



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 86-2015

To amend By-law 270-2004, as amended

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) By-law 270-2004, as amended, is hereby further amended:

- 1) by deleting from Section 5 thereto the name and definition of "Two Unit House".
- 2) By adding to Section 5 thereto the names and definitions of "Second Unit" and "Dwelling, Two-Unit" as follows:

"SECOND UNIT shall mean an accessory self-contained residential dwelling unit within a single detached, semi-detached or townhouse dwelling, with its own cooking facility, sanitary facility and sleeping area."

"DWELLING, TWO-UNIT shall mean a single detached dwelling, semi-detached dwelling or townhouse dwelling which contains a second unit."

- 3) by adding the following at the beginning of Section 10.2 One Dwelling Per Lot: "Except where a second unit is permitted,".
- 4) by deleting Section 10.16 Provisions for Two-Unit Houses in its entirety and replacing it with the following:

**"10.16 Provisions for Two-Unit Dwellings:**

The following requirements and restrictions shall apply for a second unit within a two-unit dwelling:

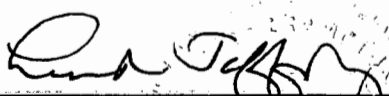
- a) Shall not be permitted within a lodging house, group home, or an accessory building;
- b) Shall not be permitted in dwellings located within a Floodplain or Open Space Zone, or within lands identified in Schedule B-6: Downtown Floodplain Regulations area;

- c) Maximum Gross Floor Area for a second unit:
    - i. 75% of the Gross Residential Floor Area of the principal unit in a one-storey dwelling unit;
    - ii. 45% of the Gross Residential Floor Area of the principal unit in all other dwelling types;
  - d) A minimum of one additional on-site parking space measuring 2.7m x 5.4m shall be required for a second unit. Tandem parking spaces to facilitate a second dwelling unit shall be permitted. The maximum width for a driveway shall not exceed the permitted width as specified in Section 10.9 of this By-law.
  - e) A maximum of one second unit shall be permitted per dwelling;
  - f) Access to a second dwelling unit may be permitted through a garage or common vestibule, subject to satisfying Building Code regulations;
  - g) Where access to a second unit is provided through a door located in the side yard or rear yard, permitted encroachments, structures, utilities, or mechanical equipment shall not be permitted within 1.2 metres of the side lot line for the portion of the side yard between the access and the front wall of the dwelling; and,
  - h) Shall be subject to the applicable Registration By-law.”
- 5) by deleting Section 10.24 Above Grade Side Entrances in its entirety and replacing it with the following:

“10.24 Above Grade Side Entrances

10.24.1 An at or above grade side entrance into a side wall of a single detached, semi-detached, or townhouse dwelling shall only be permitted when the entire side yard within which the door is located has a minimum width of 1.2 metres. Only one such side entrance into the dwelling shall be permitted, except for a side entrance into an attached garage. Any steps or landings for such side entrance shall have a minimum distance of the lesser of (a) 0.9 metres to an interior side lot line or (b) the required interior side yard setback.”


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

  
LINDA JEFFREY - MAYOR

  
PETER FAY - CITY CLERK

Approved as to Content:

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

APPROVED AS TO FORM LAW DEPT. BRAMPTON

DATE 29/03/15