

## Appendix 2

### Draft Official Plan Amendment

The draft Official Plan Amendment proposes to create general policies that will apply to all Additional Residential Units (ARUs), which will include Second Units and Garden Suites.

The amendments will ensure that ARUs can be appropriately accommodated on residential properties subject to the following:

1. A maximum of one second unit and one garden suite are permitted on detached, semi-detached and townhouse dwellings, for a total of two ARUs per lot;
2. ARUs are intended to be accessory in scale and function to the principal dwelling. In addition, the exterior design of garden suites must be consistent and compatible with the character of the principal dwelling;
3. ARUs may be permitted on properties with private sanitary servicing only if it can be demonstrated that the sewage system may be upgraded to meet Building Code requirements for an additional residential unit;
4. All ARUs must comply with the applicable legislation, including the Ontario Building Code, Registration By-law and other approval requirements;
5. ARUs are not permitted on properties located within a floodplain, and shall not have negative impacts on stormwater management and site drainage; and,
6. Adequate on-site parking is to be provided in accordance with the requirements of the Zoning By-law.

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### AMENDMENT NUMBER OP 2006 - TO THE OFFICIAL PLAN OF THE CITY OF BRAMPTON PLANNING AREA

#### 1.0 Purpose:

The purpose of this amendment is to implement policies in the Official Plan to permit additional residential units (ARUs), in conformity with changes to the *Planning Act* made by *Bill 108 More Homes, More Choice Act, 2019*. Bill 108 requires municipalities to permit residential units within accessory structures (to be identified as 'garden suites'), in addition to the already permitted second units. The existing policies for Second Units will be moved to the Residential section of the Official Plan under a new heading for ARUs.

#### 2.0 Location:

This amendment affects all lands within the City of Brampton.

#### 3.0 Amendments and Policies Relative Thereto:

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

- (1) by deleting Subsection 3.2.8.2 Second Units in its entirety and renumbering the subsequent sections.
- (2) by adding Subsection 4.2.5.6 Additional Residential Units (ARUs) as a subheading, and the following new policies:

##### **"4.2.5.6 Additional Residential Units (ARUs)**

Additional Residential Units (ARUs), are self-contained residential dwelling units, with their own cooking facilities, sanitary facilities and sleeping areas, and that are located either within a principal dwelling that is a single-detached, semi-detached, or townhouse dwelling (Second Unit), or within an accessory building or structure (Garden Suites) on the same lot as a single detached, semi-detached, or townhouse dwelling. ARUs are also known as second(ary) units, garden suites, granny-flats, in-law suites, laneway suites, and/or coach houses.

ARUs are an efficient, creative and cost-effective option to create low-density affordable housing units in Brampton.

4.2.5.7.1 Additional Residential Units (ARUs) shall only be permitted on properties where a single detached, semi-detached or townhouse dwelling is permitted; and shall be subject to the following criteria:

- i. A maximum of two ARUs are permitted per residential lot, one located within the main dwelling, known as a Second Unit, and one within an accessory structure or building, known as a Garden Suite;

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- ii. ARUs are intended to be accessory in scale and function to the principal dwelling;
- iii. ARUs are to be located on full municipal services, unless it can be demonstrated to the satisfaction of the Chief Building Official that the sewage system on private sanitary servicing has been upgraded to meet the regulations of the Ontario Building Code (OBC) for an additional residential unit.
- iv. ARUs must be in compliance with the Ontario Building Code and/or Fire Code, Registration By-law and Property Standards By-Law, and other applicable approval requirements;
- v. An ARU shall not be permitted on a property located within a floodplain;
- vi. An ARU shall have no negative impact on stormwater management and site drainage;
- vii. The exterior design of a Garden Suite must be consistent and compatible with the character of the principal dwelling, in terms of design, style and materials; and,
- viii. Adequate on-site parking is to be provided in accordance with the requirements of the Zoning By-law.

4.2.5.7.2 Zoning By-Law regulations shall be established to permit the use of ARUs, and all ARUs shall be in accordance with the Zoning By-Law. Zoning regulations for ARUs may include, but are not limited to dwelling type, size, unit height, parking and setback requirements.

4.2.5.7.3 The severance of a Garden Suite from the lot where the principal dwelling is located shall not be permitted.