

BY-LAW NUMBER 47-25

- of -

THE CORPORATION OF THE COUNTY OF BRANT

To amend By-Law Number 61-16, the Comprehensive Zoning By-Law for the County of Brant, as amended (County of Brant, Four Units As-of-Right Zoning Project)

WHEREAS Section 34 of the *Planning Act* empowers councils of local municipalities to pass zoning by-laws.

AND WHEREAS The County of Brant initiated a review of its Zoning By-Law to allow up to four dwelling units as-of-right in fully serviced areas, and wishes to amend the Comprehensive Zoning By-Law for the County of Brant (By-law 61-16, as amended) for technical and housekeeping purposes;

AND WHEREAS the amendments are in conformity with the County of Brant Official Plan (2023) and consistent with the *Provincial Planning Statement (2024)*;

AND WHEREAS the Council of the Corporation of the County of Brant deems these amendments to be desirable for the future development and use of the lands within the County of Brant;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE COUNTY OF BRANT HEREBY ENACTS that By-Law 61-16, as amended, be further amended as follows:

1. THAT Section 4.5 – Additional Residential Units, clause iv) be hereby removed and replaced as follows:

Up to four dwelling units are permitted on a lot, including the primary dwelling unit together with:

(1) Up to three additional residential units 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.

2. THAT Section 4.5 – Additional Residential Units be hereby amended to add the following clause:

ix) Any rooftop amenity space above the second storey of a detached additional residential unit shall be prohibited unless it meets the maximum height for accessory structures or buildings.

3. THAT Section 4.4 – Regulations for Accessory Buildings and Structures. Table 4.4.1 be hereby amended to remove the 95 square metre maximum lot coverage requirement, to add an increased minimum side yard and rear yard setback requirement for two-level habitable detached accessory structures, and to amend the maximum permitted structure height as follows:

Regulations	Urban Residential Zones
Lot Coverage, Maximum	15% of the total lot area
Interior side yard and rear yard setback, Minimum (metres) *	1.2m 3m for two-level detached accessory structures or buildings
Structure Height, Maximum (metres)	4.5 for non-habitable structures or buildings 6.5m for habitable structures or buildings

4. THAT Section 3 – Definitions be hereby amended to remove the definition of a “Converted Dwelling”.
5. THAT Section 3 – Definitions be hereby amended to replace the definition of a “Additional Residential Dwelling” as follows:

Means a self-contained residential dwelling unit that is either located within or attached to the primary dwelling unit or located within a detached accessory structure to the primary dwelling unit. An Additional Residential Unit is subordinate to the primary dwelling unit, and may be included 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.

6. THAT Section 3 – Definitions be hereby amended to replace the definition of a “Fourplex Dwelling” as follows:

Means a *building* that is divided horizontally and/or vertically into four (4) separate *dwelling units*, each of which has an independent entrance either directly from the outside or through a common entryway but does not include a rowhouse dwelling.

7. THAT Section 3 – Definitions be hereby amended to replace the definition of a “Duplex Dwelling” as follows:

Means a building that is divided horizontally into two (2) separate dwelling units, each of which has an independent entrance either directly from the outside or through a common entryway.

8. THAT the following uses be amended in the permitted uses under Section 8 – Urban Residential (R) Zones under Table 8.1.1, to be permitted as indicated below:

List of Uses	Zones				
	R1	R2	RM1	RM2	RM3
Dwelling, Duplex	•	•	•	•	
Dwelling, Fourplex	•	•	•	•	•
Dwelling, Rowhouse	•	•	•	•	•
Dwelling, Semi-Detached	•	•	•		

Dwelling, Stacked Townhouse	•	•	•	•	•
Dwelling, Street Fronting Rowhouse	•	•	•	•	•
Dwelling, Triplex	•	•	•	•	

9. THAT the provision following Table 8.1.1, being the superscript number attributed to the “Dwelling, Duplex” and the corresponding footnote text, be removed.
10. THAT Section 8.1 – Uses Permitted Table be amended to add the following footnote for the “List of Uses”:
 - * 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.
11. THAT Section 8.1 – Uses Permitted Table 8.1.1 be amended to add the following footnote for the “RM3” Zone:
 - ** 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.
12. THAT the provision following Zone Requirement Tables 8.2.1 and 8.2.2, being the asterisk attributed to the “Lot Coverage, Maximum” and the corresponding footnote, be removed.
13. **THAT** this By-Law shall come into force on the day it is passed by the Council of the Corporation of the County of Brant.

READ a first and second time, this 13th day of May 2025.

READ a third time and finally passed in Council, this 13th day of May 2025.

THE CORPORATION OF THE COUNTY OF BRANT

David Bailey, Mayor

Spencer Pluck, Deputy Clerk