

INTERIM CONTROL BY-LAW 35-2013 FAQs SHEET

1. How does Interim Control By-law 35-2013 (ICBL) affect me?

This ICBL restricts the size of additions to residential dwellings or redevelopment within certain residential zones throughout the City. A proposed addition within an affected Residential zone that increases the gross floor area of the existing dwelling beyond 15% of the existing floor area will be prohibited by the ICBL. On a case by case basis, development proposals prohibited by the ICBL could be permitted through a site specific exemption from the ICBL approved by City Council. The by-law is in effect until February 28, 2014. However, Council has the option to extend the ICBL for another year.

Check with the City of Brampton's Zoning Services to determine if your property is impacted by the Interim Control By-law and if your proposed addition complies with the provisions of the Zoning By-law.

The general phone number for Zoning Services is (905) 874-2090.

2. How do I obtain an exemption from the Interim Control By-law (ICBL)?

Individuals interested in pursuing relief from the Interim Control By-law must submit a written exemption request to the Planning, Design & Development Department.

Submissions must include the following:

- A written request (letter or email), including the address of the property, the size of the existing dwelling and lot dimensions, and the gross floor area of the proposed addition or new construction
- Applicant's contact information
- A conceptual site plan
- A legal survey of the property
- Two (2) copies of each elevation (front, sides, and rear elevations) demonstrating the addition or new construction

Exemption requests will be considered based on criteria endorsed by City Council. For additional information on submitting an exemption request, please contact Daniella Balasal, Policy Planner, at (905) 874-2061 or daniella.balasal@brampton.ca.

Building permit applications for residential additions or redevelopment impacted by the ICBL will only be accepted by the Building Division once an exemption from the ICBL has been approved by Council. Information about building permit requirements and application packages can be accessed online from the City of Brampton's website or the link below:

<http://www.brampton.ca/EN/residents/Building-Permits/Pages/welcome.aspx>

3. Does the Interim Control By-law apply to New Communities?

No. New homes being constructed within Brampton's developing neighbourhoods will not be affected by the ICBL.

4. My proposed addition is greater than 15% of the existing Gross Floor Area of my house and also requires a minor variance. Do I need relief from the ICBL before I apply to the Committee of Adjustment for a variance?

No. Variances must be first approved by the Committee of Adjustment before relief from the ICBL will be considered. However, the Committee of Adjustment may determine that the applicant is to subsequently obtain an exemption from the ICBL as a condition of minor variance approval.

5. Is my basement included in calculating the Gross Floor Area of my house?

No. Residential Gross Floor Area is the total area of all floors in a building, whether at, above, or below grade, measured between the exterior walls of the building, but excludes any basement, porch, verandah, or unfinished attic.

6. I am planning to finish my existing basement. Do I need an exemption from the ICBL?

No. However, a Building Permit is required in accordance with the Ontario Building Code.

7. Does the Interim Control By-Law Apply to Renovations?

No. Renovations to residential dwellings that would not expand a dwelling by more than 15% of the Gross Floor Area, such as upgrading roofs and installing new windows, are not affected by this by-law.

8. I want to build a second-storey addition above my existing first floor. The footprint of the existing building will not change, but the addition is more than 15% of the GFA. Does the ICBL apply?

Yes. The Interim Control By-law applies to the total gross floor area, not just the footprint, of an existing building.

9. I want to add a sunroom off the back of my walk-out basement. Does the ICBL apply?

Yes. If the sunroom is greater than 15% of the existing Gross Floor Area of the dwelling (excluding the basement floor area).