

BY-LAW NUMBER XXX-20

-of-

THE CORPORATION OF THE COUNTY OF BRANT

To amend By-Law Number 61-16, the Zoning By-Law for the County of Brant, as amended, (Malone Given Parsons Ltd., on behalf of Brookfield Residential (Ontario) Ltd., Block 100, Plan 2M1947).

WHEREAS an application was received from Malone Given Parsons Ltd, agent for Brookfield Residential (Ontario) Ltd., owner of lands described as Block 100, Plan 2M1947 in the geographic Township of Paris, County of Brant, to revise the Residential Multiple Medium Density (RM2-7) site-specific exceptions to facilitate the development of 71 townhomes.

AND WHEREAS the Planning Act empowers a municipality to pass By-Laws prohibiting the use of land and the erection, location and use of buildings or structures, except as set out in the By-Law;

AND WHEREAS this By-Law is in conformity with the Official Plan for the County of Brant;

AND WHEREAS the Planning Committee of the Corporation of the County of Brant has recommended approval of this By-Law;

AND WHEREAS the Council of the Corporation of the County of Brant deems it to be desirable for the future development and use of the lands described above;

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

1. **THAT** Schedule 'A' Key Map 31 of By-Law Number 61-16 is hereby amended by updating the Special Exception Residential Multiple Medium Density RM2-7 Zoning on the subject lands, as shown on Schedule 'A' of this By-Law.
2. **THAT** the Zoning By-Law be and is hereby amended to delete and replace the following to Section 8.6 Special Exceptions RM2 Zone:

By-Law No.	Zone Code	Description
XXX-20	RM2-7	Notwithstanding any provision of this By-Law to the contrary, within any area zoned RM2-7 on Schedule 'A' hereto, the following shall apply: <i>a) Rowhouse dwellings and back to back rowhouse dwellings shall be permitted.</i> <i>b) The rowhouse dwellings and back to back rowhouse dwellings may have frontage on a public or private street.</i>

		<p>c) For the purposes of this By-Law, back to back rowhouse dwellings shall mean a residential building containing a minimum of 4 and a maximum of 16 units, having attached units separated by a common or party wall above grade, including a common or party rear wall without a rear yard setback, and whereby each unit has an independent entrance to the unit from the outside accessed through the front elevation or exterior side elevation of the dwelling unit.</p> <p>d) Notwithstanding Section 4.18(d)(ii), no less than 35% of the area of the required <i>front yard</i> shall be maintained as <i>landscaped open space</i> and kept free of <i>accessory buildings</i> and <i>parking lots</i>.</p> <p>e) Notwithstanding Section 4.44, eaves are permitted to encroach into any required yard by 0.8 metres and exterior stairs are permitted to encroach into any required yard by 2.0 metres.</p> <p>f) For back to back rowhouse dwellings, the minimum required off-street parking spaces is 2 spaces per unit.</p> <p>g) The following standards apply:</p>																										
		<table><tr><td>Minimum <i>Lot Area</i> (per unit)</td><td></td></tr><tr><td>- <i>Rowhouse dwellings</i></td><td>180 square metres</td></tr><tr><td>- <i>Back to back rowhouse dwellings</i></td><td>100 square metres</td></tr><tr><td>Minimum <i>Lot Frontage</i></td><td>6.0m</td></tr><tr><td>Minimum <i>Front Yard</i></td><td>4.4m (provided no part of the structure used as a carport or garage is closer than 6.0m to the front lot line.</td></tr><tr><td>Minimum <i>Interior Side Yard</i></td><td>1.5m</td></tr><tr><td>Minimum <i>Exterior Side Yard</i></td><td></td></tr><tr><td>- <i>Rowhouse dwellings</i></td><td>4.5m</td></tr><tr><td>- <i>Back to back rowhouse dwellings</i></td><td>4.0m</td></tr><tr><td>Minimum <i>Rear Yard</i></td><td></td></tr><tr><td>- <i>Rowhouse dwellings</i></td><td>6.0m</td></tr><tr><td>- <i>Back to back rowhouse dwellings</i></td><td>n/a</td></tr><tr><td>Maximum <i>Lot Coverage</i></td><td></td></tr></table>	Minimum <i>Lot Area</i> (per unit)		- <i>Rowhouse dwellings</i>	180 square metres	- <i>Back to back rowhouse dwellings</i>	100 square metres	Minimum <i>Lot Frontage</i>	6.0m	Minimum <i>Front Yard</i>	4.4m (provided no part of the structure used as a carport or garage is closer than 6.0m to the front lot line.	Minimum <i>Interior Side Yard</i>	1.5m	Minimum <i>Exterior Side Yard</i>		- <i>Rowhouse dwellings</i>	4.5m	- <i>Back to back rowhouse dwellings</i>	4.0m	Minimum <i>Rear Yard</i>		- <i>Rowhouse dwellings</i>	6.0m	- <i>Back to back rowhouse dwellings</i>	n/a	Maximum <i>Lot Coverage</i>	
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		- <i>Rowhouse dwellings</i>	55%
		- <i>Back to back rowhouse dwellings</i>	65%
		Minimum <i>Landscaped Open Space</i>	30%
		- <i>Rowhouse dwellings</i>	15%
		- <i>Back to back rowhouse dwellings</i>	
		Maximum <i>Building Height</i>	12.0m
		Minimum Separation Distance Between <i>Buildings</i> on the Same Lot	3.0m
		Minimum <i>Driveway Width</i>	2.8m
		Minimum <i>Driveway Width</i>	55% of the lot width or 3.5m, whichever is lesser.
		Minimum <i>Driveway Setback</i>	0.0m from the common lot line and 0.6m from the side lot line.
		All other requirements of the By-Law shall apply.	

3. **THAT** all other terms, provisions, and existing amendments of the Zoning By-Law remain the same.
4. **THAT** this By-Law shall come into full force subject to compliance with the provisions of the Planning Act, R.S.O. 1990, c. P.13, as amended, and subject to compliance with such provisions, this By-Law will take effect from the date of final passage hereof.

READ a first and second time, this 4th day of August, 2020.

READ a third time and finally passed in Council, this 4th day of August, 2020.

THE CORPORATION OF THE COUNTY OF BRANT

David Bailey, Mayor

Heather Boyd, Clerk