

**7.5 Residential Type 1D (9 Metre) Zone (R1D)**

**7.5.1 Permitted Uses**

The following uses are permitted in a R1D 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.

**7.5.2 Regulations**

Any use, building, or structure in a R1D Zone shall be established in accordance with the following:

Amended by  
Bylaw No.  
34-93

- .1 Single-Detached dwellings
  - .1 Lot Area (minimum) 270 m<sup>2</sup>
  - .2 Lot Width (minimum) 9.0 m
  - .3 Lot Coverage (maximum) 40%
  - .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.
  - .2 Exterior 3.0 m
  - .8 Gross Floor Area (minimum) 70.0 m<sup>2</sup>
  - .9 Parking in accordance with Section 6.18

Where an integral garage or integral carport is provided, the minimum interior side yard shall be 1.0 m each side

- .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.
- .3 Home Occupations
  - .1 In accordance with Section 6.17.
- .4 Mini-Group Homes
  - .1 In accordance with Section 6.15.
- .5 Accessory Uses, Buildings, and Structures
  - .1 In accordance with Section 6.3.
- .6 Uses Permitted in Section 6.1.
  - .1 In accordance with Section 6.1.

### 7.5.3

#### Exceptions

The following Zones apply to specific lands within a R1D Zone.

#### **.1 123 Erie Avenue (R1D-1)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1D-1 Zone may be used for all of the uses permitted in the R1D Zone, plus the following use:

- .1 A medical office for a maximum of two doctors.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1D-1 Zone use any lot, or erect, alter or use any building or structure for a medical office for a maximum of two doctors, except in accordance with the following provisions:

- .1 In accordance with Section 9.3.2.

That all the provisions of the R1D Zone in Section 7.5.2 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.

**.2 271 Greenwich Street (R1D-2)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1D-2 Zone may be used for all of the uses permitted in the R1D Zone, plus the following:

- .1 General offices.
- .2 A telecommunication service limited to a radio station or studio.
- .3 An accessory dwelling unit.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1D-2 Zone use any lot or erect, alter or use any building or structure for the uses permitted in Section 7.5.3.2.1 to 7.5.3.2.3, except in accordance with the following provisions:

- .1 To the development standards that existed as of January 1, 2002.
- .2 The broadcasting of music or audible messages through the use of loud speakers to the immediate area outside the building supporting a radio station or studio shall be prohibited.

That all the provisions of the R1D Zone in Section 7.5.2 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.

**.3 116-120 Sherwood Drive (R1D-3)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1D-3 Zone may be used for all of the uses permitted in the R1D Zone, plus the following use:

- .1 A manufacturing use.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1D-3 Zone use any lot, or erect, alter or use any building or structure for a manufacturing use, except in accordance with the following provisions:

- .1 In accordance with Section 10.2.2.

That all the provisions of the R1D Zone in Section 7.5.2 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 19 Freeborn Avenue (R1D-4)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1D-4 Zone may be used for all of the uses permitted in the R1D Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1D-4 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

.1 Side Yard (minimum)

- |             |                                          |
|-------------|------------------------------------------|
| .1 Interior | 2.6 m on one side and 1.0 m on the other |
|-------------|------------------------------------------|

Where an integral garage or integral carport is provided, the minimum interior side yard shall be 1.0 m each side.

That all the provisions of the R1D Zone in Section 7.5.2 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

**.5 West Side of Conklin (South of Shellard) (R1D-5)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1D-5 Zone may be used for all of the uses permitted in the R1D Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1D-5 Zone use any lot or erect, alter, or use any building or structure for the uses permitted in the R1D Zone except in accordance with the following provisions:

- |                              |                                                                 |
|------------------------------|-----------------------------------------------------------------|
| .1 Lot Area (minimum)        | 250.0 m <sup>2</sup>                                            |
| .2 Building Height (maximum) | 11.5 m                                                          |
| .3 Front Yard (minimum)      | 6.0 metres from the garage or 3.5 metres from the dwelling unit |
| .4 Rear Yard (minimum)       | 7.0 m                                                           |
| .5 Side Yard (minimum)       |                                                                 |
| .1 Interior                  | 1.2 metres on one side and 0.6 metres on the other side         |

.2 Exterior 2.4 m

That all other provisions of the R1D Zone in Section 7.5.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
7-2010, 133-2015,  
OMB Decision  
PL121376

**.6 West of Conklin Road, South of Shellard Lane (R1D-6)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1D-6 Zone may be used for all of the uses permitted in the R1D Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1D-6 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following policies:

- .1 Lot Area (minimum) 250 m<sup>2</sup>
- .2 Lot Width Lot widths shall be a minimum 9.0 m
- .3 Lot Coverage Not applicable
- .4 Building Height (maximum) 11.5 m
- .5 Front Yard (minimum) 6.0 metres from the garage or 3.5 metres from the dwelling unit
- .6 Rear Yard (minimum) 7.0 m
- .7 Side yard (minimum)
  - .1 Interior 1.2 m on one side and 0.6 m on the other side.
  - .2 Exterior 2.4 m
- .8 Parking – notwithstanding the requirements of Section 6.18, stairs shall be permitted to encroach within the required parking space within the garage, a maximum of 0.5 metres.

That all remaining provisions of the R1D Zone in Section 7.5.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
OMB Decision  
20110017

**.7 355 Chatham Street (R1D-7)**

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1D-7 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Lot Width (minimum) 8.0 m
- .2 Building Height (maximum) 6.0 m or Geodetic Elevation of 213.72 metres above sea level (whichever is lower)
- .3 Notwithstanding Section 2.2.10.3, building height shall be measured to the highest point of the roof surface.

That all remaining provisions of the R1D Zone in Section 7.5.2. 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.  
156-2011

**.8 192 Grand Street (R1D-8)**

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1D-8 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Interior Side Yard (minimum) 1.55 metres
- .2 Building Height (maximum) 7.62 metres
- .3 Notwithstanding Section 2.2.10.3, building height shall be measured to the highest point of the roof surface.

That all the provisions of the R1D Zone in Section 7.5.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
140-2017

**.9 105 Garden Avenue (R1D-9)**

Notwithstanding any provision of this By-law to the contrary, no person shall within any R1D-9 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Lot Area (minimum) 255.0 m<sup>2</sup>/unit
- .2 Lot Width (minimum) 11.0 m

.3	Lot Coverage (maximum)	Shall not apply
.4	Building Height (maximum)	12.0 m
.5	Front yard (minimum)	6.0 m to the garage 4.5 m to the dwelling unit
.6	Rear yard (minimum)	6.0m
.7	Interior side yard (minimum)	
	1. Single-detached	1.2m on one side and 0.6 m on the other side (0.6m sideyard must be adjacent to a 1.2m sideyard)
	2. Cooling and Utility equipment	May not be located in a sideyard with a setback less than 1.2m
.8	Exterior side yard	2.4 m (associated side yard may be 0.6m)

That all remaining provisions of the R1D Zone in Section 7.5.2. 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.

#### **.10 501 Shellard Lane (R1D-10)**

Amended by  
Bylaws No.  
177-2017, 195-2020

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R12D-10 Zone may be used for all of the uses permitted in the R1D Zone.

Notwithstanding any provision of this By-law to the contrary, no person shall within any R1D-10 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

.1	Lot Area (minimum)	250 m <sup>2</sup>
.2	Lot Coverage (maximum)	Not applicable
.3	Building Height (maximum)	11.5 m
.4	Front Yard (minimum)	6.0 metres from the garage and 3.5 metres from the dwelling unit

- |    |                                                                                                                                                                                 |                                               |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|
| .5 | Rear Yard (minimum)                                                                                                                                                             | 6.0 m                                         |
| .6 | Side Yard (minimum)                                                                                                                                                             |                                               |
| .1 | Interior                                                                                                                                                                        | 1.2 m on one side and 0.6 m on the other side |
| .2 | Exterior                                                                                                                                                                        | 2.4 m                                         |
| .7 | Parking – notwithstanding the requirements of Section 6.18, stairs shall be permitted to encroach within the required parking space within the garage, a maximum of 0.5 metres. |                                               |

That all remaining provisions of the R1D Zone in Section 7.5.2 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.  
141-2018

#### **.11 West of Powell Road and South of Shellard Lane (R1D-11)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1D-11 Zone may be used for all of the uses permitted in the R1D Zone.

Notwithstanding any provision of the Bylaw to the contrary, no person shall within any R1D-11 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- |    |                           |                                                      |
|----|---------------------------|------------------------------------------------------|
| .1 | Lot Area (minimum)        | 220.0 m <sup>2</sup>                                 |
| .2 | Lot Coverage (maximum)    | Not applicable                                       |
| .3 | Lot Width (minimum)       | 8.0 m                                                |
| .4 | Building Height (maximum) | 11.5 m                                               |
| .5 | Front Yard (minimum)      | 6.0 m from the garage.<br>3.5 m to the dwelling unit |
| .6 | Rear Yard (minimum)       | 7.0 m                                                |
| .7 | Side Yard (minimum)       |                                                      |
| .1 | Interior                  | 1.2 m on one side and 0.6 m on the other             |
| .2 | Exterior                  | 2.4 m                                                |
| .8 | Parking                   |                                                      |



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

- .9 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 R1D Zone in Section 7.5.3 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.  
197-2020

**.12 West of Conklin Road and North of Shellard Lane (R1D-12)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1D-12 Zone shall only be used for single-detached dwellings.

Notwithstanding any provision of the Bylaw to the contrary, no person shall within any R1C-24 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Lot Width (minimum) 11 m
- .2 Lot Coverage (maximum) 55%
- .3 Building Height (maximum) 12 m
- .4 Front Yard (minimum) 6.0 m from the garage, 4.5 m to the dwelling unit
- .5 Rear Yard (minimum) 7.0 m
- .6 Side Yard (minimum)
  - .1 Interior 1.2 m on one side and 0.6 m on the other
  - .2 Exterior 2.4 m
- .7 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.

- .8 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 R1D Zone in Section 7.5.3 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.

**.13 346 Shellard Lane (R1D-13)**

Amended by  
Bylaw No.  
123-2022

- .1 Notwithstanding any provision of this By-law to the contrary, any lot within any R1D-13 Zone may be used for all of the uses permitted in the R1D zone.
- .2 Notwithstanding any provision of the By-law to the contrary, no person shall within any R1D-13 zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:
- |    |                                                                                                                                        |                                                                                                                                                                  |
|----|----------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| .1 | Lot Width (minimum)                                                                                                                    | 11 m                                                                                                                                                             |
| .2 | Lot Coverage (maximum)                                                                                                                 | 55%                                                                                                                                                              |
| .3 | Building Height (maximum)                                                                                                              | 12 m                                                                                                                                                             |
| .4 | Front Yard (minimum)                                                                                                                   | 6.0 m from the garage. 3.0 m to the dwelling unit                                                                                                                |
|    |                                                                                                                                        | No encroachments shall be permitted in the front yard.                                                                                                           |
| .5 | Rear Yard (minimum)                                                                                                                    | 1.2 m                                                                                                                                                            |
| .6 | Side Yard (minimum)                                                                                                                    |                                                                                                                                                                  |
| .1 | Interior                                                                                                                               | 1.2 m on one side and 0.6m on the other                                                                                                                          |
| .2 | Exterior                                                                                                                               | 2.4 m                                                                                                                                                            |
| .7 | Minimum Usable Amenity Space                                                                                                           | 45 m <sup>2</sup>                                                                                                                                                |
| .8 | Parking                                                                                                                                |                                                                                                                                                                  |
|    |                                                                                                                                        | Notwithstanding the requirements of Section 6.18, stairs shall be permitted to encroach within the required parking space within the garage, a maximum of 0.5 m. |
| .9 | 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 R1D Zone in Section 7.5.3 to this Bylaw, and all other provisions of this By-law, as amended, that are consistent with the

provisions herein contained, shall continue to apply mutatis mutandis.

**.14 91 and 101 Birkett Lane (F-H-R1D-14)**

Amended by  
Bylaw No.  
150-2023

- .1 Notwithstanding any provision of this Bylaw to the contrary, any lot within any F-H-R1D-14 Zone may only be used in accordance with the permitted uses and provisions in the F-R1D-14 Zone upon the removal of the "Holding (H)" provision. Removal of the "H" may occur once the following provisions have been satisfied:
- .1 THAT all servicing issues, financial and otherwise, have been addressed to the satisfaction of The Corporation of the City of Brantford;
  - .2 A comprehensive Stormwater Management Strategy has been prepared and accepted by the Director of Engineering and the Grand River Conservation Authority;
  - .3 Draft Plan approval with a condition requiring the conveyance of necessary buffer blocks or right-of-ways for access into the dike;
  - .4 A Functional Servicing Report has been prepared and accepted by the Director of Engineering and the Grand River Conservation Authority detailing the minimum first floor elevations
  - .5 That the applicant provide confirmation, to the satisfaction of the Commissioner of Community Development for the Corporation of the City of Brantford, that the applicant has provided adequate information and time to the Survivors' Secretariat for the Survivors' Secretariat to meaningfully consider its search activities upon the lands.
- .2 Notwithstanding any provision of this Bylaw to the contrary, any lot within any F-R1D-14 Zone may be used for all of the uses permitted in the R1D Zone.
- .3 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 F-R1D-14 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:
- .1 Building Height (maximum) 12.5 m
  - .2 Lot Coverage (maximum) N/A
  - .3 Front Yard (minimum)
    - i. To the dwelling face 4.5 m
    - ii. To the garage 6.0 m

- .4 Interior Side Yard (minimum) 0.6 m on one side and 1.2 m on the other side
  - .5 Exterior Side Yard (minimum) 1.8 m
  - .6 Notwithstanding the requirements of Section 6.18.3.9, a minimum of 30% of the front yard shall be maintained as landscaped open space.
- .4 That all remaining provisions of the R1D Zone in Section 7.5.2 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.