

On July 8, 2024, City Council adopted amendments to the Zoning By-law to encourage development of more housing. The updated Zoning By-law is [here](#).

This is a summary of the changes.

Zoning

- Rezoning all RSD Residential Single Detached Zone lands to RLD Residential Low Density Zone
 - RSD Zone no longer exists
 - Detached dwellings continue to be permitted in the RLD Zone
 - More options to develop other forms of low-density residential across the city, such as duplexes, four-plexes, and row houses/townhouses
 - Triplexes and four-plexes on interior sites are permitted when there is a developed lane, otherwise conditional use
 - Triplexes permitted on a 12.1m (40') wide site, four-plexes permitted on a 15.2m (50') wide site
- New proportional density bonusing for developments in the RMD Residential Moderate Density Zone if the development provides one-bedroom dwelling units or affordable dwelling units
 - Density bonus percentage, up to a maximum of 50%, is on top of the maximum density allowed on site under the Zoning By-law (e.g. if five of ten dwelling units are affordable and/or one-bedroom units, you can increase by three more dwelling units)

Parking

- Reducing parking requirements for multiple dwellings (triplexes and up), boarding houses, and supportive housing (formerly special needs housing)
 - Now minimum one parking space for each dwelling unit, including affordable dwelling units
 - 0.5 parking space for each dwelling unit 56.0m² (603 sq. ft.) or less
- Allowing up to two parking spaces, including required parking, on driveways in required front yards, such as for detached dwellings, but limited to maximum of 50% of front yard
- No more required parking for any uses in the Downtown zones

Other

- Detached and garage secondary suites, previously conditional uses, are now permitted
- Increasing supportive housing (formerly special needs housing) threshold to permit up to four residents, consistent with updated Manitoba Building Code thresholds
- Limiting site coverage of principal residential buildings to 50% of a site
- Where both adjacent sites of a rectangular interior site have existing rear yards exceeding 12.1m, increasing minimum rear yard of rectangular interior sites to 25% of average of neighbours' rear yards, but not more than 12.1m

For more information or if you have questions, contact Andrew Mok, Senior Planner, at [204-729-2115](tel:204-729-2115) or a.mok@brandon.ca.