



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 92-96
By-law for registration of
two-unit houses

WHEREAS s.207.3 of the Municipal Act, R.S.O., 1990, c. M45, as amended, authorizes the municipality to pass by-laws providing for the registration of two-unit houses;

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

PROHIBITION

1. No person shall operate or permit the occupancy of more than one residential unit in a two-unit house unless the house is registered as required by this by-law.

DEFINITIONS:

2. (1) "residential unit" means a unit that,
- (a) consists of a self-contained set of rooms located in a building or structure,
 - (b) is 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.
- (2) "two-unit house" means a detached house or, where "grandfathered" by section 76 of the Planning Act, as amended, a semi-detached house or a row house which contains two or more residential units.

REGISTRATION

3. Every person who operates or permits the occupancy of more than one residential unit in a two-unit house shall ensure that the house is registered as required by this by-law.

4. Prior to registration:

- (1) Every residential unit in a two-unit house shall be inspected to ensure that it complies with all relevant standards set out in (a) the Ontario Building Code, (b) the Fire Code, (c) the applicable zoning by-law and (d) the Minimum Maintenance (Property Standards) by-law;
- (2) The owner shall pay a one-time, non-refundable registration fee along with the applicable inspection fees all as set out in Schedule A to this by-law.
- (3) The owner shall submit a completed application in a form provided by the City.

REFUSAL AND REVOCATION

5. The Registrar may refuse to register any residential unit which does not meet the requirements set out in this by-law.

6. The Registrar may revoke the registration of any residential unit which, at any time after registration, ceases to meet the requirements set out in this by-law.

7. The onus of proving that a residential unit meets the requirements set out in this by-law is on the owner of the residential unit.

NOTIFICATION OF REVOCATION

- 8. (1) Where the Registrar revokes the registration of a residential unit, he shall notify the Owner of the two-unit house of such revocation, and provide a brief explanation of the reason for the revocation.
- (2) Such notice may be sent by regular mail to the address of the two-unit house.

REGISTRAR

- 9. (1) The Commissioner of Planning and Building is appointed as registrar for the purposes of this by-law.
- (2) The Registrar may designate such persons as are necessary to administer this by-law.

10. Every person who contravenes any of the provisions of this by-law is guilty of an offence and upon conviction is liable to a fine as provided for in the Provincial Offences Act.

READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL.
this 27th day of May, 1996.

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON

[Signature]

DATE 5/11/96

[Signature: Peter Robertson]

PETER ROBERTSON MAYOR

[Signature: Leonard J. Mikulich]

LEONARD J. MIKULICH CLERK

* (FEE SCHEDULE)
SCHEDULE "A" TO BY-LAW 92-96

Registration Fee (non refundable)	\$1000 per two-unit house
Inspection Fee:	\$ 150 for initial inspection
	\$ 100 for each subsequent inspection

* Approval to Schedule "A" pending Council decision.