



County of Brant Council Agenda

Date: Tuesday, April 8, 2025
Time: 6:00 p.m.
Location: Council Chambers
7 Broadway Street West
Paris, ON

Alternative formats and communication supports are available upon request. For more information, please contact the County of Brant Accessibility and Inclusion Coordinator at 519-442-7268 or by email accessibility@brant.ca

Pages

1. **Attendance**

2. **Land Acknowledgement**

As we gather, we acknowledge that we meet on the lands and territory of the Mississaugas of the Credit First Nation, Six Nations of the Grand River, and the traditional territory of the Attiwanderonk.

We remind ourselves that the County of Brant is situated on lands that are full of rich Indigenous history and home to many First Nations, Inuit, and Métis people today; we recognize the significance of their contributions to the past, present, and future of this land.

As a County we have a shared responsibility for the stewardship of the land on which we live and work and a commitment to the Truth and Reconciliation calls to action. We commit to continue learning, reflecting on our past, and working in allyship.

3. **Approval of Agenda
Recommendation**

That the County of Brant Council Agenda for April 8, 2025 be approved

4. **Declaration of Pecuniary Interests**

5. **Delegations / Petitions / Presentations**

6. **Adoption of Minutes from Previous Meetings**

6.1 **County of Brant Council Minutes of March 11, 2025
Recommendation**

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That the minutes from the County of Brant Council Meeting of March 11, 2025 be approved.

7. Business Arising from the Minutes

8. Public Hearings Under the Planning Act to Receive Information from the Public

8.1 ZBA2-25-NM - 4 Units as-of-right - N. Mousavi Berenjaghi
Recommendation

13 - 40

WHEREAS On February 11, 2025, Council directed County Staff to proceed with a zoning by-law amendment to permit four (4) units as-of-right in fully serviced areas of Paris and St. George

THEREFORE THAT Council receive ZBA2-25-NM – Preliminary Zoning Changes to Permit Four Residential Units as of Right– as information;

AND THAT County Staff be directed to finalize zoning bylaw amendments attached to this report for placement on the future Council Meeting Agenda for consideration.

9. Staff Reports

10. Communications

11. Resolutions

12. Other Business

13. In Camera

14. By-laws

14.1 By-law Number 38-25 - Being a By-law to confirm the proceedings of Council

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15. Next Meeting and Adjournment

Tuesday, April 22, 2025 at 6:00 pm in the County of Brant Council Chambers.



County of Brant Council Minutes

Date: March 11, 2025
Time: 6:00 p.m.
Location: Council Chambers
7 Broadway Street West
Paris, ON

Present: Mayor Bailey, Councillors Kyle, MacAlpine, Howes, Oakley, Bell, Peirce, Miller, Chambers, Coleman, and Garneau

Staff: Stevenson, Dyjach, Vink, Katikapalli, Allison, Graham, Keen, and Pluck

Mayor Bailey in the Chair.

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1. Attendance

Attendance was taken.

2. Land Acknowledgement

Councillor Peirce read the land acknowledgement.

3. Approval of Agenda

Moved by Councillor Howes
Seconded by Councillor Bell

That the County of Brant Council agenda and addendum for March 11, 2025 be approved; and

That section 4.e of the County of Brant's Procedural By-law be suspended to allow the consideration of items 11.1, 12.1, 16.1, and 16.2, as they are not matters under the Planning Act.

Carried

4. Declaration of Pecuniary Interests

None.

5. Delegations / Petitions / Presentations

None.

6. Adoption of Minutes from Previous Meetings

6.1 County of Brant Council Minutes of February 11, 2025

Moved by Councillor Chambers
Seconded by Councillor MacAlpine

That the minutes from the County of Brant Council Meeting of February 11, 2025 be approved.

Carried

7. Business Arising from the Minutes

None.

8. Public Hearings Under the Planning Act to Receive Information from the Public

8.1 ZBA29-24-LG 24 Elm Street

Lauren Graham, Planner

Lauren Graham, Planner appeared before Council and presented Zoning By-law Amendment application ZBA29-24-LG for information purposes. She highlighted the location of the subject lands, land use designation in the 2023 Official Plan, and the zoning classification. L. Graham concluded with presenting the development proposal and the next steps for the application.

In response to questions, L. Graham advised that the subjects lands are currently designated Special Policy due to the existing floodplains.

Matt Reniers, Matt Reniers & Associates, Agent

Matt Reniers, Agent appeared before Council and further spoke to the application, advising that the Grand River Conservation Authority requires further geotechnical information on the application for approval, and that a stage one and a stage two archaeological study have been completed.

Members of the Public

Ted, Chloe, and Gabe Horsfall, 24 Elm Street

Chloe and Gabe Horsfall appeared before Council and spoke in support of the application.

Council Consideration

Moved by Councillor Peirce
Seconded by Councillor Coleman

That Zoning By-law Amendment Application ZBA29-24-LG - from Matt Reniers & Associates, Agent, on behalf of owner Ted Horsfall of 24 Elm Street, proposing to rezone the subject lands from Special Policy Area, Residential Singles and Semis (s-R2) to Special Policy Area, Residential Singles and Semis with Site Specific provision XX (s-R2-XX), in order to permit a residential addition on an existing lot of record with a 0-metre frontage, current access byway of Elm Lane; to permit a reduced street setback of 2.57 metres from Elm Lane, whereas 6.0 metres is required; to recognize the existing interior side yard setback of 6.0 metres, whereas 1.2 metres is requires; to recognize the existing rear yard setback of 0.76 metres, whereas 6.0 metres is required; and to recognize an addition greater than fifty percent of the ground floor area of the existing residential building within a Special Policy Area, be received as information and any comments/ submissions regarding this application be referred to staff for review.

Carried

9. Public Hearings Under the Planning Act to Consider Staff Recommendations

9.1 ZBA20-24-DN 49 River Road

Logan Keen, Planner

Logan Keen, Planner appeared before Council and presented Zoning By-law Amendment application ZBA20-24-DN for approval, noting the property location, land use designation, zoning classification, and the development proposal. He advised that the application was deemed complete prior to the County of Brant 2023 Official Plan coming into effect and is being reviewed under the 2012 Official Plan policies. L. Keen further advised that the applicant is required to facilitate a subsequent Planning Act application proposing to sever for the creation of one new residential lot on the subject lands, which would be supported by the 2012 Official Plan. He concluded with noting that any additional severance applications would be reviewed under the 2023 Official Plan, which does not support the creation of multiple lots in the countryside designation.

In response to questions, Jeremy Vink, Director of Planning confirmed that the 2023 Official Plan policies are more restrictive, prohibiting multiple lots to be severed.

Bob Phillips, J.H. Cohoon Engineering Ltd, Agent

Bob Phillips, Agent appeared before Council and highlighted that the intention of the application is to create one single-family lot adjacent to the existing property.

Members of the Public

None.

Council Consideration

Moved by Councillor Coleman
Seconded by Councillor Peirce

THAT Zoning By-Law Amendment Application ZBA20-24-DN received from JH Cohoon Engineering Limited on behalf of Renzo and Lenuta Tonietto, applicant/owner of TRACT BURTCH PART LOT 86 REFERENCE PLAN 2R-3708 PART 1, County of Brant, in the former Township of Brantford, municipally known as 49 River Road proposing to amend the zoning on the subject lands from Agricultural (A) to Special Exception-Rural Residential (RR-63 & RR-64) to conform with the 2012 County of Brant Official Plan in order to facilitate a subsequent Planning Act application to sever the existing dwelling, resulting in the creation of one (1) new residential lot, BE APPROVED with the following site specific provisions:

1. RR-63 to permit a minimum lot area of 0.62 hectares (1.5 acres) on a portion of the subject lands identified in submitted plan 13195-SEV2; whereas a minimum 0.4 hectares (0.98 acres) is required within the Rural Residential (RR) zone;
2. RR-64 to permit a minimum lot area of 5.1 hectares (12.6 acres) on a portion of the subject land identified in submitted plan 13195-SEV2 dated July 7, 2024, with a minimum lot area being inclusive of both the RR-64 and NH zoning on the property; whereas a minimum of 0.4 hectares is required within the Rural Residential (RR) zone;

AND THAT the reason(s) for approval are as follows:

1. The Application will ensure conformity and consistency with the policies of Provincial Planning Statement.
2. The Application conforms to the policies of the 2012 Official Plan and is in keeping with the intent of the Zoning By-Law.

Carried

9.2 ZBA1-25-LK 719 Watts Pond Road

Logan Keen, Planner

L. Keen presented Zoning By-law Amendment application ZBA1-25-LK for approval, noting the property location, land use designation, zoning classification, and development proposal.

In response to questions, J. Vink confirmed that properties may have split zoning.

Steven C. Ferri, Loopstra Nixon LLP, Agent

Steven C. Ferri, Agent, appeared before Council and spoke to the application, noting that it is required to satisfy a condition of a lot line adjustment, which was previously approved by the Committee of Adjustment.

In response to questions, J. Vink advised that the Provincial Planning Statement and the Official Plan would allow for the applicant to apply for extractive zoning if aggregate material is present on the property, and that the extractive zoning is temporary for the time period when the gravel is extracted, reverting to agricultural zoning when the extraction has completed.

Members of the Public

None.

Council Consideration

In response to questions, J. Vink advised that this application should not impact a future Paris East Bypass and that the A9 zoning would assist in keeping the land vacant, should it be determined that a bypass be implemented.

Moved by Councillor Bell

Seconded by Councillor Oakley

THAT Zoning By-Law Amendment Application ZBA1-25-LK received from Steven Ferri of Loopstra Nixon LLP, Agent on behalf of John and Betty Hamilton, Owner of lands legally described as CONCESSION 3 PART LOT 27, municipally known as 719 Watt's Pond Road, County of Brant, Geographic Township of Paris, proposing to amend the zoning on a portion of the subject land from Agricultural (A) to Agricultural-Special Exception (A-9) to prohibit a dwelling unit as a permitted use, to satisfy a condition of related Consent Application B31-23-HH, conditionally approved on January 20, 2024, to sever a surplus farm dwelling, be APPROVED.

AND THAT the reason(s) for approval are as follows:

- a. The Application is consistent and maintains the intent of applicable policies permitting the severance of a surplus farm dwelling.
- b. The Application conforms to the policies of the Official Plan and is in keeping with the intent of the Zoning By-Law.
- c. The Application is consistent with the policies of the Provincial Planning Statement.

Carried

9.3 ZBA27-24-LK 249 Garden Avenue

Logan Keen, Planner

L. Keen appeared before Council and presented the Zoning By-law Amendment application ZBA27-24-LK, noting the property location, land use designation, zoning classification, and development proposal. L. Keen highlighted that the proposal does not require the extension or expansion of County services, and that the temporary sales trailer is pre-existing with no changes being proposed.

Stephanie Mirtitsch, MHBC Planning, Agent

Stephanie Mirtitsch was not in attendance.

Members of the Public

None.

Council Consideration

Moved by Councillor Oakley
Seconded by Councillor Garneau

THAT Extension of Temporary Use Zoning By-law Exemption Application ZBA27-24-LK from LIV Communities, Agent on behalf of Paramjit Singh, Owner of Concession 3, Part Lots 43 to 45, Johnson Grant, Part of RP 2R-5685, Part 1, geographic Township of Brantford, municipally known as 249 Garden Ave, County of Brant, proposing the extension of a Temporary Use Zoning By-Law to permit the continued use of a sales trailer for a period of three (3) years, BE APPROVED.

Carried

10. Consent Items

10.1 Consent Items to be Approved

None.

10.2 Consent Items to be Received

None.

11. Committee Reports

11.1 Paramedic Services Committee Special Meeting Minutes of March 5, 2025

Moved by Councillor Miller
Seconded by Councillor Peirce

That the Paramedic Services Committee Special Meeting Minutes of March 5, 2025 be approved.

Carried

12. Staff Reports

12.1 Brant Municipal Enterprises Strategic Plan and Corporate Mandate

In response to questions, Darryl Lee, Chief Executive Officer - Brant Municipal Enterprises advised that green energy and renewable energy will remain a focal point of Brant Municipal Enterprises.

Moved by Councillor Peirce
Seconded by Councillor Coleman

That the revised Brant Municipal Enterprises Strategic Plan and Corporate Mandate be approved.

Carried

13. Communications

None.

14. Resolutions

None.

15. Other Business

Paris East Bypass

Council further discussed the impact of aggregate extraction on the Paris East Bypass, as noted within the Transportation Master Plan.

Public Meeting Procedure

Council discussed the procedure for moving items onto the floor for discussion, following the conclusion of public meetings.

16. In Camera

Moved by Councillor Kyle
Seconded by Councillor Coleman

That County of Brant Council convene In Camera to discuss the following:

- S.239(2)(d) labour relations or employee negotiations (Paramedic Services Committee Special Meeting In-Camera Report - March 5, 2025);
- S.239(3.1)1. The meeting is held for the purpose of educating or training the members (eScribe Pro App) - B. Allison

Carried

Council convened In Camera at 7:03 p.m. to discuss matters under S.239(2)(d) – labour relations or employee negotiations (Paramedic Services Committee Special Meeting In Camera Report of March 5, 2025) and S.239(3.1)(1) meeting held for the purpose of educating or training the members (eScribe Pro App). This portion of the meeting is

recorded in the Confidential – In Camera minutes of March 11, 2025. Council reconvened in Open Session at 8:48 p.m. on a motion of Councillors Bell and Coleman.

The following recommendation is recommended for ratification following the discussion held in camera:

Moved by Councillor Miller
Seconded by Councillor Peirce

Whereas the collective agreement between the County of Brant and OPSEU Local 256 expired on March 31, 2023;

And whereas a Memorandum of Settlement between the bargaining agents for the County of Brant and OPSEU Local 256 has been reached;

That the Paramedic Services Committee recommend ratification of the terms of the Memorandum of Settlement;

And that a bylaw authorizing the Mayor of the County of Brant and the Clerk to execute a new Collective Agreement between the County and OPSEU be presented to County Council for its consideration, based on the terms included in the Memorandum of Settlement.

Carried

17. By-laws

Moved by Councillor Garneau
Seconded by Councillor Peirce

That By-laws 26-25 to 30-25 be read a first time.

Carried

Moved by Councillor Garneau
Seconded by Councillor Peirce

That By-laws 26-25 to 30-25 be read a second time and all preambles and clauses be adopted.

Carried

Moved by Councillor Garneau
Seconded by Councillor Peirce

That By-laws 26-25 to 30-25 be read a third time, passed, signed, and executed.

Carried

18. Next Meeting and Adjournment

Council adjourned at 8:51 p.m. to meet again on Tuesday, March 25, 2025, at 6:00 p.m. at the County of Brant Council Chambers.

Secretary



County of Brant Council Report

To: The Mayor and Members of County of Brant Council
From: Negin Mousavi Berenjaghi, Development Planning Student
Date: April 8, 2025
Report #: ZBA2-25-NM
Subject: Preliminary Zoning Changes to Permit Four Residential Units As-of-Right in Paris and St. George
Purpose: For Information

Recommendation

WHEREAS On February 11, 2025, Council directed County Staff to proceed with a zoning by-law amendment to permit four (4) units as-of-right in fully serviced areas of Paris and St. George;

THEREFORE THAT Council receive ZBA2-25-NM – Preliminary Zoning Changes to Permit Four Residential Units as of Right– as information;

AND THAT County Staff be directed to finalize zoning bylaw amendments attached to this report for placement on the future Council Meeting Agenda for consideration.

Executive Summary

This project began in February 2025 with [RPT-0078-25](#), where the County of Brant Council provided initial direction to explore local provisions supporting four (4) units as-of-right within the fully-serviced primary settlement areas of Paris and St. George. This initiative is one of the first steps in the County’s Housing Needs Assessment process, aimed at facilitating the development of more affordable and diverse housing options while supporting focused growth and infrastructure.

This report presents the project background, analysis of the zoning bylaw amendments necessary to permit four (4) units as-of-right, and the next steps. It is respectfully requested that the Council receive this report as information, for input, and direct County Staff to finalize the draft zoning bylaw amendment for placement on the upcoming Council meeting for consideration.

Strategic Plan Priority

Strategic Priority 2 - Focused Growth and Infrastructure

Impacts and Mitigation

Social Impacts

Enabling four (4) units as-of-right in serviced areas could increase housing options, including affordable units, to better meet community needs.

Environmental Impacts

Encouraging infill development in fully serviced areas reduces urban sprawl, maximizes existing infrastructure, and promotes more sustainable land use.

Economic Impacts

The Development Charges Act (DCA) provides exemptions for the first two Additional Residential Units (ARUs) in both new and existing detached houses, semi-detached houses, or rowhouses. Applying this exemption to the third ARU is not required by provincial legislation, and choosing to do so would have financial implications for the County. At this time, no amendments to the Development Charges By-law 109-24 are being proposed. Planning and Finance staff will continue to collaborate and assess whether any changes are necessary in the future.

Report

Background

The Canada Housing Infrastructure Fund (CHIF) aims to accelerate the construction and upgrading of housing-enabling infrastructure, including drinking water, wastewater, stormwater, and solid waste infrastructure to support increasing housing supply and densification. To qualify, municipalities with a population greater than 30,000 must commit to zoning for four (4) units as-of-right, per lot, in all low-density residential areas with municipal servicing. If received, the funding would support infrastructure upgrades in Paris and St. George, ultimately supporting increased housing options in the County.

Council moved a resolution on October 24, 2024, regarding expanded housing options ([link to resolution](#)). The resolution directed staff to promote infill development and innovative approaches to densification, desirable for reduced infrastructure costs and improved availability and affordability of housing supply. This direction has been incorporated into the County's Official Plan (2023) and will be fully integrated into the Community Permit Planning System. The zoning by-law amendment to permit four (4) units as-of-right within primary settlement areas is an additional initiative that will further support the Council's resolution.

On February 11, 2025, upon the receipt of [RPT-0078-25](#) as information, the Council directed staff to undertake a detailed analysis to identify local provisions that would permit up to four (4) residential units as-of-right per lot within Paris and St. George. Accordingly, staff have prepared a preliminary zoning by-law amendment for consideration and have initiated engagement with the public as part of the Housing Needs Assessment project on March 21, 2025, to gather input regarding four (4) units as-of-right, as well as broader community housing needs. Following the Council's direction, a draft zoning by-law amendment will be brought forward for consideration at a future Council meeting.

Analysis

As-of-Right Permission

As-of-right permission means that a property owner is entitled to use or develop their property in accordance with the property's zone without requiring a public hearing process or the Council's approval. Four (4) units as-of-right on a lot can be achieved in several ways. These may include a fourplex, where the units are equally divided, or a primary dwelling that is larger than the subsequent three ARUs. Other configurations, such as detached, semi-detached, duplex, triplex, stacked townhouse, rowhouse, and street-fronting rowhouse dwellings, can also achieve four units. If the four units are achieved as a result of the construction of a new primary dwelling, additions to an existing primary dwelling, or interior/basement conversions, they must meet the standard regulations of the associated zone. Four units can also be achieved through detached ARUs, either by converting an existing accessory structure or constructing a new detached dwelling. Staff note that regardless of the configuration—whether through a new primary dwelling, additions, interior/basement conversions, or detached ARUs—a building permit is required. Before proceeding, homeowners or applicants should consult with the municipality to ensure that the proposed units and configuration comply with zoning regulations, that adequate municipal services are available, and that all relevant zoning provisions can be satisfied.

Potential Uptake of Four Units Initiative

The County's current zoning regulations permit up to three (3) residential units per lot as-of-right in fully serviced areas, including one primary unit and two ARUs. The previous staff report highlighted that despite permissions for three-unit properties, all ARU developments to date have only accommodated two units (One primary unit and one ARU). *Table 1* below illustrates the maximum estimated potential uptake of four (4) units as-of-right in Paris and St. George, based on the assumptions that the property is located in a residential zone, the existing building footprint covers less than 50% of the lot area, and the lot size is 350 square metres or greater, all of which are common characteristics of Urban Residential zones. This estimate does not include the existing ARUs. As mentioned in the previous staff report ([RPT-0078-25](#)), current zoning regulations have largely restricted the uptake of detached ARUs, with the majority being developed as attached or basement units.

Table 1: Potential Uptake of Four Units As-of-Right in Paris and St. George

Settlement Area	Number of Parcels	Increase in Units
Paris	1040	3120
St. George	345	1035
Maximum Total		4155

Staff would like to note that a small percentage of lots are likely to develop with up to four units. Even further still, such developments are likely to happen over time. Certain lot characteristics, such as lot frontage, parking, driveway, pedestrian access, setbacks, and the existing building type itself, can limit the potential uptake of four (4) units as-of-right initiative. These characteristics will be further explored in the following sections.

The potential uptake of the four-unit initiative can also be impacted by available servicing. Both the County's Official Plan (2023) and Zoning By-law 61-16 support ARUs in settlement areas where adequate and available municipal water, sanitary services, and capacity are

verified by the County to ensure that site conditions are suitable for the long-term provision of such services with no negative impact.

Building Configuration

To enable four (4) units as-of-right, a change is proposed to add a regulation that would allow for up to four (4) units on a fully serviced residential lot that includes the primary dwelling unit together with:

1. Up to three ARUs within or attached to the primary dwelling unit, or
2. Up to two additional residential units within or attached to the primary dwelling unit and up to one additional residential unit in a detached accessory structure, or
3. Up to one additional dwelling unit within or attached to the primary dwelling unit and up to two additional residential units in a detached accessory structure.

Some examples of ARUs include additions to the existing dwelling, above garage additions, accessory structure conversions, interior/basement conversions, and new detached dwellings. The proposed configurations would support these ARU types while maintaining flexibility in residential development. In addition to the newly proposed regulation mentioned above, it is also necessary that Subsection (iv) of the ARU regulations be removed, as it restricts the number and types of ARUs that can be permitted on a fully serviced lot.

Proposed Changes to Urban Residential Zones

The County's Urban Residential (R) Zones, including Residential Singles (R1), Residential Singles and Semis (R2), and Residential Multiple Low Density (RM1) allow for low-density residential developments. The least permissible zone, the Residential Singles (R1) permits Single- Detached Dwellings, Group Homes, and existing Duplex Dwellings, whereas RM1 Zone accommodates Single Detached, Semi-Detached, Rowhouse, Street-Fronting Rowhouse, Stacked Townhouse, Duplex, and Triplex Dwellings, as well as Group Homes and Lodging Houses. Staff are of the opinion that these zones have the greatest potential to accommodate gentle infill through minor revisions to use definitions and other relevant zoning regulations.

Currently, fourplexes are only permitted in Residential Multiple Medium Density (RM2) and Residential Multiple High Density (RM3) zones. A change is proposed to allow fourplexes in all Urban Residential zones. Additionally, current zoning regulations allow duplexes only as existing uses in Residential Singles (R1) and Residential Singles and Semis (R2). An amendment is proposed to remove this footnote, allowing both new duplexes and existing buildings to be converted into duplexes through additions within these zones. To minimize unnecessary changes to multiple definitions, a footnote is proposed to be added for the permitted uses in Urban Residential zones. This footnote will clarify that, notwithstanding any definition in Zoning By-law 61-16, up to four (4) units are permitted within or on the same lot as singles, semis, duplexes, triplexes, fourplexes, stacked townhouses, rowhouses, and street fronting rowhouses. This list of dwelling types will also be reflected in the ARU definition to provide greater clarity on where ARUs may be permitted.

The definition of "converted dwelling" is proposed to be removed due to redundancy. Converted dwellings are not a permitted use within Urban Residential zones and have only been applied in two site-specific zones (one in the R2 zone and one in the RM1 zone). Removing this definition would provide greater flexibility for ARU types and avoid

unnecessary classifications, as converted dwellings are already included within the broader definition of an ARU.

No changes are being proposed to the lot area, lot frontage, setbacks, landscaped open space, primary dwelling coverage, and building height requirements for Urban Residential zones. This will ensure that gentle density uplift through four (4) units as-of-right initiative will be considerate of the surrounding building characteristics while providing more flexible housing options.

Parking

The county's Official Plan (2023) and Zoning By-law 61-16 require one (1) additional parking space per ARU in addition to the required parking spaces for the principal dwelling. This requirement, along with a minimum driveway width of 5.6 metres, a minimum lot frontage of 11 metres, unobstructed access from the municipal right-of-way, and a minimum of 30% landscaped open space would limit the number of parcels eligible for third or fourth units.

Acknowledging the limitations resulting from minimum parking requirements, staff are not recommending any amendments to these regulations at this time. Currently, in addition to the required one (1) space per ARU, County's Zoning By-law 61-16 requires two (2) off-street parking spaces, as well as 0.35 visitor parking spaces per unit for rowhouses, stacked townhouses, duplexes, triplexes, and fourplexes. Additionally, two (2) off-street parking spaces per unit are required for dwellings with frontage on a public street. As noted, these parking requirements for both the main building and ARU(s) would limit the potential for adding third or fourth units.

Building Height

As part of the four (4) units as-of-right initiative, staff are proposing to allow up to two (2) detached ARUs, whereas up to one (1) is currently permitted. This change would enable the addition of a second-storey unit within a detached ARU. Under the County's zoning regulations, any ARU located within a detached dwelling must meet the requirements for an accessory structure or building. Currently, the maximum permitted building height for a detached ARU is 4.5 metres on lots within Urban Residential zones. Recognizing that the existing maximum permitted building height would restrict the inclusion of a second storey, an amendment is proposed to increase the limit from the 4.5 m to 6 metres, applicable only to Urban Residential zones. The proposed height is based on the Ontario example for a two-storey accessory dwelling unit as outlined in the [Housing Design Catalogue](#) by the Canada Mortgage and Housing Corporation. Additionally, any rooftop amenity space above the second storey of a detached ARU is proposed to be prohibited unless it meets the maximum height for an accessory building or structure.

ARUs within or attached to the primary dwelling are subject to the requirements of the primary dwelling. The maximum permitted building height in Urban Residential zones will remain unchanged, as the existing maximum building height requirements are adequate to accommodate the permitted uses within these zones.

Lot Coverage

There are two regulations that apply to the maximum lot coverage for a detached ARU within Urban Residential zones. The first regulation, governing accessory uses, permits the lesser of 15% of the total lot area or 95 square metres for detached ARUs. The Urban Residential

zone requirements further specify that a maximum lot coverage of 40% applies to dwelling units, with a maximum overall lot coverage of 45% permitted. The additional 5% is only allocated for accessory buildings or structures.

To provide more straightforward direction and prevent potential misinterpretation, an amendment is proposed to remove the latter regulation. This change will simplify the regulation by allowing a coverage of up to 40% for the primary dwelling unit, while detached ARU(s) can have a maximum lot coverage of 15% of the total lot area or 95 square metres, whichever is lesser. All permitted uses within Urban Residential zones, including fourplexes, will be subject to the current lot coverage, with no changes proposed.

Setbacks

A minimum of 1.2 metres for interior side yard and rear yard setbacks is currently required for detached ARUs within Urban Residential zones. Staff recommend an additional condition to require a minimum 3-metre setback where a second-storey window, balcony, or exterior stairs face a lot line. This would ensure increased separation of detached ARUs from adjacent parcels and provide adequate buffer from the neighbouring properties, avoiding potential nuisance and privacy issues. Other setback requirements, including the minimum street setback to the attached garage and habitable portions of the dwelling, as well as the separation distance between buildings on the same lot, will remain unchanged. Also, no changes are proposed to the setbacks for the main dwelling.

Lot severance

Under the County's Official Plan (2023), an ARU may qualify for severance from the primary dwelling subject to compliance with consent policies and meeting the zoning requirements. If qualified, both the retained and severed lots can accommodate four units. It is the staff's understanding that very few lots within Paris and St. George would be eligible for such lot severances, as many parcels do not meet the required lot area, lot coverage, setbacks, lot width, lot frontage, parking, and landscaped open space. Additionally, since the preferred method of servicing for ARUs in urban settlement areas is through infrastructure provided by the principal dwelling, severances that could result in additional servicing requirements may not be supported by County staff.

Summary and Recommendations

Staff have performed a detailed analysis of the County's zoning regulations and are of the opinion that low-density Urban Residential zones hold the greatest potential to support four (4) units as-of-right in fully serviced areas of Paris and St. George. The following is a list of proposed key changes for consideration:

- Add fourplexes as a permitted use for all Urban Residential zones.
- Remove the "Existing Only" condition for duplexes within R1 and R2 zones.
- Add a list of uses that would allow for ARUs in the ARU definition.
- Remove the definition for a converted dwelling to avoid unnecessary classification of ARUs.
- Add a regulation regarding building configuration and the number of permitted ARUs in fully serviced areas.
- Increase the maximum structure height for detached ARUs from 4.5 metres to 6 metres.

- Require a minimum of 3-metre interior side yard and rear yard setback where a second-storey window, balcony, or exterior stairs of a detached ARU face a lot line.
- Prohibit rooftop amenity space above the second storey of a detached ARU unless it meets the maximum height for accessory structures or buildings.
- Remove the 45% overall lot coverage limit in low-density Urban Residential zones, allowing a maximum of 40% lot coverage for the primary dwelling and up to 15% or 95 square metres for detached ARUs, whichever is lesser.

Other minor changes are proposed to ensure the consistency and clarity of regulations (see Attachment 1 for more details). No additional changes will be made to the lot area, lot frontage, setbacks, parking requirements, building height, and landscaped open space requirements to ensure that the future uptake of four (4) units as-of-right takes into account the surrounding building characteristics.

As part of the next steps, County staff will further review the zoning regulations and preliminary amendments based on the direction received from the Council and the public and will present a draft zoning bylaw amendment for consideration at an upcoming Council meeting.

Attachments

1. Preliminary Zoning Changes to Permit Four Units in Low-Density Urban Residential Zones

Reviewed By

Jeremy Vink, Director of Planning
 Brandon Kortleve, Manager of Policy Planning

Copied To

Alysha Dyjach, General Manager of Development Services
 Mark Maxwell, Director of Engineering and Infrastructure Planning
 Heather Mifflin, Director of Finance, Treasurer

By-law and/or Agreement

By-law Required	No
Agreement(s) or other documents to be signed by Mayor and /or Clerk	No

Attachment 1
Proposed Changes to the Comprehensive Zoning By-Law 61-16 to Permit 4 Units as of Right in Primary Settlement Areas

Provisions	Existing R1 Zone	Existing R2 Zone	Existing RM1 Zone	Proposed Fourplex	Proposed ARU - Attached	Proposed ARU-Detached
Permitted Uses	Up to 2 ARUs in the primary unit or 1 in the primary unit and 1 in a separate building for a total of 3 units on a lot			Add <i>Fourplex</i> to R1, R2, and RM1 zones	Permit up to 3 ARUs attached to primary dwelling for a total of 4 units	Permit up to 2 separate ARUs for a total of 4 units

Section 3: Definitions

Terms	Existing Definitions	Proposed Amendments
Additional Residential Unit	Means a second residential <i>dwelling unit</i> self-contained that is either located within or attached to the <i>primary dwelling unit</i> or located within a detached <i>accessory structure</i> to the <i>primary dwelling unit</i> . An Additional Residential Unit is subordinate to the <i>primary dwelling unit</i> .	Means a second self-contained residential <i>dwelling unit</i> self-contained that is either located within or attached to the <i>primary dwelling unit</i> or located within a detached <i>accessory structure</i> to the <i>primary dwelling unit</i> . An Additional Residential Unit is subordinate to the <i>primary dwelling unit</i> , and may be included on the same lot as a <i>single-detached dwelling, semi-detached dwelling, duplex dwelling, triplex dwelling, fourplex dwelling, stacked townhouse dwelling, rowhouse dwelling, and street fronting rowhouse dwelling</i> .
Dwelling, Converted	Means an <i>existing dwelling</i> , constructed as a single or semi-detached unit that has been <i>altered</i> internally to provide one or more additional <i>dwelling units</i> , prior to January 2014.	Means an existing dwelling, constructed as a single or semi-detached unit that has been altered internally to provide one or more additional dwelling units, prior to January 2014.
Dwelling, Fourplex	Means a <i>building</i> that is divided horizontally and/or vertically into four (4) separate <i>dwelling units</i> , each of which has an independent entrance either directly from the outside or through a common entrance but does not include a <i>converted dwelling</i> or a <i>rowhouse dwelling</i> .	Means a <i>building</i> that is divided horizontally and/or vertically into four (4) separate <i>dwelling units</i> , each of which has an independent entrance either directly from the outside or through a common entrance. but does not include a converted dwelling or a <i>rowhouse dwelling</i> .

Attachment 1
Proposed Changes to the Comprehensive Zoning By-Law 61-16 to Permit 4 Units as of Right in Primary Settlement Areas

Terms	Existing Definitions	Proposed Amendments
Dwelling, Duplex	Means a <i>building</i> , other than a <i>converted dwelling</i> or <i>additional residential unit</i> , that is divided horizontally into two (2) separate <i>dwelling units</i> each of which has an independent entrance either directly from the outside or through a common entrance.	Means a <i>building</i> , other than a converted dwelling or additional residential unit , that is divided horizontally into two (2) separate <i>dwelling units</i> , each of which has an independent entrance either directly from the outside or through a common entrance.
Building/Dwelling Unit	The terms " <i>Building</i> " and " <i>Dwelling Unit</i> " are used interchangeably to define different types of dwellings.	To use the term " <i>Building</i> " for single-detached, stacked townhouse, and triplex dwellings in order to align with the definitions of other dwelling types.

4.4.1 Accessory Use Regulations Table

Accessory Use Regulations (Detached ARU)	Existing Provision for Urban Residential Zones	Proposed Amendment
Structure Height, Maximum (metres)	4.5 m	6 m
Interior side yard and rear yard setback, Minimum (metres)	1.2 m	* Add a footnote: A minimum of 3-metre interior side yard and rear yard setback is required where a second-storey window, second-storey balcony, or exterior stairs to the second-storey face a lot line.

Attachment 1
Proposed Changes to the Comprehensive Zoning By-Law 61-16 to Permit 4 Units as of Right in Primary Settlement Areas

8.1.1 Permitted Uses Table (Urban Residential (R) Zones)

Provision	Existing Provision	Proposed Amendment
Permitted Use	A <i>Fourplex Dwelling</i> is permitted in Residential Multiple Medium Density (RM2) and Residential Multiple High Density (RM3) only.	To permit fourplex dwellings as a permitted use for Residential Singles (R1), Residential Singles and Semis (R2), and Residential Multiple Low Density (RM1) zones.
Permitted Use	A Duplex Dwelling is permitted in Residential Singles (R1) and Residential Singles and Semis (R2) only as an existing use.	To remove the “Existing Only” footnote for duplex dwellings within R1 and R2 zones.
Additional Footnote	N/A	* Add a footnote: Notwithstanding any definition of this By-law, up to four (4) units are permitted for uses permitted within and on the same lot as a Single-Detached Dwelling, Semi-Detached Dwelling, Duplex Dwelling, Triplex Dwelling, Fourplex Dwelling, Stacked Townhouse Dwelling, Rowhouse Dwelling, and Street Fronting Rowhouse Dwelling.

8.2.1 and 8.2.2 Zone Requirements Tables

Provision	Existing Provision for R1, R2, and RM1 Zones	Proposed Amendment
Lot Coverage (maximum)	Footnote: Maximum <i>lot coverage</i> of 40% shall apply to <i>dwelling units</i> . Maximum overall <i>lot coverage</i> of 45% shall be permitted. The additional 5% shall only be used for <i>accessory buildings</i> or <i>structures</i>	Maximum lot coverage of 40% shall apply to dwelling units. Maximum overall lot coverage of 45% shall be permitted. The additional 5% shall only be used for accessory buildings or structures

Attachment 1
Proposed Changes to the Comprehensive Zoning By-Law 61-16 to Permit 4 Units as of Right in Primary Settlement Areas

4.5 Additional Residential Units

Provision	Existing Provision	Proposed Amendment
Total Number of Permitted ARUs and Lot Configuration	N/A	New: Up to four dwelling units are permitted on a lot. This includes the <i>primary dwelling unit</i> together with (1) up to three <i>additional residential units</i> within or attached to the <i>primary dwelling unit</i> , or (2) up to two <i>additional residential units</i> within or attached to the <i>primary dwelling unit</i> and up to one <i>additional residential unit</i> in a detached accessory structure, or (3) up to one <i>additional dwelling unit</i> within or attached to the <i>primary dwelling unit</i> and up to two <i>additional residential units</i> in a detached accessory structure.
Rooftop Amenity Space	N/A	New: Any rooftop amenity space above the second storey of a detached <i>additional residential unit</i> shall be prohibited unless it meets the maximum height for an accessory building or structure.
Number of Additional Residential Units or Garden Suites on the Property	An <i>additional residential unit</i> shall be permitted in an area within the County having full municipal water and sanitary services if: (iv) There are no other <i>additional dwelling units</i> or <i>garden suites</i> on the property	(iv) There are no other <i>additional dwelling units</i> or <i>garden suites</i> on the property



Preliminary Zoning Changes to Permit Four Residential Units As-of-Right in Paris and St. George

ZBA2-25-NM

Negin Mousavi Berenjaghi, Development Planning Student

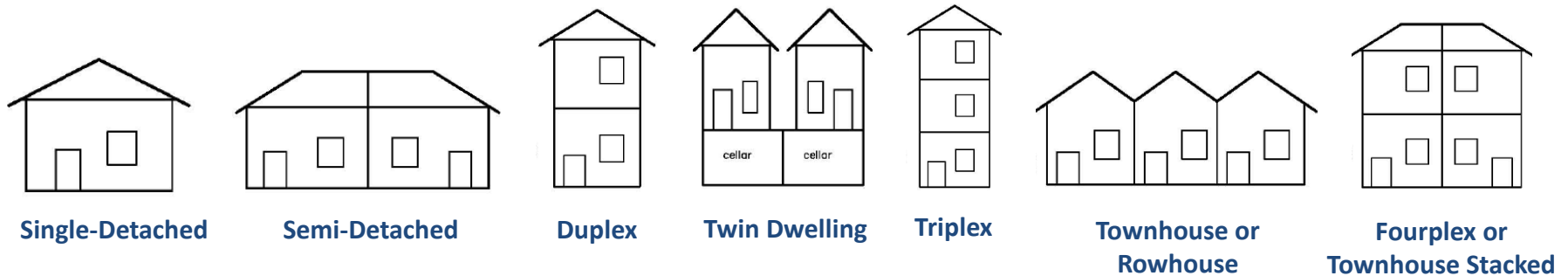
County of Brant Council

April 8th, 2025

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As-of-Right Permission

- A property can be developed in accordance with the associated zone without requiring a public hearing process or Council's approval
- Four units on a lot can be achieved in several ways, including a new primary dwelling, additions to the existing dwelling, interior/basement conversions, or detached ARUs
- A building permit is required, regardless of the configuration



Potential Uptake of Four Units

- Current zoning regulations have largely restricted the uptake of detached ARUs, with the majority being developed as attached or basement units.
- A small percentage of lots would be eligible for third and fourth units, with developments occurring over time (e.g., larger lots, mostly in older developed areas).
- Lot frontage, parking, driveway, pedestrian access, setbacks, servicing, and the existing building type can limit the uptake of the 4 units initiative

Table 1: Potential Uptake of Four Units As-of-Right in Paris and St. George

Settlement Area	Number of Parcels	Increase in Units
Paris	1040	3120
St. George	345	1035
Maximum Total		4155

Building Configuration (ARUs)

1. Up to three ARUs within or attached to the primary dwelling unit, or
2. Up to two additional residential units within or attached to the primary dwelling unit and up to one additional residential unit in a detached accessory structure, or
3. Up to one additional dwelling unit within or attached to the primary dwelling unit and up to two additional residential units in a detached accessory structure.

ALREADY PERMITTED (UP TO THREE UNITS)



3 UNITS IN PRIMARY



2 UNITS IN PRIMARY
AND 1 UNIT IN DETACHED



UNDER CONSIDERATION (UP TO FOUR UNITS)



4 UNITS IN PRIMARY



3 UNITS IN PRIMARY
AND 1 UNIT IN DETACHED



2 UNITS IN PRIMARY
AND 2 UNITS IN DETACHED

8.1.1 Uses Permitted Table

- Residential Singles (R1), Residential Singles and Semis (R2), and Residential Multiple Low Density (RM1) have the greatest potential to accommodate gentle infill.

List of Uses	Zones				
	R1	R2	RM1	RM2	RM3
<i>Dwelling, Apartment</i>					•
<i>Dwelling, Duplex</i>	• ¹	• ¹	•		
<i>Dwelling, Fourplex</i>				•	•
<i>Dwelling, Rowhouse</i>			•	•	•
<i>Dwelling, Semi-Detached</i>		•	•		
<i>Dwelling, Single Detached</i>	•	•	•		
<i>Dwelling, Stacked Townhouse</i>			•	•	•
<i>Dwelling, Street Fronting Rowhouse</i>			•	•	•
<i>Dwelling, Triplex</i>			•	•	•
<i>Group Home</i>	•	•	•		
<i>Lodging House</i>			•	•	•

¹ Existing Only

Urban Residential Zones

Fourplexes are only permitted in the RM2 and RM3 zones

Allow fourplexes as a permitted use within all Urban Residential zones

Duplexes are only permitted as existing uses in the R1 and R2 zones

Remove the “Existing Only” condition for duplexes within these zones

Converted dwellings are not a permitted use within Urban Residential zones and have only been applied in two site-specific zones

Remove the definition for a converted dwelling to avoid unnecessary classification of ARUs


8.1.1 Uses Permitted Table

List of Uses	Zones				
	R1	R2	RM1	RM2	RM3
<i>Dwelling, Apartment</i>					•
<i>Dwelling, Duplex</i>	• ¹	• ¹	•		
<i>Dwelling, Fourplex</i>				•	•
<i>Dwelling, Rowhouse</i>			•	•	•
<i>Dwelling, Semi-Detached</i>		•	•		
<i>Dwelling, Single Detached</i>	•	•	•		
<i>Dwelling, Stacked Townhouse</i>			•	•	•
<i>Dwelling, Street Fronting Rowhouse</i>			•	•	•
<i>Dwelling, Triplex</i>			•	•	•
<i>Group Home</i>	•	•	•		
<i>Lodging House</i>			•	•	•

- A footnote is proposed to be added to this table to clarify that up to four (4) units are permitted within or on the same lot as singles, semis, duplexes, triplexes, fourplexes, stacked townhouses, rowhouses, and street fronting rowhouses.

Lot Coverage

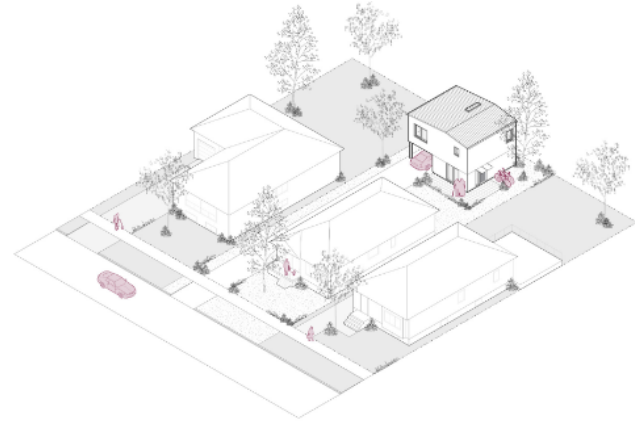
Provision	Existing Provision
Lot Coverage (maximum) for Accessory Buildings or Structures	The lesser of 15% of the total lot area or 95 square metres
Lot Coverage (maximum) for R1, R2, RM1, & RM2 Zones	Footnote: Maximum <i>lot coverage</i> of 40% shall apply to <i>dwelling units</i> . Maximum overall <i>lot coverage</i> of 45% shall be permitted. The additional 5% shall only be used for <i>accessory buildings or structures</i> .

Proposed to be removed 

All permitted uses within Urban Residential zones, including fourplexes, will be subject to the current lot coverage, with no changes proposed.

Building Height

- To increase the maximum building height for accessory structures from 4.5m to 6m in Urban Residential zones to allow for a second storey in detached ARUs.
- Any rooftop amenity space above the second storey of a detached ARU is proposed to be prohibited unless it meets the maximum height for an accessory building or structure.
- No changes are proposed to the maximum building height in Urban Residential zones.



Unit Summary

Number of Units	1
Number of Storeys	2
Unit 1 (U1): 3 Bedroom, 1 Bathroom	

Building Summary

Building Footprint	59.5 sq. m [640 sq. ft.]
Building Height (Roof Peak)	6.0 m [19 ft. 8 in.]
Building Height (Midpoint of Slope)	5.80 m [19 ft. 0 in.]
Building Width	8.5 m [27 ft. 10 in.]
Building Depth	7.0 m [23 ft. 0 in.]

Two-Storey Accessory Dwelling Unit, Canada Mortgage and Housing Corporation

Accessory Use Regulation

Provision	Existing Provision	Additional Regulation
Interior side yard and rear yard setback, Minimum (metres)	1.2m	Require a minimum of 3 metres where a second-storey window, second-storey balcony, or exterior stairs to the second-storey face a lot line.

All setback requirements for uses within Urban Residential zones will remain unchanged.

Parking Requirements

Housing Form	Minimum Required Off-Street Parking Space Regulations
Additional Residential Unit	1 space per unit
Dwelling unit with frontage on a public street	2 spaces per unit
All other housing forms	2 spaces for unit (for residents) +0.35 visitor spaces per unit

A minimum driveway width of 5.6m, a lot frontage of 11m, unobstructed access, and 30% landscaped open space would limit parcels eligible for third or fourth units.

(No proposed amendments at this time)

An ARU may qualify for severance from the primary dwelling subject to compliance with consent policies and meeting the zoning requirements. If qualified, both the retained and severed lots can accommodate four units.

- Very few lots within Paris and St. George would be eligible for such lot severances, as many parcels do not meet the zoning standards
- Preferred method of servicing for ARUs in urban settlement areas is through infrastructure provided by the principal dwelling
- Severances that could result in additional servicing requirements may not be supported by County staff

Proposed Amendments

Topic	Proposed Amendment
Permitted Use	<ul style="list-style-type: none">• Add fourplexes as a permitted use for all Urban Residential zones.• Remove the “Existing Only” condition for duplexes within R1 and R2 zones.
Definitions	<ul style="list-style-type: none">• Remove the definition for a converted dwelling to avoid unnecessary classification of ARUs.• Add a list of uses that would allow for ARUs in the ARU definition.
Building Configuration	<ul style="list-style-type: none">• Add a regulation regarding building configuration and the number of permitted ARUs in fully serviced areas.
Lot Coverage	<ul style="list-style-type: none">• Remove the additional footnote on lot coverage for R1, R2, RM1, and RM2 Zones.

Proposed Amendments

Topic	Proposed Amendment
Maximum Building Height for Accessory Structures	<ul style="list-style-type: none">• Increase the maximum structure height for detached ARUs from 4.5 metres to 6 metres.
Minimum Interior Side Yard and Rear Yard Setback for Accessory Structures	<ul style="list-style-type: none">• Require a minimum of 3-metre interior side yard and rear yard setback where a second-storey window, balcony, or exterior stairs of a detached ARU face a lot line.
Rooftop Amenity Space	<ul style="list-style-type: none">• Prohibit rooftop amenity space above the second storey of a detached ARU unless it meets the maximum height for accessory structures or buildings.



Public Meeting
[For Information Only]
April 8th, 2025



Public Meeting
[Staff Recommendation
& Council Decision]
May 27th, 2025

Questions?

Report No:	ZBA2-25-NM
Subject:	Preliminary Zoning Changes to Permit Four Residential Units As-of-Right in Paris and St. George
Purpose:	For Information
Next Step:	THAT County Staff be directed to finalize zoning bylaw amendments for placement on the future Council Meeting Agenda for consideration.
Planner:	Negin Mousavi Berenjaghi, Development Planning Student <i>Negin.mousaviberenjaghi@brant.ca</i>

County of Brant Council
April 8th, 2025



BY- LAW NUMBER 38-25

- of -

THE CORPORATION OF THE COUNTY OF BRANT

To confirm the proceedings of Council

WHEREAS by Section 5 of The Municipal Act, 2001, S.O. 2001, c. 25, the powers of a municipal corporation are to be exercised by its Council;

AND WHEREAS by Section 11 of The Municipal Act 2001, S.O. 2001, c. 25, the powers of every Council are to be exercised by by-law;

AND WHEREAS it is deemed expedient that the proceedings of the Council of the Corporation of the County of Brant at this meeting be confirmed and adopted by by-law;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE COUNTY OF BRANT HEREBY ENACTS as follows:

1. **THAT** the action of the Council of the Corporation of the County of Brant in respect of each recommendation contained in the reports of the Committees and each motion and resolution passed and other action taken by Council of the Corporation of the County of Brant, at its regular meeting held on April 8, 2025, are hereby adopted and confirmed as if all such proceedings were expressly embodied in this by-law;
2. **THAT** the Mayor and proper officials of the Corporation of the County of Brant are hereby authorized and directed to do all things necessary to give effect to the action of the Council referred to in the preceding section hereof;
3. **THAT** the Mayor and the Clerk be authorized and directed to execute all documents in that behalf and to affix thereto the seal of the Corporation of the County of Brant.

READ a first and second time, this 8th day of April 2025.

READ a third time and finally passed in Council, this 8th day of April 2025.

THE CORPORATION OF THE COUNTY OF BRANT

David Bailey, Mayor

Spencer Pluck, Deputy Clerk