

May 11, 2011

### **Below Grade Side Entrances By-law Overview**

On April 13, 2011, City Council passed a new by-law with additional zoning standards for entrances into houses.

This by-law puts in place the following changes:

- In your rear yard, you are allowed only **one** below-grade entrance (stairs going from the ground level down to an outside door at the basement level) and **one** at-grade (ground level) or above-grade (stairs going from the ground level up to an outside door) entrance.
- In your side yard, you are allowed only **one** at-grade or above-grade entrance (other than an entrance to a garage). Below-grade entrances are **not permitted**.
- In your attached garage, below-grade entrances are **not permitted**.

The new by-law **does not** change the City's zoning by-law with regard to basement apartments. About 3,000 homes in Brampton have legal basement apartments that have been registered with the City of Brampton. These apartments are still legal.

Basement apartments are illegal in all other houses that were zoned, designed and originally constructed as a single-dwelling unit. Any basement apartments that were built after November 16, 1995 are illegal.

If your home has an existing side yard below-grade entrance for which a building permit was issued by the City of Brampton, it is not impacted by this new by-law.

#### **Background**

This by-law was passed by City Council on April 13, 2011. The changes were made in response to a Council request in early 2008. They were presented at a public meeting on March 3, 2008; public notice of this meeting, as required under the Planning Act, was issued in February 2008.

Before this by-law came into effect, there were already restrictions on below-grade entrances in side yards. However, there were still problems with safety, drainage and access to the rear yards. This by-law was passed in order to address those problems.

#### **Contact Information**

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