



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

ZBA2-25-NM

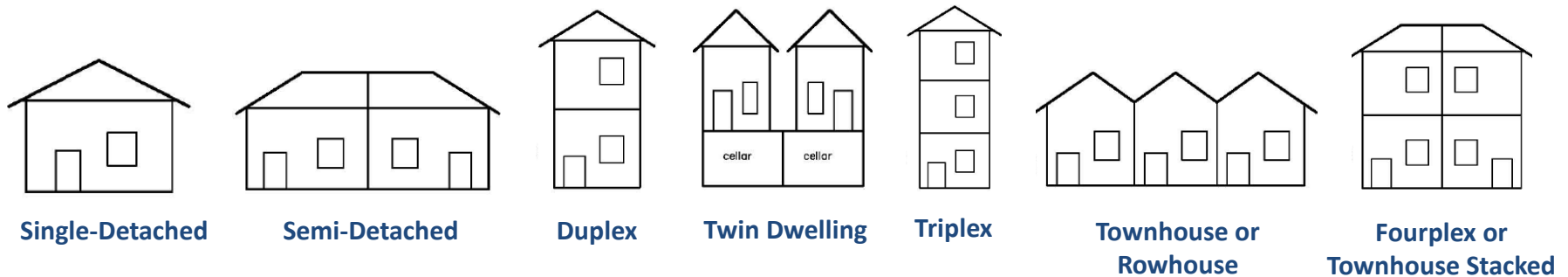
Negin Mousavi Berenjaghi, Development Planning Student

County of Brant Council

April 8<sup>th</sup>, 2025

# 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>                   | • <sup>1</sup> | • <sup>1</sup> | •   |     |     |
| <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>                      |                |                | •   | •   | •   |

<sup>1</sup> 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

# Urban Residential Zones


## 8.1.1 Uses Permitted Table

| List of Uses                              | Zones          |                |     |     |     |
|-------------------------------------------|----------------|----------------|-----|-----|-----|
|                                           | R1             | R2             | RM1 | RM2 | RM3 |
| <i>Dwelling, Apartment</i>                |                |                |     |     | •   |
| <i>Dwelling, Duplex</i>                   | • <sup>1</sup> | • <sup>1</sup> | •   |     |     |
| <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> . |

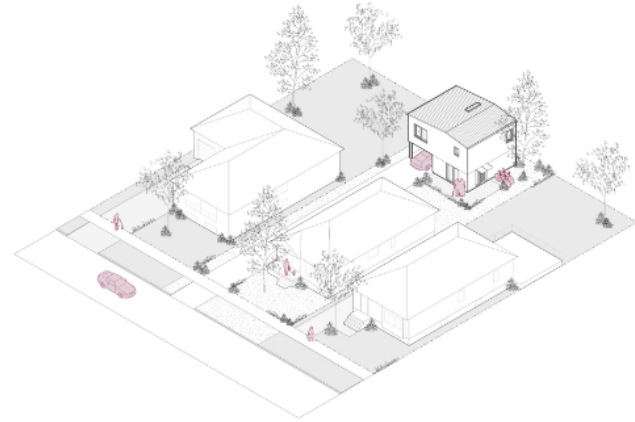
Proposed to be removed 

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

# Proposed Amendments

| Topic                                                                            | Proposed Amendment                                                                                                                                                                                                   |
|----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Maximum Building Height for Accessory Structures</b>                          | <ul style="list-style-type: none"><li>• Increase the maximum structure height for detached ARUs from 4.5 metres to 6 metres.</li></ul>                                                                               |
| <b>Minimum Interior Side Yard and Rear Yard Setback for Accessory Structures</b> | <ul style="list-style-type: none"><li>• 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.</li></ul> |
| <b>Rooftop Amenity Space</b>                                                     | <ul style="list-style-type: none"><li>• Prohibit rooftop amenity space above the second storey of a detached ARU unless it meets the maximum height for accessory structures or buildings.</li></ul>                 |

# Next Steps



**Public Meeting**  
[For Information Only]  
April 8<sup>th</sup>, 2025



**Public Meeting**  
[Staff Recommendation  
& Council Decision]  
May 27<sup>th</sup>, 2025

# Questions?

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

County of Brant Council  
April 8<sup>th</sup>, 2025

