



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 85-2015

To Adopt Amendment Number OP 2006-110
To the Official Plan of the
City of Brampton Planning Area

The Council of The Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. Amendment Number OP 2006 - 110 to the Official Plan of the City of Brampton Planning Area for Second Units is hereby adopted and made part of this by-law.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,
this 22nd day of April, 2015.

LINDA JEFFREY - MAYOR

PETER FAY - CLERK

Approved as to Content:

Heather MacDonald, MCIP, RPP
Director, Planning Policy and Growth Management

APPROVED AS TO FORM LAW DEPT. BRAMPTON
M. Res
DATE 24/03/15

AMENDMENT NUMBER OP2006- 110
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON

i) Purpose:

The purpose of this amendment is to implement the recommendations of the Second Units Policy Review by updating the policies related to second units in the City of Brampton Official Plan. This amendment proposes to:

- permit second units as of right in appropriate areas of the City, while recognizing the need for land use controls which are to be implemented through an amendment to Comprehensive Zoning By-Law 270-2004;
- establish a policy framework for permitting second units.

ii) Location:

This amendment affects all lands within the City of Brampton.

iii) Amendments and Policies Relative Thereto:

3.1 The document known as the Official Plan of the City of Brampton is hereby amended:

- (1) by amending Section 3.0 Sustainable City Concept, to delete Subsection 3.2.8.2 in its entirety and replace it with the following:

“3.2.8.2

Second Units

- a) Second units shall be permitted within single detached dwellings, semi-detached dwellings and townhouses that are on full municipal services provided they are in accordance with the Zoning By-Law and subject to the following criteria:

- i) A maximum of one second unit is permitted per dwelling, and which is accessory to the main dwelling;
 - ii) A second unit must be in compliance with the Ontario Building Code and/or Fire Code and Property Standards By-Law and other applicable approval requirements;
 - iii) Alterations to the exterior building design of the principal dwelling must be consistent with its existing design, style and materials;
 - iv) A second unit shall not be permitted in a residential dwelling situated within a floodplain;
 - v) A second unit shall have no negative impact on stormwater management and site drainage;
- and,

- vi) Adequate on-site parking is provided in accordance with the requirements of the Zoning By-law.

- b) The Chief Building Official may consider an application for the registration of a second unit in a detached, semi-detached or townhouse dwelling on private sanitary servicing where the sewage system has been upgraded to meet the regulations of the Ontario Building Code, and shall be subject to the criteria established in Section 3.2.8.2a) of this Plan.

- c) Zoning By-Law regulations shall be established and all second units shall be in accordance with the Zoning By-Law. Zoning regulations for second units may include, but are not limited to:
 - i) Dwelling types;
 - ii) Parking and yard requirements;
 - iii) Maximum floor areas;
 - iv) Landscaped open space or amenity areas requirements.

- d) Where an application for a second unit fails to conform to any of the requirements of the implementing zoning by-law, a zoning by-law amendment shall be required."

Approved as to Content:



Heather MacDonald, MCIP, RPP
Director, Planning Policy and Growth Management