.

.2 239 Bruce - In accordance with Section 9.6.2.

That all the provisions of the R1B Zone in Section 7.3.2. 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.  
1-92, 6-98

**.7 DELETED**

Amended by  
Bylaw No.  
3-2015

**.8 DELETED**

Amended by  
Bylaws No.  
25-91 &  
185-2001

**.9 984 Colborne Street (R1B-9)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1B-9 Zone may be used for all of the uses permitted in the R1B zone, plus the following use:

- .1 Existing medical clinic, including patient overnight accommodation and facilities for surgical procedures not requiring hospitalization.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1B-9 Zone use any lot, or erect, alter or use any building or structure for an existing medical clinic, except in accordance with the following provisions:

- .1 In accordance with Section 9.8.2

That all the provisions of the R1B Zone in Section 7.3.2 to this Bylaw, and all other provisions of this Bylaw, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

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

**.10 DELETED**

Amended by  
Bylaws No.  
168-91 & 61-92

**.11 North Ridge Estates Phase 4 (R1B-11)**

Notwithstanding any provisions of this Bylaw to the contrary, any lot within any R1B-11 Zone may be used for all of the uses permitted in the R1B Zone.

Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any R1B-11 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Building Height (maximum) 12 storeys
- .2 Front Yard (minimum) 7.5 m

That all the provisions of the R1B Zone in Section 7.3.2 to this Bylaw, and all of the provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
61-92

**.12 North Ridge Estates Phase 4 (R1B-12)**

Notwithstanding any provisions of this Bylaw to the contrary, any lot within any R1B-12 Zone may be used for all of the uses permitted in the R1B Zone.

Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any R1B-12 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Front Yard (minimum) 7.5 m

That all the provisions of the R1B Zone in Section 7.3.2 to this Bylaw, and all of the provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
60-92

**.13 Garden Avenue/Johnson Road Area (R1B-13)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1B-13 Zone may be used for all of the uses permitted in the R1B Zone, plus the following:

- .1 Uses existing at the date of the passing of this Bylaw.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1B-13 Zone use any lot, or erect, alter or use any building or structure for a use permitted in Section 7.3.3.13.1, except in accordance with the following provisions:

- .1 To the development standards that existed at the date of the passing of this Bylaw.

That all the provisions of the R1B Zone in Section 7.3.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
191-94

**.14 North Side of Kent Road (R1B-14)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1B-14 Zone may be used for all the uses permitted in the R1B Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1B-14 Zone use any lot or erect, alter or use any

building or structure for the uses permitted in the R1B Zone except in accordance with the following provisions:

- |    |                            |                     |
|----|----------------------------|---------------------|
| .1 | Lot Width (minimum)        | 13.75 m             |
| .2 | Gross Floor Area (minimum) | 93.0 m <sup>2</sup> |

That all the provisions of the R1B Zone in Section 7.3.2 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.  
8-98

**.15 129 Tollgate Road (R1B-15)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1B-15 Zone may be used for all of the uses permitted in the R1B Zone plus the following:

- .1 A group home accommodating a maximum of six (6) residents (exclusive of staff).

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1B-15 Zone use any lot, or erect, alter or use any building or structure for a group home except in accordance with the following provisions:

- |    |                              |              |
|----|------------------------------|--------------|
| .1 | In accordance with           | Section 6.15 |
| .2 | Interior Side Yard (minimum) | 0.9m         |

That all the provisions of the R1B Zone in Section 7.3.2 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.  
39-98

**.16 219 Paris Road (R1B-16)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1B-16 Zone may be used for all of the uses permitted in the R1B Zone, plus the following.

- .1 A vehicular and pedestrian access to general offices and a service industry limited to the offices and open and enclosed storage associated with a general contractor located on the abutting property to the north described as Part 1, Reference Plan 2R-5183.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1B-16 Zone use any lot, or erect, alter or use any building or structure for a use permitted in Section 7.3.3.16.1, except in accordance with the following provisions:

- .1 The vehicular and pedestrian access is restricted to the area described as Part 4, Reference Plan 2R-5183.

That all the provisions of the R1B Zone in Section 7.3.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
118-98

**.17 14 MacBride Court (R1B-17)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1B-17 Zone may be used for all of the uses permitted in the R1B Zone, plus the following:

- .1 A group home accommodating a maximum of six (6) residents (exclusive of staff).

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1B-17 Zone use any lot, or erect, alter or use any building or structure for a group home except in accordance with the following provisions:

- .1 In accordance with Section 6.15
- .2 Interior Side Yard (minimum) 1.3 m on one side and 2.0 m on the other side
- .3 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.

That all the provisions of the R1B Zone in Section 7.3.2 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.  
14-99

**.18 485 St. Paul Avenue (R1B-18)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1B-18 Zone may be used for all of the uses permitted in the R1B Zone, plus the following:

- .1 A group home accommodating a maximum of seven (7) residents (exclusive of staff).

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1B-18 Zone use any lot, or erect, alter or use any building or structure for a group home except in accordance with the following provisions:

- .1 In accordance with Section 6.15

That all the provisions of the R1B Zone in Section 7.3.2 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.  
74-99

**.19 East Side of Conklin Road (R1B-19)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1B-19 Zone may be used for all the uses permitted in the R1B Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1B-19 Zone use any lot or erect, alter or use any building or structure for the uses permitted in the R1B Zone except in accordance with the following provisions:

- .1 Lot Coverage (maximum)
  - .1 One storey single detached dwelling 45.0%
  - .2 Two storey single detached dwelling 40.0%
- .2 Front Yard (minimum)
  - .1 Main building 4.5m
  - .2 Garage or carport (integral attached or detached) 6.0m
- .3 Notwithstanding Section 6.4.1.1, no unenclosed porch, verandah or deck (with or without a roof) and no unenclosed steps (without or without a landing) may project into a required front yard.

That all the provisions of the R1B Zone in Section 7.3.2 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.  
108-2000

**.20 Lots 29 to 43, Registered Plan 1775 - Donegal Drive (R1B-20)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1B-20 Zone may be used for all the uses permitted in the R1B Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1B-20 Zone use any lot or erect, alter or use any building or structure for the uses permitted in the R1B Zone except in accordance with the following provisions:

- .1 Lot Coverage (maximum) 40.0%

That all the provisions of the R1B Zone in Section 7.3.2 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.  
 124-2000  
 68-2011  
 63-2012

**.21 2 Fairmount Avenue (R1B-21)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1B-21 Zone may be used for all of the uses permitted in the R1B Zone, plus the following:

- .1 A group home accommodating a maximum of six (6) residents (exclusive of staff).

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1B-21 Zone use any lot, or erect, alter or use any building or structure for a group home except in accordance with the following provisions:

- .1 Notwithstanding Section 6.15.2 of this Bylaw, a group home located on a lot in the R1B-21 Zone may have a minimum separation distance of 90.0 metres from a lot occupied by an existing mini-group home at 12 Burke Avenue.

- .2 Notwithstanding Sections 2.7.14 of this Bylaw, a group home shall mean a dwelling unit or dwelling units located in a single building accommodating, or having the facilities to accommodate, a maximum of six 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 home is either licensed or funded under Provincial or Federal statute. Any counselling or support services provided in the group home shall be limited to those required by the residents. A group home shall be deemed not to include:

- a mini-group home,
- a group residence,
- a crisis residence,
- a group correctional home
- a group correctional residence,
- a lodging house,
- a nursing home,
- a home for the aged, or
- a retirement home.

- .3 Side Yard (minimum)

- .1 Interior 1.7m
- .2 Exterior 3.0m

- .4 Notwithstanding Section 6.18.4 of this Bylaw, off-street parking spaces required in conjunction with a group home on a lot in the R1B-21 Zone may be provided in a tandem layout, but shall not be located in the required front yard.

- .5 All other provisions of Section 6.15 shall continue to apply.

That all the provisions of the R1B Zone in Section 7.3.2 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.  
133-2001

**.22 North of Bell Lane (R1B-22)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1B-22 Zone may be used for all of the uses permitted in the R1B Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1B-22 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 All main buildings shall be located a minimum of 6.0 metres from the development setback limit, as approved by the City and the Grand River Conservation Authority.
- .2 Accessory buildings and structures may be located within 6.0m of the development setback limit, as approved by the City and the Grand River Conservation Authority.

That all the provisions of the R1B Zone in Section 7.3.2 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.  
37-2002

**.23 Lots 1 to 6 and 62 to 138, Registered Plan 2M-1855 (R1B-23)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1B-23 Zone may be used for all of the uses permitted in the R1B Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1B-23 Zone use any lot or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Lot Width (minimum) 13.75m
- .2 Gross Floor Area (minimum) 93.0m<sup>2</sup>
- .3 Lot Coverage (maximum) 40.0%

That all the provisions of the R1B Zone in Section 7.3.2 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.  
87-2003

**.24 257 North Park Street (R1B-24)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1B-24 Zone may be used for all of the uses permitted in the R1B Zone, plus the following:

- .1 Group home

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1B-24 Zone use any lot or erect, alter or use any building or structure for a group home except in accordance with the following provisions:

- .1 In accordance with Section 6.15

That all the provisions of the R1B Zone in Section 7.3.2 to this Bylaw and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
164-2003

**.25 East Side of Conklin Road (R1B-25)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1B-25 Zone may be used for all of the uses permitted in the R1B Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1B-25 Zone use any lot or erect, alter or use any building or structure for the uses permitted in the R1B Zone except in accordance with the following provisions:

- .1 Lot Coverage (maximum)
  - .1 One storey single detached dwellings 45.0%
  - .2 Two storey single detached dwellings 40.0%

That all the provisions of the R1B Zone in Section 7.3.2 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.  
76-2004, 68-2001,  
63-2012

**.26 40 Johnson Road (R1B-26)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1B-26 Zone may be used only for the following use:

- .1 A group home accommodating a maximum of six (6) residents (exclusive of staff).

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1B-26 Zone use any lot, or erect, alter or

use any building or structure for a group home except in accordance with the following provisions:

- .1 Notwithstanding Section 2.7.14 of this Bylaw, a group home shall mean a dwelling unit or dwellings units located in a single building accommodating, or having the facilities to accommodate, a maximum of six residents (exclusive of staff) who, by reason of their emotional, mental, social, or physical condition require a group home living arrangement under responsible supervision consistent with the requirements of its residents, and the group home is either licensed or funded under Provincial or Federal statute. Any counselling or support services provided in the group home shall be limited to those required by the residents. A group home shall be deemed not to include:
- a mini-group home,
  - a group residence,
  - a crisis residence,
  - a group correctional home,
  - a group correctional residence,
  - a lodging house,
  - a nursing home,
  - a home for the aged, or
  - a retirement home
- .2 Notwithstanding Section 6.18.4 of this Bylaw, off-street parking spaces required in conjunction with a group home on a lot in the R1B-26 Zone may be provided in a tandem layout, but shall not be located in the required front yard.
- .3 All other provisions of Section 6.15 shall continue to apply.
- 4 Notwithstanding Section 6.27 of this Bylaw, a use, building or structure may be established in a R1B-26 Zone with a private sanitary sewage disposal facility that has been approved by the City.

That all the provisions of the R1B Zone in Section 7.3.2 to this Bylaw, and all others of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
41-2005

**.27 South Side of Elgin Street (R1B-27)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1B-27 Zone may be used for all of the uses permitted in the R1B Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1B-27 Zone use any lot, or erect, alter or

use any building or structure, except in accordance with the following:

- .1 Notwithstanding Section 6.30 of this Bylaw, where a lot in the R1B-27 Zone abuts a rail line, the dwelling unit on said lot shall provide a minimum yard of 30.0 metres from said rail line.

That all the provisions of the R1B Zone in Section 7.3.2 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.  
151-2005

**.28 South side of Elgin Street (R1B-28)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1B-28 Zone may be used for all of the uses permitted in the R1B Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1B-28 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following:

- .1 Lot coverage (maximum) 40.0%

That all the provisions of the R1B Zone in Section 7.3.2 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.  
151-2005

**.29 South side of Elgin Street (R1B-29)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1B-29 zone may be used for all of the uses permitted in the R1B Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1B-29 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following:

- .1 Rear Yard (minimum) 15.0 m

That all the provisions of the R1B Zone in Section 7.3.2 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.  
122-2007

**.30 West Side of Conklin (South of Shellard) (R1B-30)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1B-30 Zone may be used for all of the uses permitted in

the R1B Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1B-30 Zone use any lot or erect, alter, or use any building or structure for the uses permitted in the R1B Zone except in accordance with the following provisions:

- .1 Lot Area (minimum) 420.0 m<sup>2</sup>
- .2 Building Height (maximum) 11.5 m
- .3 Front Yard (minimum) 6.0 m from the garage or 3.5 m from the dwelling unit
- .4 Rear Yard (minimum) 7.0 m
- .5 Side Yard (minimum)
  - .1 Interior 1.2 metres on one side and 0.6 metres on the other side
  - .2 Exterior 2.4 m

That all other provisions of the R1B Zone in Section 7.3.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
7-2013

**.31 11 Burke Avenue (R1B-31)**

Notwithstanding any provision of this By-law to the contrary, any lot within any R1B-31 Zone may be used for all of the uses permitted in the R1B Zone, in accordance with the following provisions:

- .1 Development on the lands identified as “Part 1” as shown on Schedule “B”, Map R1B-31, attached to and forming part of this Bylaw, shall be in accordance with the following:
  - .1 Lot Width (minimum) 12.39 m
- .2 Development of the lands identified as “Part 2” as shown on Schedule “B”, Map R1B-31, attached to and forming part of this Bylaw, shall be in accordance with the following:
  - .1 Lot Width (minimum) 11.51 m

That all provisions of the R1B Zone in Section 7.3.2 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.  
77-2013, 60-2018,  
100-2021

**.32 232, 236 and 242 Mount Pleasant Street (R1B-32)**

Notwithstanding any provision of this bylaw to the contrary, any lot within any R1B-32 Zone may be used for all of the uses permitted in the R1B Zone, except in accordance with the following:

- .1 Deleted.
- .2 Notwithstanding Section 2.12.9, a Lot shall mean an individual parcel of land containing dwelling unit(s) and which is described as one parcel in the last registered instrument and abuts a private street within a vacant land condominium plan, for the purpose of defining "Lot" and applying regulations of the R1B-32 Zone.
- .3 Notwithstanding Section 2.12.9, Definition for a "Lot", the private condominium road shall be recognized as a public road or street for the purpose of lot creation.
- .4 That a garage be provided for each "Lot".
- .5 Lot Coverage (Maximum) 45%
- .6 Front Yard (Minimum) 4.5 m to the dwelling; 6.0 m to the garage (except 3.25 m to the dwelling for Lot 2 as shown on Schedule 'B').
- .7 Rear Yard (Minimum) 6.0 m (except 4.5 m for Lot 13 as shown on Schedule 'B' )
- .8 The lands shall conform to all regulations shown on Schedule 'B' Map R1B-32.

That all the provisions of the R1B Zone in Section 7.3.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
24-2016

**.33 222 – 228 Mt. Pleasant Street (H-R1B-33)**

- .1 Notwithstanding any provision of this Bylaw to the contrary, any lot within any H-R1B-33 Zone may only be used in accordance with the permitted uses and provisions in the R1B-33 Zone upon the removal of the "Holding (H)" provision. Removal of the "H" may occur once the following provision has been satisfied:

A site plan agreement and a condominium agreement have been entered into with the City of Brantford.

- .2 Notwithstanding Section 2.12.9, a Lot shall mean an individual parcel of land containing dwelling unit(s) and which is described as one parcel in the last registered instrument and abuts a



private street within a vacant land condominium plan, for the purpose of defining “Lot” and applying regulations of the R1B-33 Zone.

- .3 Notwithstanding Section 2.19.19, a private street within a condominium shall be recognized as a Street, for the purpose of applying regulations of the R1B-33 Zone.
- .4 The maximum number of lots within all of the lands of the R1B-33 Zone shall be 15.
- .5 Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1B-33 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:
  - .1 Lot Area (minimum) 340 m<sup>2</sup>
  - .2 Lot Width (minimum) 11 m
- .6 The lands shall conform to all regulations shown on Schedule ‘B’ Map R1B-33.

That all the provisions of the R1B Zone in Section 7.3.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.”

Amended by  
Bylaw No.  
43-2017

**.34 169-173 Mt. Pleasant Street (H-R1B-34)**

- .1 The lands zoned H-R1B-34 may only be used in accordance with the permitted uses in the H-R1B-34 Zone upon the removal of the "Holding (H)" provision. Removal of the "H" may occur once the applicant has provided a signed Site Plan Agreement to the City, along with all necessary securities;
- .2 Notwithstanding Section 2.12.9, a Lot shall mean an individual parcel of land containing dwelling unit(s) and which is described as one parcel in the last registered instrument and abuts a private street within a vacant land condominium plan, for the purpose of defining “Lot” and applying regulations of the R1B-34 Zone.
- .3 Notwithstanding Section 2.19.19, a private street within a condominium shall be recognized as a Street, for the purpose of applying regulations of the “R1B-34” Zone.
- .4 The maximum number of lots within all of the lands of the R1B-34 Zone shall be 10.
- .5 The minimum lot width of the Vacant Land Condominium at Beckett Drive shall be 11.4 metres.
- .6 Notwithstanding any provision of this By-law to the contrary, no

person shall within any R1B-34 Zone use any lot as defined herein, or erect, alter or use any building or structure except in accordance with the following provisions:

- |    |                              |  |
|----|------------------------------|--|
| .1 | Lot Area (minimum)           | 390.0 m <sup>2</sup>   |
| .2 | Lot Width (minimum)          | 12.0 m   |
| .3 | Lot Coverage (maximum)       | 45%  |
| .4 | Building Height (maximum)    | 1 storey   |
| .5 | Front Yard (minimum)         | 6.0 metres from the garage or 4.5 metres from the dwelling   |
| .6 | Interior side yard (minimum) | 3.0 m on one side and 1.0 m on the other side, except where an integral garage or carport is provided, the minimum interior side yard shall be 1.0 m on each side. |
|    |                              | 2.0 m (Adjacent to properties on Winter Way)   |
| .7 | Exterior side yard (minimum) | 1.0 m  |
| .8 | Rear Yard (minimum)          | 7.5 m  |

That all the provisions of the R1B Zone in Section 7.3.2 to this By-law, and all other provisions to this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.”

Amended by  
Bylaw No.  
197-2020

### **.35 West of Conklin Road and North of Shellard Lane (R1B-35)**

Notwithstanding any provision of this By-law to the contrary, any lot within any R1B-35 Zone shall only be used for single-detached dwellings.

Notwithstanding any provision of the By-law to the contrary, no person shall within any R1B-35 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- |    |                           |   |
|----|---------------------------|---|
| .1 | Lot Coverage (maximum)    | 55%   |
| .2 | Building Height (maximum) | 12 m  |
| .3 | Front Yard (minimum)      | 6.0 m from the garage, 4.5 m to the dwelling unit |

.4	Rear Yard (minimum)	7.0 m
.5	Side Yard (minimum)	
	.1 Interior	1.2 m on one side and 1.2 m on the other
	.2 Exterior	2.4 m
.6	Parking	

Notwithstanding the requirements of Section 6.18, stairs shall be permitted to encroach within the required parking space within the garage, a maximum of 0.5 m.

- .7 Notwithstanding the requirements of Section 6.18.3.9, a minimum of 40% of the front yard shall be maintained as landscaped open space.

That all remaining provisions of the R1B Zone in Section 7.3.3 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.