



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

**Number** 6-97

To amend By-law 56-83, as amended

The Council of the Corporation of the City of Brampton  
ENACTS as follows:

1. By-law 56-83, as amended, is hereby further amended:
  - (1) by adding to Section 5.0 Definitions thereof, the following definitions:

"Residential Unit shall mean a unit that,

    - (a) consists of a self-contained set of rooms located in a building or structure;
    - (b) is used or is intended to be used as a residential premise;
    - (c) contains kitchen and bathroom facilities that are used only by the occupants of the unit;
    - (d) is used as a single housekeeping unit, which includes a unit in which an occupant has exclusive possession of any part of the unit; and

- (e) has a means of egress to the outside of the building or structure in which it is located, which may be a means of egress through another residential unit.”

“Two-Unit House shall mean a single (family) detached dwelling which contains two residential units.”

- (2) by adding to Section 10.0 thereof, the following section:

“10.14 Provisions for Two-Unit Houses

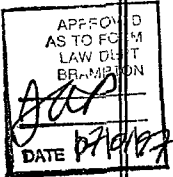
All two-unit houses are subject to compliance with the applicable Zoning By-law, the registration by-law for two-unit houses and all applicable safety standards.

Specifically, the following requirements shall apply to two-unit houses created after November 16, 1995:

- (i) shall be located in a single (family) detached dwelling;
- (ii) shall have a minimum lot width of 12 metres (39.4 feet);
- (iii) shall have a minimum lot area of 360 square metres (3875 square feet);
- (iv) shall have minimum of four parking spaces of which two may be tandem parking spaces;
- (v) one or both of the parking spaces comprising the two tandem parking spaces may be located in a garage;

- (vi) zoning compliance or approval by the Committee of Adjustment as a minor variance; and
- (vii) shall be registered in accordance with the applicable registration by-law.”

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 13th day of January, 1997



PETER ROBERTSON - MAYOR

LEONARD J. MIKULICH - CITY CLERK

MINISTER'S MODIFICATIONS  
TO THE CITY OF BRAMPTON 1993 OFFICIAL PLAN

The 1993 Official Plan for the City of Brampton Planning Area which was adopted by the Council of the Corporation of the City of Brampton is hereby further modified as follows:

1. Section 4.1 - Residential, subsection 4.1.6 Intensification, policy 4.1.6.2, page 31, is to be modified by deleting the existing policy in its entirety and replacing it with the following new policy:

“4.1.6.2

The City shall recognize appropriate forms of two-unit houses in residential designations and will establish zoning regulations for the creation of two-unit houses, after November 16, 1995.”

2. Section 5.0 Implementation, subsection 5.2 Definitions is to be modified by adding the following definitions:

“RESIDENTIAL UNIT means a unit that,

- (a) consists of a self-contained set of rooms located in a building or structure;
- (b) is used or is intended to be used as a residential premises;
- (c) contains kitchen and bathroom facilities that are used only by the occupants of the unit;
- (d) is used as a single housekeeping unit, which includes a unit in which an occupant has exclusive possession of any part of the unit; and

- (e) has a means of egress to the outside of the building or structure in which it is located, which may be a means of egress through another residential unit.”

“TWO-UNIT HOUSE means a single detached dwelling which contains two residential units.”

- 3. Section 5.0 Implementation, is to be modified by adding the following policy:

“5.31 Two-Unit Houses

In accordance with the policies of Section 4.1 - Residential, zoning regulations for two-unit houses created after November 16, 1995 may include, but shall not be limited to, housing form, lot width, lot area, and required parking. All two-unit houses shall be comprised of two self-contained residential units including kitchen and bathroom facilities for the exclusive use of the residents of each unit, and which is created by converting part of a single detached dwelling.

All two-unit houses are subject to compliance with the applicable Zoning By-law, the registration by-law for two-unit houses and all applicable safety regulations.”

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