

Summary of Zoning By-law Requirements for a Two-Unit Dwelling

See also Section 10.16 of the City of Brampton's
Comprehensive Zoning By-law 270-2004, as amended

In order for a property to be eligible for registration of a second unit, it must be able to comply with the following Zoning By-law requirements:

1. **Only one second unit is allowed in a two-unit dwelling.** Lodging houses and homes that are capable of being used for more than two dwelling units are not permitted.
2. **The second unit must be smaller in size than the principal dwelling unit.**
3. **No additional parking is required for the creation of a second unit.** The minimum number of parking spaces required by the General Residential Provisions (Section 10.9) of the Zoning By-law must be maintained on the lot.
4. **The entrance to the second unit can be located in the side or rear yard, as long as there is a 1.2 metre unobstructed path of travel to the principal entrance.**
 - The unobstructed path of travel to the entrance must be located entirely on the subject property.
 - Access to the second unit may also be provided from inside the garage or through a common vestibule inside the house.
 - The location of the second unit entrance must comply with all other requirements and restrictions of the Zoning By-law that apply to the subject property.
 - Where an above grade door in the side yard is used as the principal entrance to the second unit, a landing serving the entrance is permitted provide it is less than 0.6 metres above ground level and has a maximum length and width of 0.9 metres. Steps shall be provided at both the front and rear of the landing to allow pedestrian access from the front yard to the rear yard.
5. **Second units are not permitted on lands zoned Open Space, Floodplain or within the area identified as the Downtown Floodplain Regulation Area.**