

Attachment C (By-law No. 7383)—Zoning By-law Change Comparison

Zoning By-law—List of Amendments (Change Comparison)—By-law No. 7383		
Section	Existing	Proposed
3	“RSD Residential Single Detached” part of the list of zones	Delete RSD Zone
6(b)	New	Dwelling unit, affordable—a dwelling unit that is affordable as defined in the City of Brandon Affordable Housing Incentive Program By-law.
	Existing definition: Special needs housing —the use of any dwelling unit to provide for one or more persons who require specific services to support them in maintaining their home and their personal well-being.	Supportive housing—a primarily residential facility designed to accommodate individuals requiring varying levels of support for their daily needs, encompassing social, physical, and mental health assistance, often providing on-site or off-site services like counseling, education, and healthcare and staff supervision as needed.
26(a) (Table 4)	Minimum one (1) parking space/dwelling unit with one (1) or fewer bedrooms and a dwelling unit area of 51.0m ² or less; or one-and-a-half (1.5) parking spaces/dwelling unit with two (2) or more bedrooms or a dwelling unit area greater than 51.0m ² , 10% of which shall be unassigned guest parking readily accessible for multiple dwellings and row house dwellings with dwelling units not on separate titles	For multiple dwellings and row house dwellings with dwelling units not on separate titles, minimum 0.5 parking space/dwelling unit with one (1) or fewer bedrooms and a dwelling unit area of 56.0m² or less; or minimum 1.0 parking space/dwelling unit with two (2) or more bedrooms or a dwelling unit area greater than 56.0m² ; 1.0 parking space/affordable dwelling unit, regardless of size or number of bedrooms
	For boarding houses, minimum one (1) parking space/three (3) sleeping rooms, one (1) parking space for owner	Minimum one (1) parking space for every four residents/staff
	For special needs housing, minimum one (1) parking space/three (3) residents or staff	
27(e)	Notwithstanding clause 27(d)(2), parking is not permitted in any area between a front site line and a principal building in R Zones, except in a non-required parking space on a driveway used to gain direct access to a required parking space, garage or carport of a detached, semi-detached or row house dwelling.	Notwithstanding clause 27(d)(2), where a parking space in R Zones is accessed directly from a street by means of a driveway, the site may have no more than two (2) parking spaces in the front yard, including required parking spaces, or have parking take up to 50% of the front yard area, whichever is lesser.
27(f)	Notwithstanding subsection 27(e), one (1) additional non-required parking space extended from a driveway may be developed in a required front yard of a detached dwelling or a dwelling accessed from a private road.	[Delete]

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30(a)	Notwithstanding TABLE 4: REQUIRED PARKING AND LOADING SPACES, accessory off-street parking in D Zones shall be provided in accordance with the following: (1) Off-street parking is not required for all uses in the DCB Zone; (2) Off-street parking is not required for all non-residential uses in the DMU Zone; and (3) A minimum of one (1) off-street parking space shall be provided for each residential dwelling unit developed in a new building in the DMU Zone, but off-street parking is not required for developing dwelling units in an existing building in the DMU Zone.	Notwithstanding TABLE 4: REQUIRED PARKING AND LOADING SPACES, accessory off-street parking is not required for any use in D Zones.
30(b)	Where parking requirements are exempt under subsection 30(a), accessible parking must be included within parking facilities in accordance with TABLE 5: REQUIRED ACCESSIBLE PARKING SPACES.	Notwithstanding subsection 30(a), accessible parking must still be included within parking facilities in accordance with TABLE 5: REQUIRED ACCESSIBLE PARKING SPACES based on the number of parking spaces provided within the facility.
35(d)	Sites containing a secondary suite shall provide a minimum of two (2) off-street parking spaces.	[Delete]
35(f)	Where listed in the tables as a conditional use, garage suites and detached suites shall conform to[...]	Where listed in the tables as a permitted use, garage suites and detached suites shall conform to[...]
49	“RSD Residential Single Detached” part of the list of zones	Delete RSD Zone
50 (Table 9)	RSD part of Residential Use Table	Delete RSD column
	Buildings with four (4) or fewer dwelling units located on a corner site—“P” in RLD, RMD, and RHD	Delete both and replace with “Buildings with three (3) or four (4) dwelling units”—“P” in RLD (with note requiring minimum 12.1m site width for three dwelling units and minimum 15.2m site width for four dwelling units), RMD, and RHD
	Buildings with four (4) or fewer dwelling units located on an interior site—“C” in RLD; “P” in RMD and RHD	
	Special needs housing: three or less permitted, four or more conditional use	Supportive housing: four or less permitted, five or more conditional use
	Note 1: Duplex permitted in RLD Zone on corner site or site with 15.2m minimum width, otherwise conditional use	[Delete, no conditional use required for duplex dwellings on narrower sites, context appropriate rear yard will apply instead]
51 (Table 10)	Table has one line for “Detached dwellings in RSD Zone” and one for “All other RSD Zone uses”	Delete both lines
	Required rear yard, both lane and no lane, for “All other RLD Zone uses”—7.6m	New note for this rear yard requirement: Where a two-storey principal building is proposed on a site, and adjacent sites have an average rear yard greater than 12.1m, the required rear yard of a site, except for a pie-shaped interior site, shall increase to 25% of said average rear yard, but may be no more than 12.1m.

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	Note 1: The maximum site coverage of all buildings, including garages and other accessory buildings, is 60%.	Revised Note 1: The maximum site coverage of all principal buildings is 40%.																								
	Note 2: For any portion of the principal building on a RSD or RLD site that is not a garage or carport, the required front yard may be reduced by up to 25% of the average front yards of buildings on the adjacent sites, but shall be no less than 4.6m. For any portion of the principal building on a RMD or RHD site that is not a garage or carport, the required front yard may be reduced to 4.6m.	Delete “RSD or”																								
	Note 14: Where the site abuts a RLL or RSD zone, the required rear yard shall be a minimum of 7.6m.	Delete “or RSD”																								
51.1	New	<p>New provision and table to allow for density bonus for one-bedroom dwelling units or affordable dwelling units on a RMD site, above existing density limitations</p> <table border="1"> <thead> <tr> <th colspan="2">TABLE 10.1: DENSITY BONUS BASED ON PROPORTION OF ONE-BEDROOM DWELLING UNITS OR AFFORDABLE DWELLING UNITS</th> </tr> <tr> <th>% of Total Dwelling Units</th> <th>Density Bonus</th> </tr> </thead> <tbody> <tr> <td>10% or less</td> <td>5%</td> </tr> <tr> <td>11% to 20%</td> <td>10%</td> </tr> <tr> <td>21% to 30%</td> <td>15%</td> </tr> <tr> <td>31% to 40%</td> <td>20%</td> </tr> <tr> <td>41% to 50%</td> <td>25%</td> </tr> <tr> <td>51% to 60%</td> <td>30%</td> </tr> <tr> <td>61% to 70%</td> <td>35%</td> </tr> <tr> <td>71% to 80%</td> <td>40%</td> </tr> <tr> <td>81% to 90%</td> <td>45%</td> </tr> <tr> <td>91% to 100%</td> <td>50%</td> </tr> </tbody> </table>	TABLE 10.1: DENSITY BONUS BASED ON PROPORTION OF ONE-BEDROOM DWELLING UNITS OR AFFORDABLE DWELLING UNITS		% of Total Dwelling Units	Density Bonus	10% or less	5%	11% to 20%	10%	21% to 30%	15%	31% to 40%	20%	41% to 50%	25%	51% to 60%	30%	61% to 70%	35%	71% to 80%	40%	81% to 90%	45%	91% to 100%	50%
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54 (Table 11)	Special needs housing: three or less permitted, four or more conditional use	Supportive housing: four or less permitted, five or more conditional use																								
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Zoning Map—List of Amendments—By-law No. 7383

Location(s)	Existing	Proposed
Various residential areas across the city	RSD Residential Single Detached	RLD Residential Low Density