



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

**Number** \_\_\_\_\_ - 2023

To amend Zoning 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 amending Section 5.0 Definitions as follows:

a) by adding the following defined terms and definitions:

**“ADDITIONAL RESIDENTIAL UNIT (ARU)”** shall mean a self-contained residential dwelling unit, with its own cooking facility, sanitary facility and sleeping area, that either forms part of the same building as the principal dwelling, or is located within an ancillary building on the same lot as the principal dwelling, as defined in Section 10.16.”

**“GARDEN SUITE”** shall mean an additional residential unit (ARU) that is located in an ancillary building on the same lot as a principal dwelling as defined in Section 10.16.”

**“ATTACHED ARU”** shall mean an additional residential unit (ARU) located within the same building as a principal dwelling as defined in Section 10.16 to create a two-unit dwelling or three-unit dwelling.”

**“DWELLING, THREE-UNIT”** shall mean a single detached dwelling, semi-detached dwelling or townhouse dwelling containing two attached additional residential units.”

- b) by deleting the definition for “**SECOND UNIT**” in its entirety.
  - c) By amending the definition for “**DWELLING, TWO-UNIT**” to delete the phrase “a second unit” and replacing it with “one attached residential unit”.
  - d) By amending the definition for **DWELLING, DUPLEX** by adding the following sentence to the end of the existing definition “A duplex dwelling is not a principal dwelling as defined in Section 10.16 that contains an additional residential unit.”
  - e) By amending the definition for **DWELLING, MULTIPLE RESIDENTIAL** by adding the following sentence to the end of the existing definition “A multiple dwelling is not a principal dwelling as defined in Section 10.16 that contains additional residential units.”
  - f) by amending the Section 5 definition for **DWELLING, TRIPLEX** by adding the following sentence to the end of the existing definition “A triplex dwelling is not a principal dwelling as defined in Section 10.16 that contains additional residential units.”
  - g) by re-organizing the definitions in alphabetical order accordingly.
2. by deleting Section 6.27 Dwellings Per Lot in its entirety and replacing it with the following:

“6.27 Dwellings Per Lot

Where a single detached, semi-detached, or street townhouse dwelling is permitted, additional residential units may also be permitted subject to the requirements and restrictions of Section 10.16 of the Bylaw.”

3. by amending Section 10.2 One Dwelling Per Lot, to delete the phrase “Except where a second unit or garden suite” and replace with the following “Except where one or more additional residential unit(s)”.
4. by deleting the opening sentence in Section 10.27 Older, Mature Neighbourhoods, and replacing it with the following: “The following requirements and restrictions shall apply to lots used for the purpose of a single detached dwelling, including a single detached dwelling that contains additional residential units in accordance with Section 10.16 of this By-law.”
5. by deleting Section 10.16 Provisions for Additional Residential Units (ARUs) in its entirety and replacing it with the following:

“10.16 Provisions for Additional Residential Units (ARUs)

The following requirements and restrictions shall apply to all ARUs:

- (a) For the purpose of this section,
  - (i) “principal dwelling” shall mean a single detached dwelling, semi-detached dwelling or townhouse dwelling; and,
  - (ii) “tandem parking” shall mean a parking space that can only be accessed by passing through another parking space from a street, lane or driveway;
- (b) An ARU shall only be permitted on the same lot as a principal dwelling;
- (c) A maximum of two ARUs are permitted on a residential lot which may include either: (i) one attached ARU within the principal dwelling and one garden suite, OR (ii) two attached ARUs within the principal dwelling;
- (d) An ARU shall not be permitted within or on the same lot as a lodging house or supporting housing residence;
- (e) An ARU shall not be permitted on properties located within a Floodplain Zone or Open Space Zone, or on lands identified in Schedule B-6: Downtown Floodplain Regulations area;
- (f) In addition to the parking required for the principal dwelling under Section 10.9 of this by-law, one additional parking space shall be provided on lots containing more than one ARU. All required parking spaces shall be located entirely within the boundaries of the subject lot;
- (g) No additional parking space is required for a lot containing only one ARU;
- (h) Notwithstanding Section 6.17:
  - (i) each parking space on a residential lot containing more than one ARU shall be not less than 2.6 metres in width and 5.4 metres in length;
  - (ii) tandem parking shall be permitted;
  - (iii) the maximum width for a driveway shall not exceed the permitted width as specified in Section 10.9 of this By-law; and,
- (i) Shall be subject to the applicable Registration By-law.

#### 10.16.1 Provisions for Two-Unit and Three-Unit Dwellings

The following requirements and restrictions shall apply for attached ARUs within a two-unit dwelling or a three-unit dwelling:

- (a) Where the principal entrance to an attached ARU is provided through a door located in the side yard or rear yard, an unobstructed pedestrian path of travel having a minimum width of 1.2 metres shall be provided along any portion of the yard extending from the front wall of the building to the door used as the principal entrance to an attached ARU, unless the principal entrance to the attached ARU has direct unobstructed access having a minimum width of 1.2 metres from a public street or private laneway at the rear of the property;
- (b) (i) An above grade side door meeting the minimum 1.2 metre yard width requirements of Section 10.24 and used as the principal entrance to an attached ARU may be accessed by a landing less than 0.6 metres above ground level having a maximum length and width of 0.9 metres; and
  - (ii) Steps shall be provided at both the front and rear of the landing referred to subsection 10.16.1(b)(i) as may be necessary to provide pedestrian access from the front yard to the rear yard.
- (c) Except as required by Section 10.16(f), no additional parking space is required for an attached ARU.

#### 10.16.2 Provisions for Garden Suites

The following requirements and restrictions shall apply for a garden suite:  
suite:

- (a) A garden suite shall only be permitted in the rear yard or interior side yard of a lot containing a principal dwelling;
- (b) Notwithstanding Section 10.27(c), a garden suite shall be subject to the lot coverage requirements of the site-specific zone or Section 10.27 Older, Mature Neighbourhoods, where applicable, whichever is most restrictive;
- (c) The maximum gross floor area shall not exceed:
  - i. 80 square metres on a lot in a Residential Hamlet, Residential Estate or Agricultural zone;
  - ii. 35 square metres on a lot in all other Residential zones; or,

- iii. Notwithstanding 10.16.2(c)(i) and (c)(ii) above or Section 10.4.1(g), a garden suite located above a detached garage shall be permitted provided that the maximum gross residential floor does not exceed 48 square metres or the gross floor area of the detached garage, whichever is less. The combined gross floor area for a detached garage with a garden suite above shall not exceed 96 square metres or twice the area of the garage, whichever is less.
- (d) Minimum Rear Yard Depth: 2.5 metres;
- (e) Minimum Interior Side Yard Width: 1.8 metres;
- (f) Minimum separation distance from the principal dwelling: 3 metres;
- (g) Encroachments into the minimum required rear yard depth set out in 10.16.2(d) or into the building separation distance set out in 10.16.2(f) shall be permitted as follows:
  - i. Maximum 0.6 metres for a window bay with or without foundation;
  - ii. Maximum 0.5 metres for eaves, cornices, gutters, chimneys, pilasters or parapets;
  - iii. Maximum 0.9 metres for an open sided, roofed porch or deck.
- (h) The maximum building height shall not exceed:
  - i. 7.5 metres or the height of the principal dwelling, whichever is less, on a lot in a Residential Hamlet, Residential Estate or Agricultural zone;
  - ii. 4.5 metres or the height of the principal dwelling, whichever is less, on a lot in all other Residential zones; or,
  - iii. Notwithstanding 10.16.2(h)(i) and 10.16.2(h)(ii) above, and Section 10.4(h), a garden suite shall be permitted above a detached garage provided the overall height of the building does not exceed 7.5 metres or the height of the principal dwelling, whichever is less.
- (i) Balconies and roof top patios shall not be permitted;
- (j) A minimum 1.2 metre wide unobstructed pedestrian path of travel shall be provided along any portion of the yard extending from the front wall of the principal dwelling to the main entrance of the garden suite,

unless the garden suite has direct unobstructed access having a minimum width of 1.2 metres from a public street or private laneway at the rear of the property; and,

- (l) Notwithstanding Section 10.3(i) or 10.4(i), a garden suite is permitted within a converted intermodal shipping container.”

ENACTED and PASSED this \_\_\_\_ day of 2023