




# Zoning By-Law Amendments to Permit Four Units As-of-Right in Paris and St. George

RPT-0157-25  
Negin Mousavi Berenjaghi, Junior Planner

County of Brant Council  
May 13<sup>th</sup>, 2025



On February 11th, Council received Report RPT-0078-25 as information and directed staff to proceed with a zoning by-law amendment to permit Four Units As-of-Right.

On April 8<sup>th</sup>, staff introduced preliminary zoning changes to permit four units as-of-right in a public meeting.

Staff have prepared a recommendation report and a draft zoning bylaw amendment for consideration and approval.

## **1. Housing Supply and Delivery:**

- Increasing opportunities for diverse and innovative housing options in fully serviced areas.

## **2. Change Management:**

- Removing or amending overly restrictive requirements
- Adding new supportive provisions to ensure responsible growth
- Maintaining zoning provisions that have effectively mitigated negative impacts

# 1. Housing Supply and Delivery

- To permit fourplexes in all Urban Residential (R) Zones.
- To permit dwelling types that can accommodate up to four units in Residential Singles (R1), Residential Singles and Semis (R2), and Residential Multiple Low Density (RM1) zones.
- To better distinguish between RM2 and RM3 zones by adding duplexes as a permitted use for RM2 zones and removing triplexes from the list of permitted uses for RM3 zones.
- To require a minimum of four attached dwelling units to better reflect the intended higher-density character of the RM3 zone.

# Urban Residential Zones

**Table 1: Permitted Uses in Urban Residential Zones**

List of Uses*	R-Class Zones				
	R1	R2	RM1	RM2	RM3**
Apartment					●
Duplex	●	●	●	●	
Fourplex	●	●	●	●	●
Rowhouse	●	●	●	●	●
Semi-Detached	●	●	●		
Single Detached	●	●	●		
Stacked Townhouse	●	●	●	●	●
Street Fronting Rowhouse	●	●	●	●	●
Triplex	●	●	●	●	
Group Home	●	●	●		
Lodging House			●	●	●

\* Provided the applicable zoning standards can be met, a total of up to four (4) dwelling units are permitted per lot in any Urban Residential Zone, which may include the principal dwelling unit and up to three (3) additional residential units, regardless of the type of principle dwelling.

\*\* Notwithstanding any definition or standard of this By-Law to the contrary, in the RM3 Zone, a minimum of four attached dwelling units is required.

## 2. Change Management

### 2.1 Removing Restrictive Zoning Regulations

- To remove the definition of a converted dwelling to avoid redundancy.
- To remove the “Existing Only” condition for duplexes within R1 and R2 zones, allowing the inclusion of both newly constructed duplex dwellings and those created through conversion.
- To remove the combined regulation of a 45% overall lot coverage limit in low-density R-Class Zones, allowing for clearer separation between the lot coverage limits for primary dwellings, which would remain at 40%, and those for detached accessory buildings or structures.

# Maximum Lot Coverage (for detached structures)

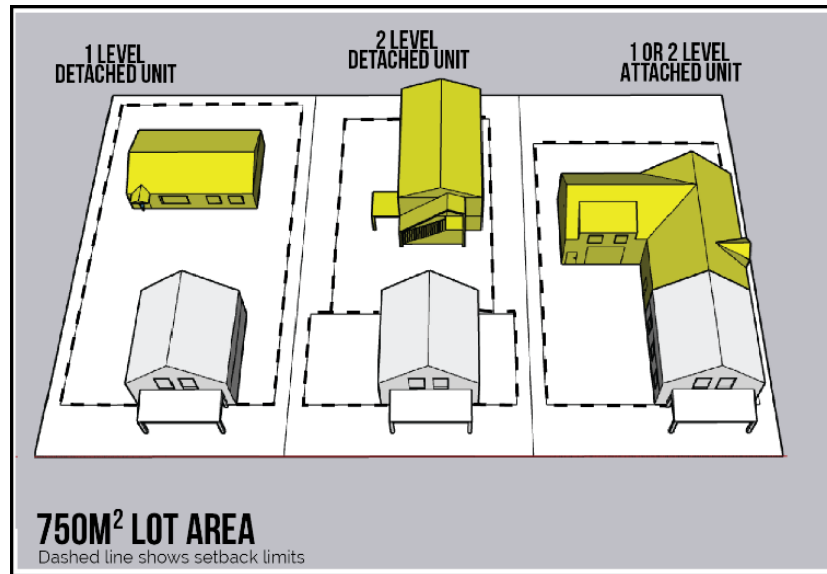
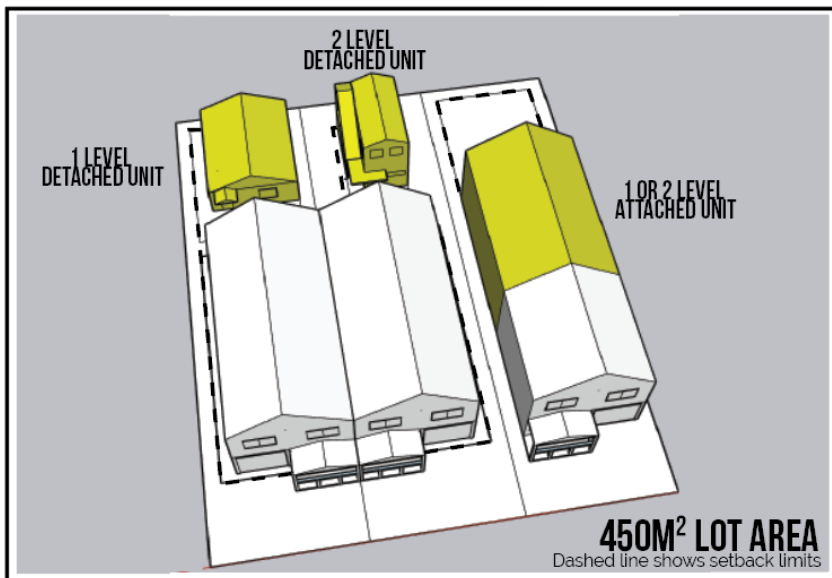
## 2.1 Removing Restrictive Zoning Regulations

- To remove the 95 square metres limit on accessory building lot coverage and base coverage solely on lot area percentage, which is 15%.
- Applying the 15% lot coverage in older established areas may result in a lot coverage that exceeds the 95 square metre limit.
- This change would provide greater flexibility for larger lots that can accommodate accessory buildings exceeding 95 square metres

**Table 2: Example Lot Sizes and Corresponding 15% Lot Coverage in Selected Areas**

Location	Average Lot Area (square metres)	15% of Lot Area (square metres)
Rest Acres Road	450	67.5
Dundas Street	750	112.5

# Maximum Lot Coverage (for detached structures)



3d Visualizations of Lot Coverage on Smaller and Larger Parcels



# Maximum Building Height (for detached habitable structures)

## 2.1 Amending Restrictive Zoning Regulations

- To enable a two-storey detached accessory structure, staff initially proposed increasing the maximum structure height to 6 metres.
- There are examples exceeding 6 metres both in the federal Housing Design Catalogue and other municipalities.

**Alberta**  
6.73 m

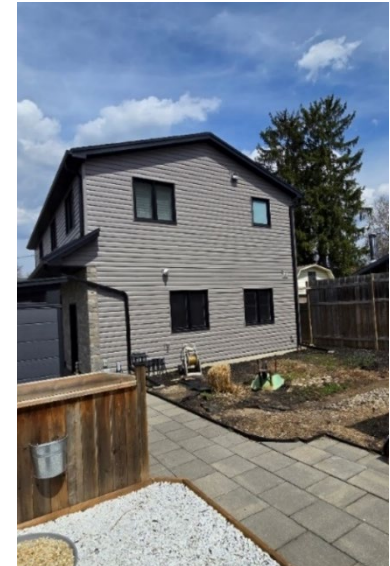


**Manitoba and  
Saskatchewan**  
6.89 m

Source: <https://www.housingcatalogue.cmhc-schl.gc.ca/>

# Maximum Building Height (for detached habitable structures)

- Minor Variance Application involved a second-storey ARU above a detached garage, with a requested maximum height of 6.9 metres and a measured midpoint roof height of 6.248 metres.



6 Ann Street, Paris

# Maximum Building Height (for detached habitable structures)

## 2.1 Amending Restrictive Zoning Regulations

- To introduce a maximum building height of 6.5 metres specifically for habitable accessory structures, with the existing 4.5-metre limit continuing to apply to non-habitable accessory buildings.
- This amendment would provide a reasonable balance by reducing the likelihood of future zoning relief requests while meeting the Building Code requirements.

**Table 3: Regulations for Accessory Structures or Buildings**

Regulations	Urban Residential Zones
Structure Height, Maximum (metres)	4.5 for non-habitable structures or buildings
	6.5m for habitable structures or buildings

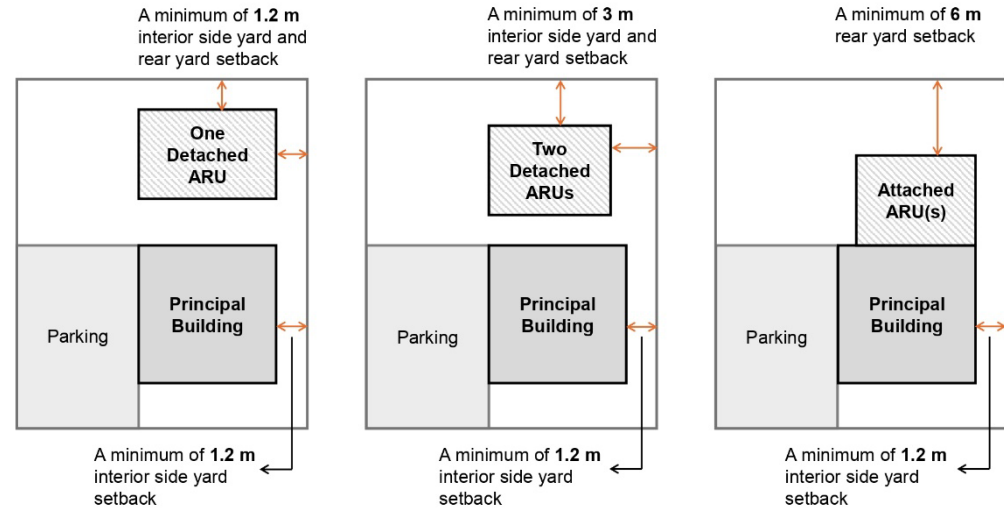
## 2. Change Management

### 2.2 Including Supportive Zoning Regulations to Ensure Responsible Growth and Enhance Clarity

- To update the definition for “Additional Residential Unit” to include a list of dwelling types that would allow ARUs.
- To add a regulation specifying the number of permitted ARUs and the associated building configurations, which will be up to three units attached to or within the primary dwelling, and up to two units in detached structures.
- To prohibit any rooftop amenity space above the second storey of a detached structure unless it meets the maximum building height.

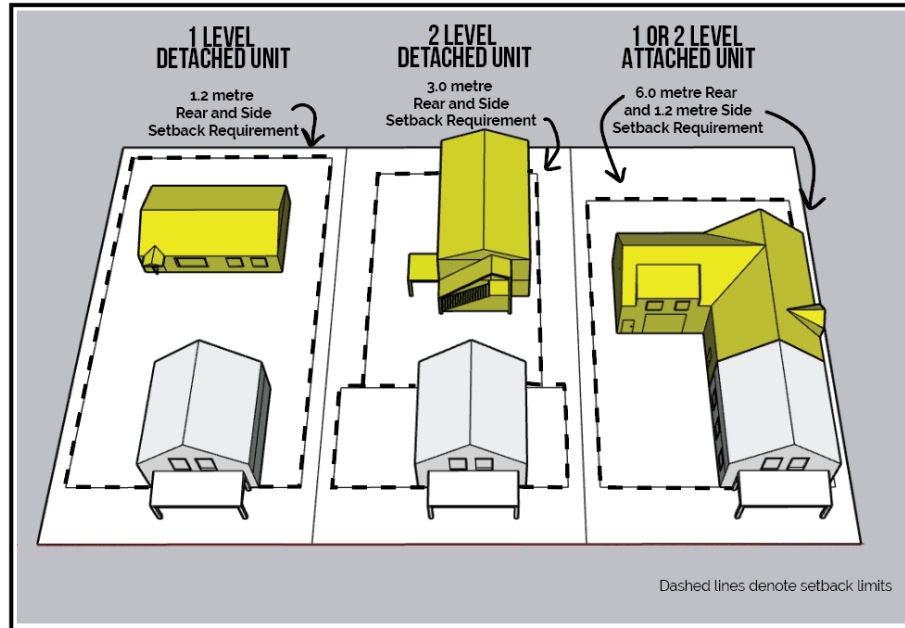
## 2.2 Including Supportive Zoning Regulations to Ensure Responsible Growth and Enhance Clarity

- To require an increased interior side yard and rear yard setback of 3 metres for two-level detached structures, providing adequate buffer from adjacent lots.



# Side and Rear Yard Setbacks

## 3d Visualizations of the Rear Yard and Side Yard Setback Requirements Based on the Number and Type of ARU(s)



## 2. Change Management

### 2.3 Zoning Standards to Remain Unchanged

- No changes are being proposed to zoning requirements for parking, landscape open spaces, unobstructed access, lot frontage, and lot area to ensure that future infills remain gentle and to minimize impacts on existing developments.
- Any residential development and redevelopment must demonstrate the availability of adequate servicing.
- These required standards, along with site-specific conditions, can influence the potential uptake of the four units' initiative.

## 2.3 Zoning Standards to Remain Unchanged

- At least five parking spaces would be required for four dwelling units, assuming the primary dwelling unit fronts a public street and includes three ARUs.
- Smaller lots are unlikely to accommodate sufficient parking for more than three dwelling units

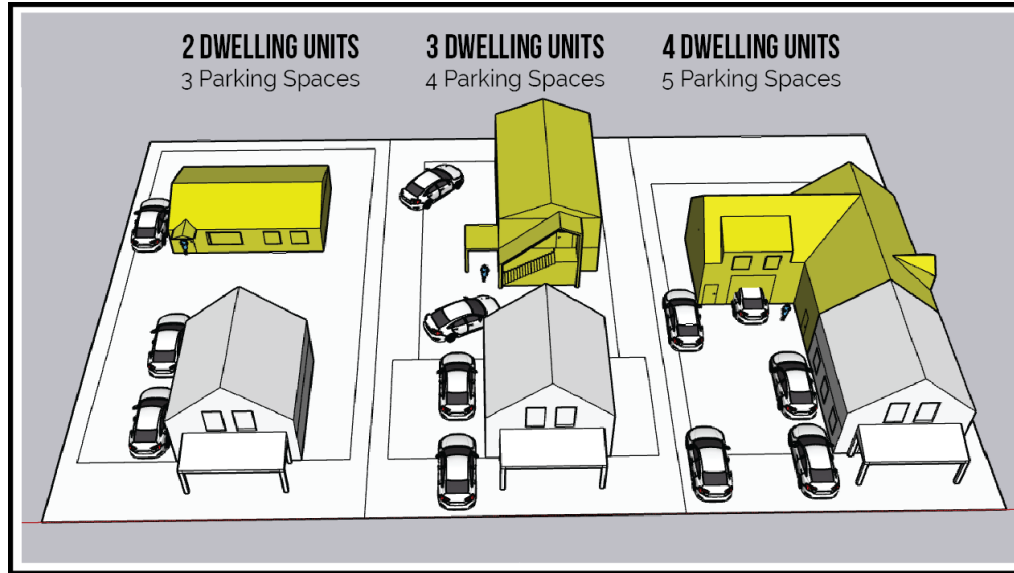
**Table 4: Minimum Required Off-Street Parking Spaces Based on the Housing Form**

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

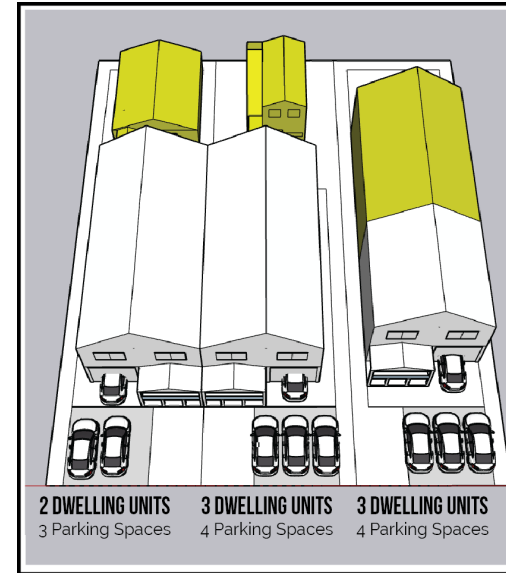


# Minimum Parking Requirements

## Minimum Parking Requirements Based on the Number of Dwelling Units



(Larger Lots)



(Smaller Lots)

## **Consistency of the amendments with the Provincial Planning Statement (2024) in:**

- Promoting the provision of a range and mix of housing options
- Permitting and facilitating residential intensification within previously developed areas;
- Optimizing existing and planned infrastructure.

## **Consistency with the County of Brant Official Plan (2023) in:**

- Encouraging housing options across a wide range of prices, occupancy types, and tenures
- Promoting innovative, compatible, sustainable, and high-quality housing in compact built forms
- Enabling more flexible zoning standards

# Questions?

**Report No:**

RPT-0157-25

**Subject:**

Zoning By-Law Amendments to Permit Four Units As-of-Right in Paris and St. George

**Purpose:**

For Approval

**Next Step:**

**THAT** Zoning By-Law Amendment file ZBA2-25-NM, initiated by the County of Brant to enable four units as-of-right in all low-density, fully serviced areas of Paris and St. George, be approved.

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

1. The amendments are consistent with the Provincial Planning Statement (2024) and County of Brant Official Plan (2023);
2. The amendments are in keeping with the overall intent of the County of Brant Comprehensive Zoning By-Law;
3. The amendments support the County in receiving federal funding and upgrading housing-enabling infrastructure; and
4. The amendments support the County's broader housing needs by promoting more diverse, innovative, and affordable housing options.

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