

Welcome!

Second Public Open House
October 15th, 2024

City of Brampton **Comprehensive Zoning** **By-law & Urban Design** **Guidelines** **Second Draft**

Sign in
Review the boards and maps
Staff are available to answer questions



Scan the QR Code above to view the second draft of the Comprehensive Zoning By-law!



Scan the QR Code above to view the second draft of the Urban Design Guidelines!



BRAMPTON



ZONING BY-LAW & URBAN DESIGN GUIDELINES

Land Acknowledgement

The City of Brampton, including the Conservatory where the Public Open House is being held today, is located on the traditional territories of the Mississaugas of the Credit, Haudenosaunee, and Wendat Nations who have called this land home since time immemorial. We acknowledge the agreements made in Treaty 19 – the Ajetance Purchase of 1818 – and are committed to our ongoing role in reconciliation through meaningful action rooted in truth, justice, and respect. We are grateful to the original caretakers of this land who have ensured we are able to work, play, and live in Brampton now and in the future.

Agenda



Two Sessions
2:00 pm & 6:00 pm



Presentations
2:30 pm & 6:30 pm

How to submit your comments:

- Sticky notes on presentation boards
- Comment Cards
- Email project team:
CZBReview@brampton.ca (CZBR), udg@brampton.ca (UDG)
- Please provide comments on the Second Draft by **Friday, November 1st, 2024.**

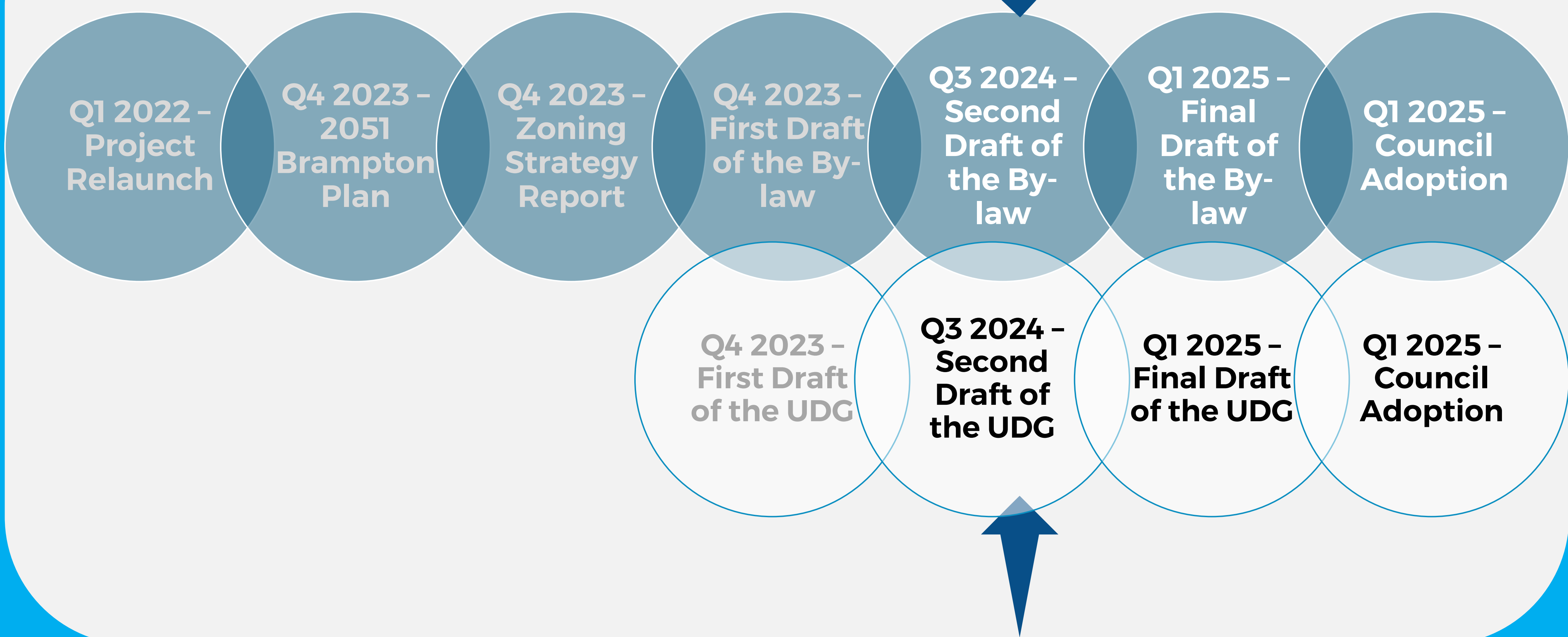
BRAMPTON

ZONING BY-LAW & URBAN DESIGN GUIDELINES

Purpose of the Open House

- **Review** the status of the Comprehensive Zoning By-law Review and Urban Design Guidelines project(s);
- **Outline** why and how these projects are being completed;
- **Present** the Second Draft(s) of the Zoning By-law and Urban Design Guidelines for review and comment; and,
- **Seek your input** on how the second drafts can be further refined.

Timeline





BRAMPTON

ZONING BY-LAW

Purpose of the Project

Brampton is growing and evolving rapidly.

This brings new challenges that demand a comprehensive review of our zoning regulations and development standards!

We are implementing Brampton Plan – our award-winning new Official Plan, which guides where and how Brampton will grow.


We are also implementing the City's Housing Accelerator Fund Agreement to help unlock more housing and city-building opportunities while balancing land use context and compatibility.

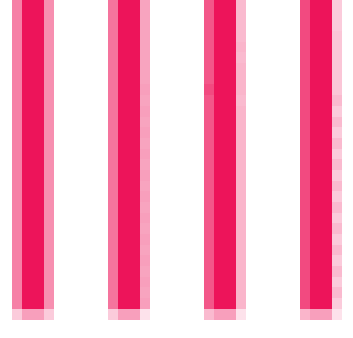
We are here to present our **Second Draft** of the New Comprehensive Zoning By-law and **we want to hear from you!**

Did you know?

Prior to amalgamation in 1974, each of the four founding communities had a zoning by-law that regulated the development of land within their former boundaries. A consolidation was undertaken in 2004 with only minor modifications and updates, meaning the current comprehensive zoning by-law has not been significantly overhauled since the 1970s/1980s.

The City has hired **WSP Canada Inc.**, a consulting firm, to assist in preparing the new Zoning By-law.

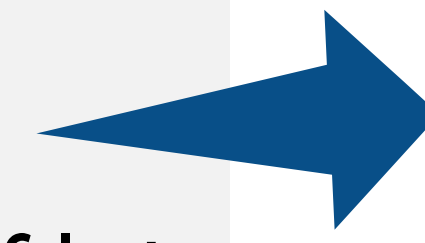




What is a Zoning By-law?

What is Zoning?

- A **legal tool** to regulate the use of land and buildings, the size of lots, and the location and height of buildings and other structures.



The City's authority to pass a Zoning By-law comes from Section 34 of the Province of Ontario's *Planning Act*.

What is a Zoning By-law?



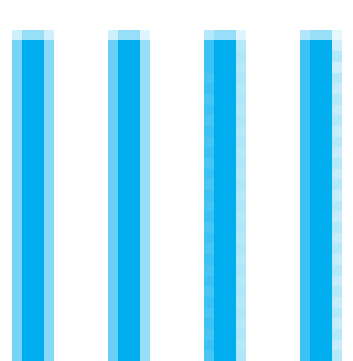
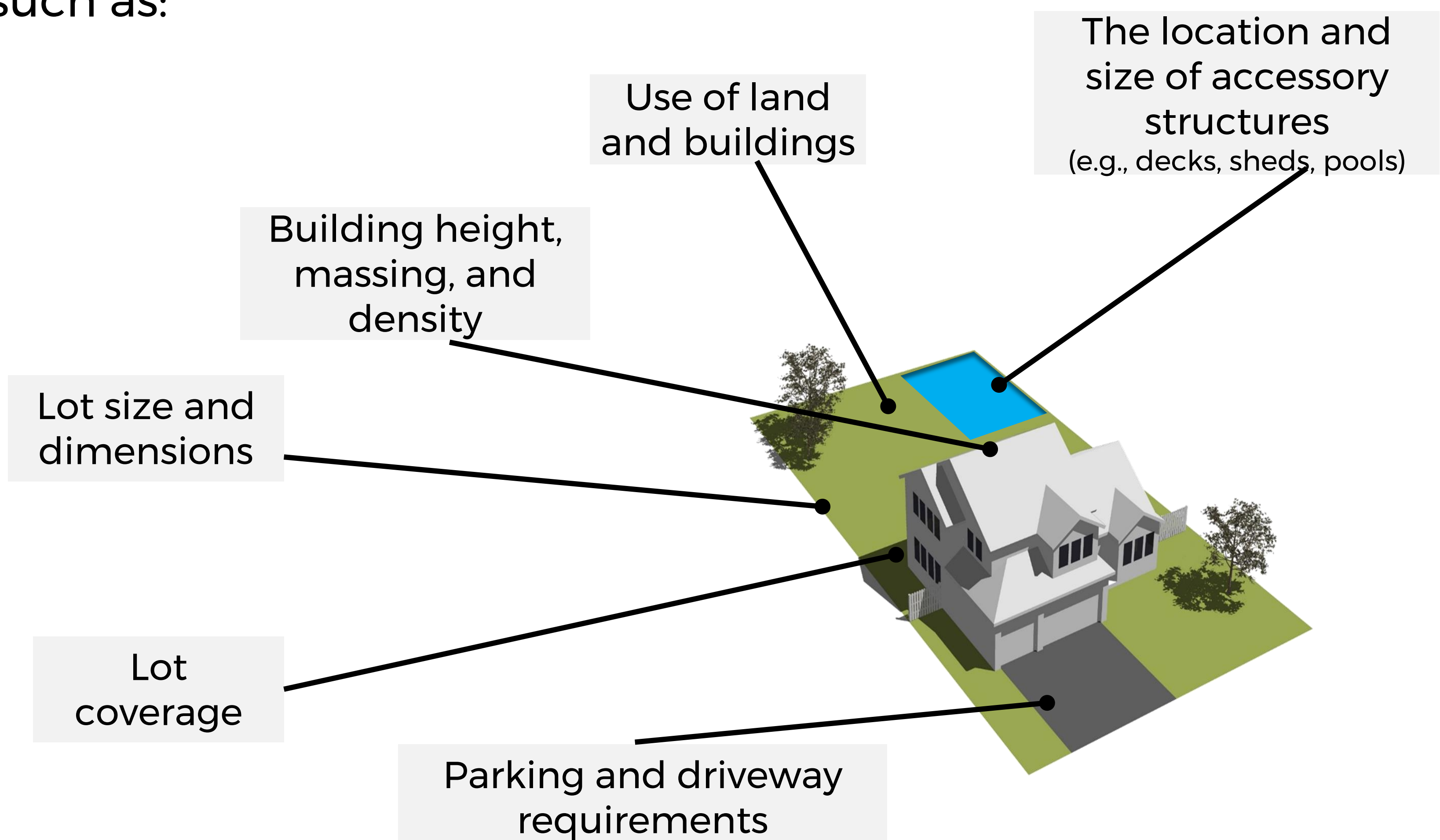
- All land in Brampton is '**zoned**' under different categories, associated with a symbol (like R1 - Residential). Each 'zone' has a set of detailed permitted uses and regulations.
- If a development does not meet the requirements of the Zoning By-law, the applicant **will need to apply to** amend the Zoning By-law (a rezoning) or a minor variance to seek relief from or changes to the By-law's requirements.
- The Zoning By-law is used by landowners, members of the public, City Staff, and City Council **to inform development decisions**.

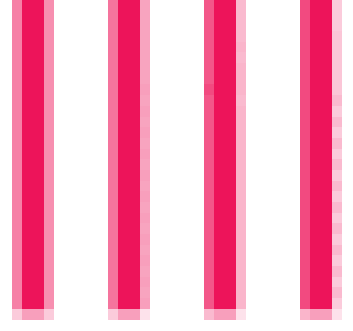
What Does Zoning Regulate?

Zoning By-laws contain many regulations and standards to guide development, such as:



Zoning **does not** regulate - groups of people and their behaviours/belief; property maintenance & general upkeep; ownership matters and their property rights/entitlements; business licenses; construction; exactly what a building looks like such as building materials; or on-street parking requirements.

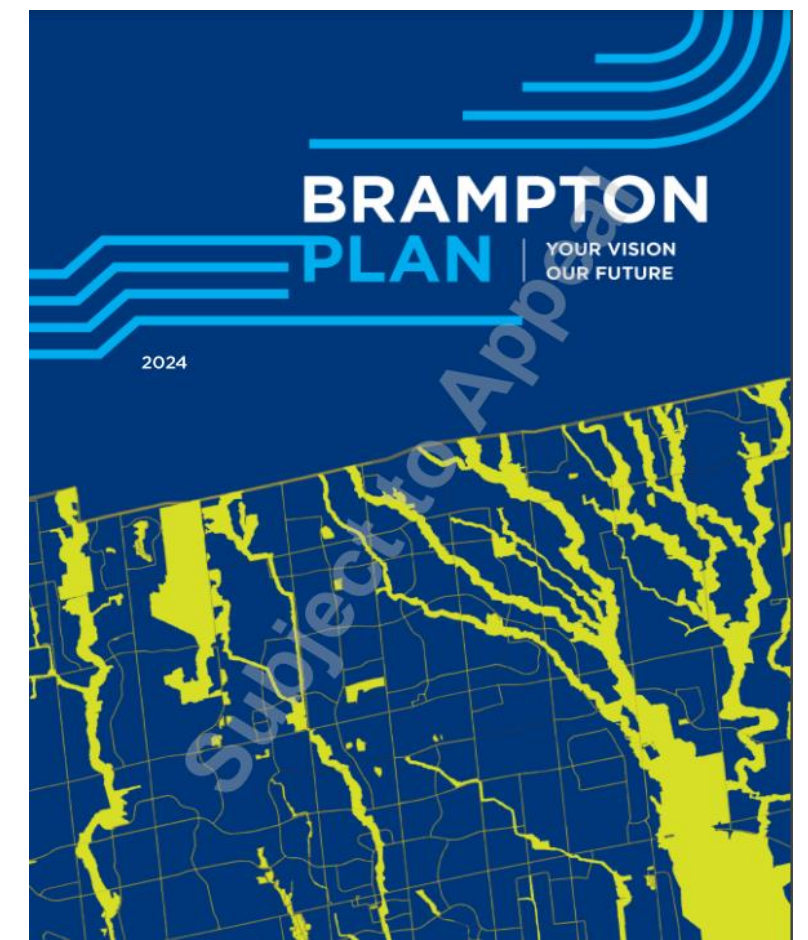
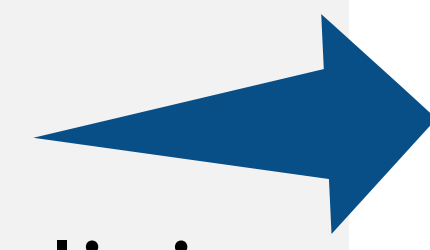







Project Drivers


Why is the City completing this project?

The New Comprehensive Zoning By-law will conform to policies in Brampton Plan – our award-winning new Official Plan, which was approved with modification by the Region of Peel in May of 2024. It will also implement the City’s Housing Accelerator Fund Agreement on zoning matters, amongst other studies.



Provincial Policy Framework

-  **Planning Act** sets out the ground rules for land use planning in Ontario and describes how land uses may be controlled, and who may control them.
-  **Provincial Planning Statement** enables municipalities to plan for and support development, across the province.
-  As provincial policy and rules change, local policy documents must be updated to reflect these changes.

 The *Planning Act* provides broad zoning powers, and there are a few certain regulations that must be implemented, such as:

- 3 Additional Residential Units (ARU’s) permitted on all urban lots
- No minimum parking rates can be identified near Major Transit Stations (i.e., Bus Rapid Transit and Light Rail Transit)

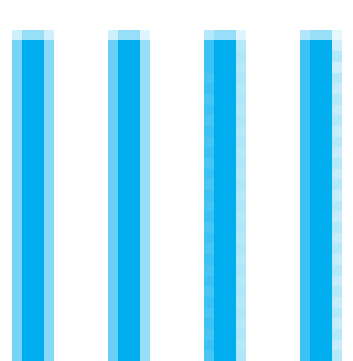
City of Brampton Official Plan (Brampton Plan)

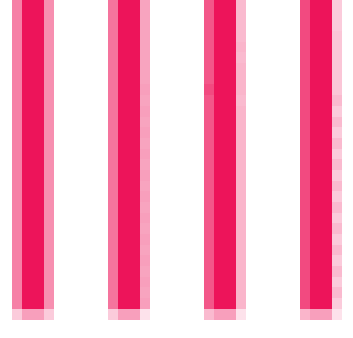
- Provides specific policies for managing growth and where it will occur.
- Sets out permitted uses and development of standards at a high-level.
- A Zoning By-law is the most important tool to implement the policies of the Official Plan.
- The new Zoning By-law must **conform** to the policies of the Official Plan. This means that zoning must be aligned with the land use vision set out for the City of Brampton.

Other Opportunities

This project is an opportunity to address other challenges the City faces:

-  Updating and modernizing our development standards and zoning provisions.
-  Making zoning rules more accessible, clear and easy-to-understand by all.
-  Helping to streamline development application review process, expand housing options and support business and economic development.

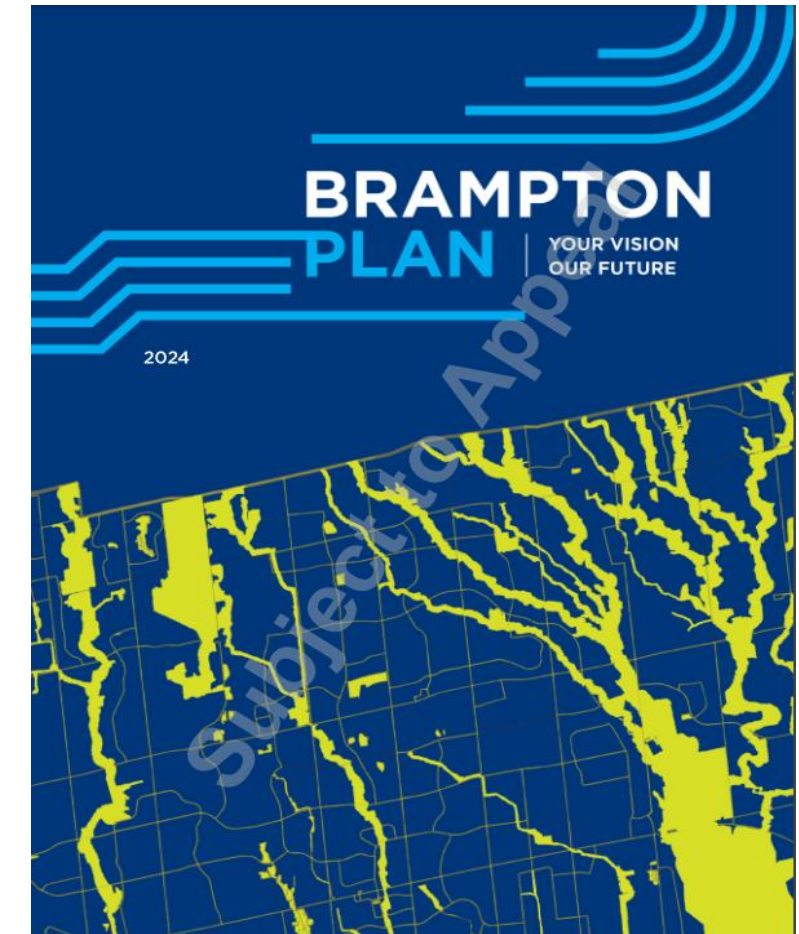
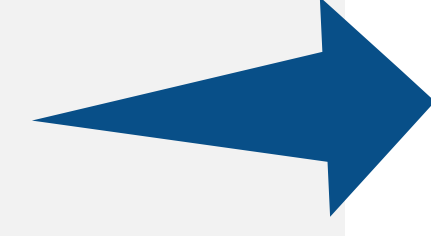




Official Plan Summary

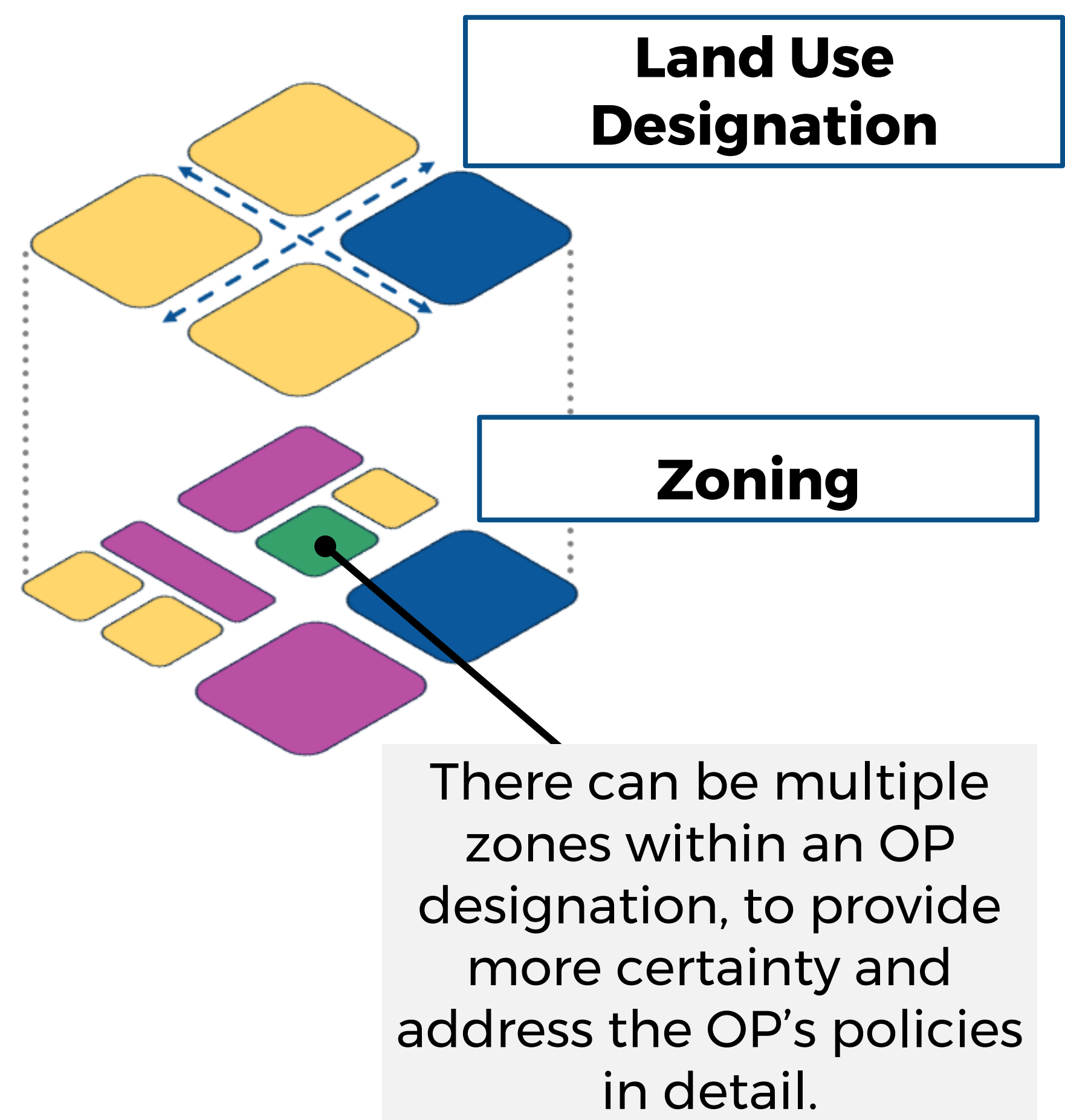
Brampton Plan

- Brampton Plan is the City's new Official Plan, which was approved in May of 2024, with modifications by the Region of Peel. As a Council-adopted primary city-building, growth management and land use planning document, it represents the common vision of Brampton's residents.

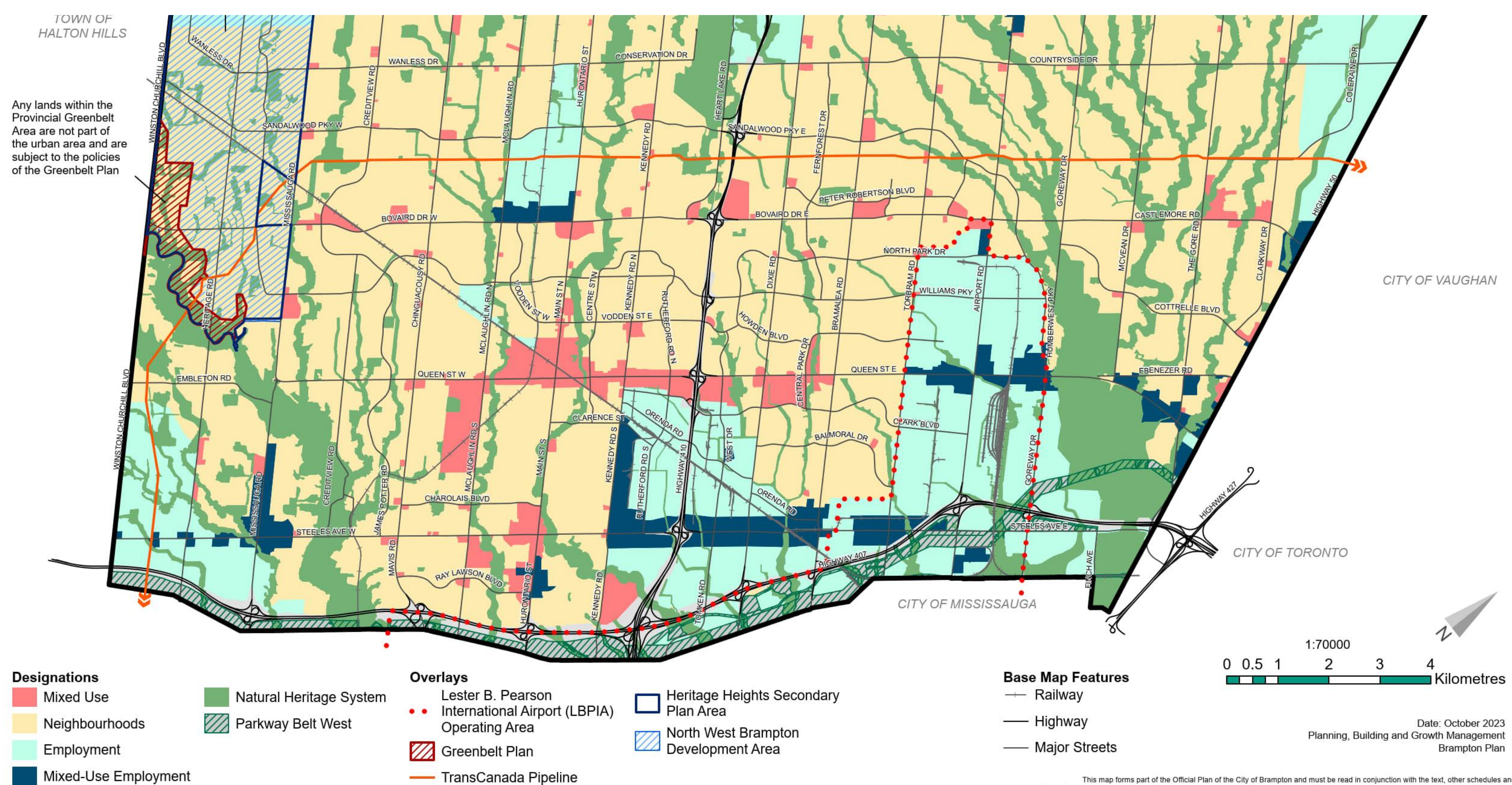


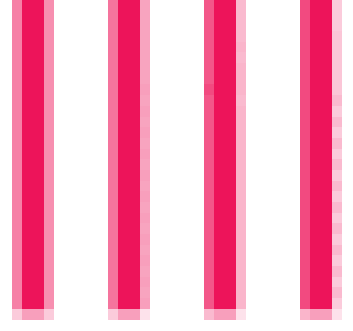
Relationship between Brampton Plan and Zoning By-law

- An Official Plan (OP) sets out a community's vision and goals. OP Policies describe uses that are allowed in each land use designation, and criteria for evaluating new developments.
- Brampton Plan introduced the framework for essential things that Brampton needs, such as more travel options, more diverse housing options close to work, leisure and daily need, as well as more vibrant and walkable communities with a mix of uses and public spaces.
- Zoning By-laws must conform to the OP. Zoning By-laws put the OP into effect, are legally enforceable, and construction or new development that doesn't comply with a Zoning By-law is not allowed. Zoning By-laws set out detailed requirements such as minimum lot areas, maximum building height and number of parking spaces that need to be provided.



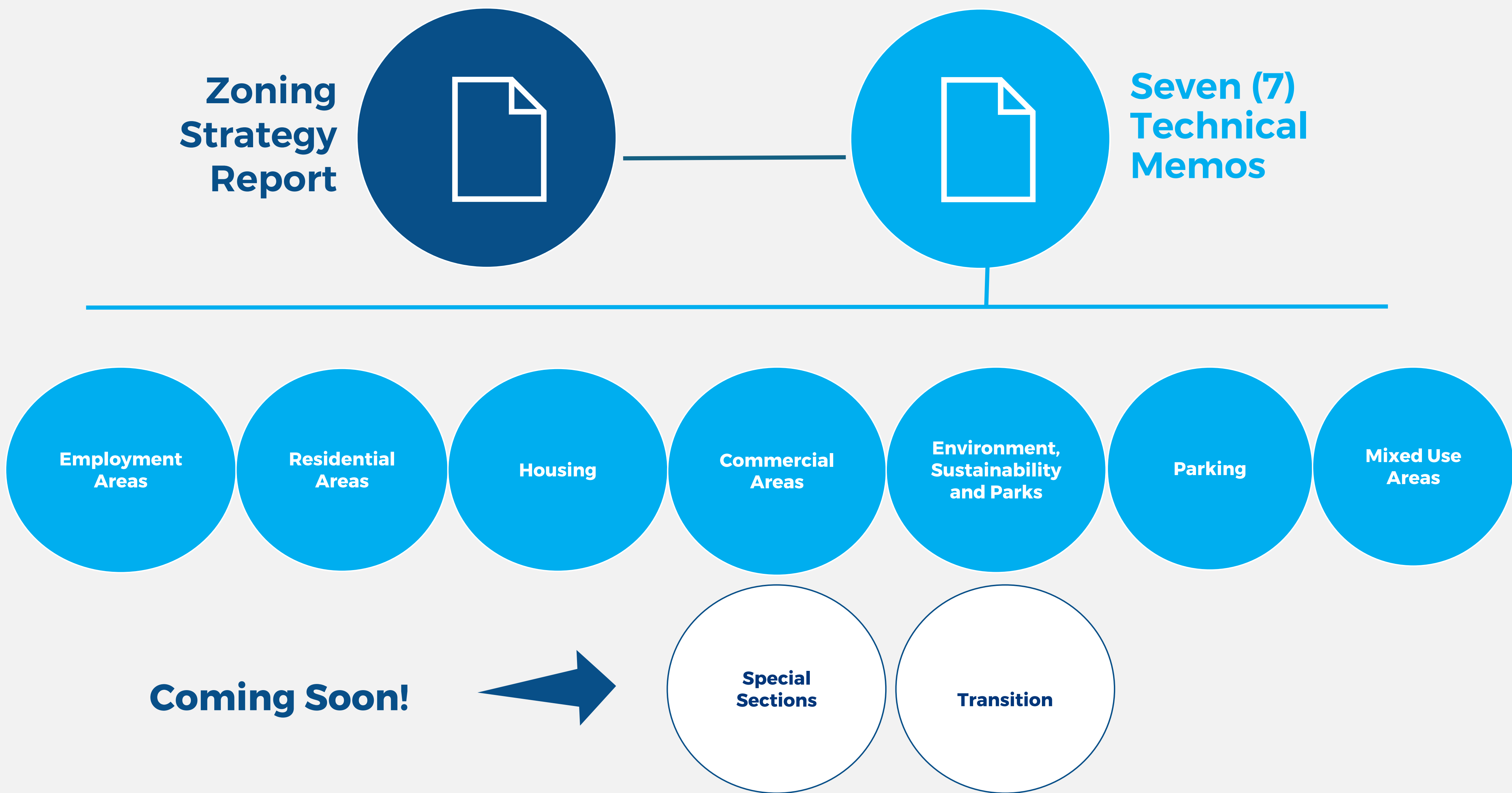
The Map below shows the Land Use Designations from Brampton Plan. The Zoning on these lands must conform to the policies of the applicable land use designation.





Background Reports & Memos

The New Comprehensive Zoning By-law was informed by background research:



What do they include?

The **Zoning Strategy Report**:

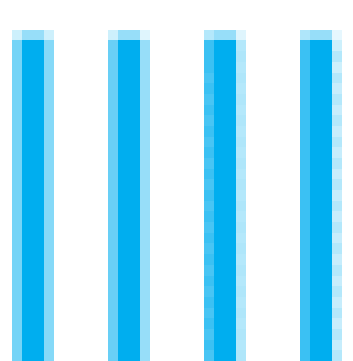
- provides a framework and work plan for developing the new Zoning By-law.
- identifies and reviews the various inputs that will influence the new Zoning By-law, such as the Official Plan, recent Provincial legislative changes, and other studies being completed by the City of Brampton.

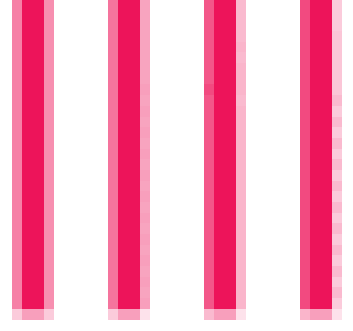
The **Technical Memorandums**:

- provide an approach to implementing the specific changes to the different areas in the Municipality.



Although the project has been underway since 2016, the Background Reports and Memos were updated in 2023 to ensure consistency with the new Brampton Plan.



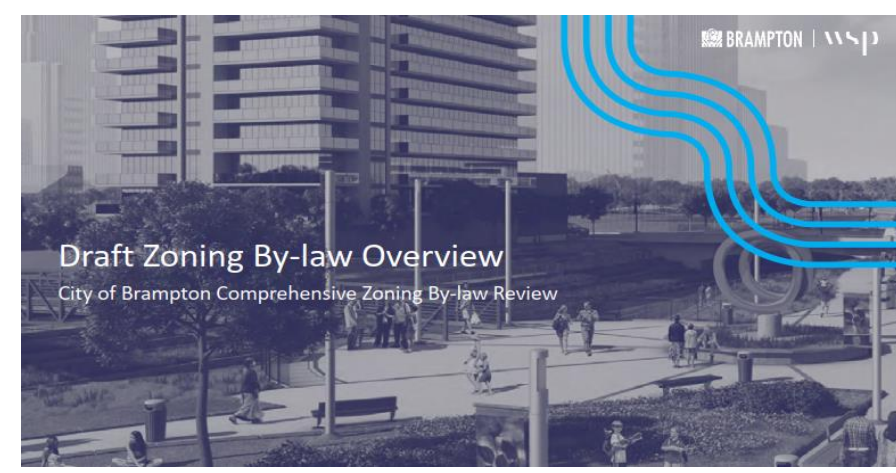
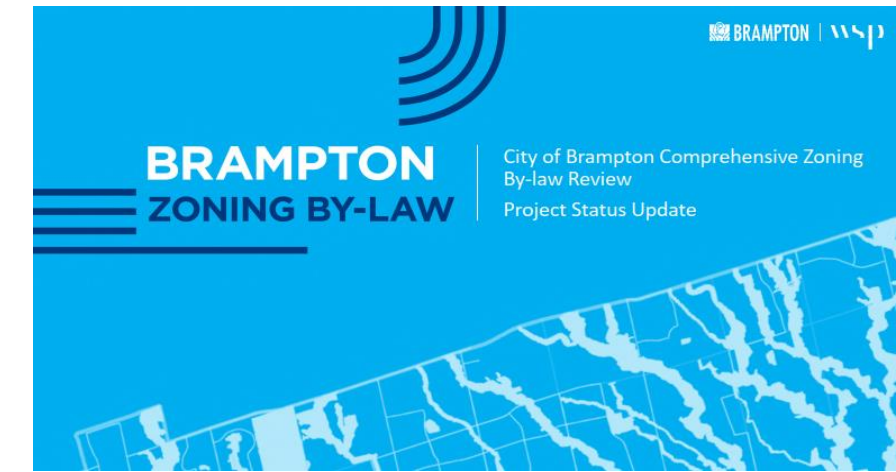


First Draft Zoning By-law

The First Draft Zoning By-law was released in Q4, 2023 and presented at a virtual open house on February 13th, 2024.

Principles of the Draft Zoning By-law

- Implement Brampton Plan
- Coordination with the new City-wide Urban Design Guidelines
- Prioritize user experience and consider elements from a form-based code.
- Be "future ready"
- Be enforceable and easily administered
- Reduce barriers to business growth and retention
- Support an inclusive, diverse and equitable City



Key Highlights



New framework for parking requirements, including mapping.



Updated and consolidated Residential Zone framework.



A new, simplified Commercial and Employment Zone framework.



A new Mixed-Use Zone framework.



Reinforces the City's commitment to sustainability.

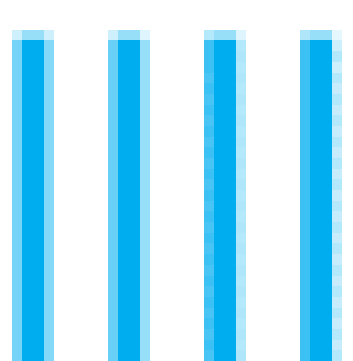


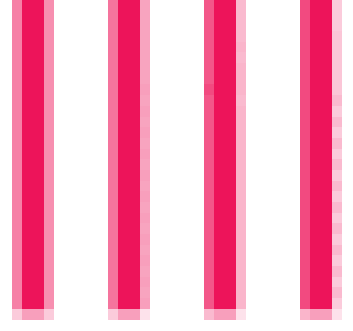
A user-friendly approach.

Preliminary

The first draft of the By-law was preliminary. The following tasks were ongoing and have been advanced in the second draft:

1. Coordination with City-led **MTSA planning framework**.
2. Alignment with **City-wide Urban Design Guidelines**.
3. Coordination and integration of **City-led initiatives to expand housing options**.
4. Review, update and integrate **Special Sections**.





What have we heard so far?

We have completed:



1 Virtual Open House



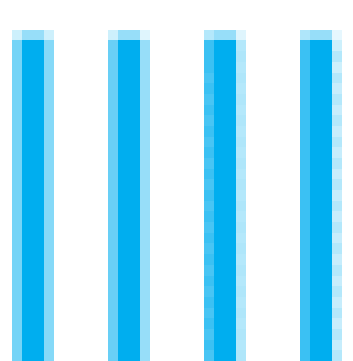
1 Call for Comments
First Draft of By-law

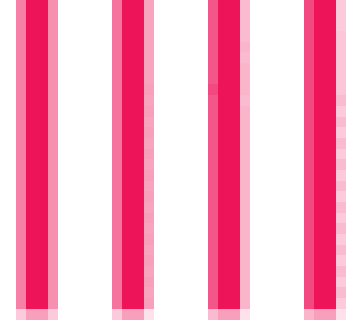


6 Community Pop-ups

You have said:

- Expand floodplain overlay from downtown to include other related natural hazard areas.
- Remove angular plane requirements.
- Reduce required parking.
- Ensure that site-specific exception zones are recognized and maintained.
- Support for bicycle parking and electric vehicle parking requirements.
- Improve Bicycle Parking Requirements
- Ensure By-Law allows for transition and maintains existing approvals.
- Define and determine minimums for both indoor and outdoor amenity space requirements.
- Reduce the setback to sight triangle requirement.
- Reduce front and exterior side yard setbacks.
- Allow the enlargement of a non-conforming use.
- Refine Additional Residential Unit permissions.
- Reduce parking space size requirements.
- Seeking clarification regarding lands in specific MTSA's that are not part of the zoning by-law update.
- Request definition for irregularly shaped lots.
- Coordinate indoor and outdoor waste storage requirements with the Region of Peel Waste Collection DSM.





Second Draft Zoning By-law

Overview

The first draft was revised based on your feedback and is now available for review! The second draft makes some changes to the By-law but maintains much of the City's zoning. In preparing the second draft, we:

- Reviewed all comments provided on the First Draft Zoning By-law.
- Identified key themes and areas for improvement within the First Draft Zoning By-law.
- Updated various sections of the First Draft Zoning By-law based on input received from City staff, stakeholders and the public.
- Advanced ongoing tasks from the First Draft Zoning By-law.
- Prepared the Second Draft Zoning By-law to incorporate these changes.

Key Focus Areas

What is staying the same and what is changing is detailed on the subsequent boards, please go take a look!



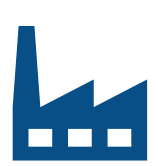
Protected Major Transit Station Areas



Residential Zones



Mixed Use and Commercial Zones



Employment Areas



General Provisions & Specific Uses



Parking Regulations



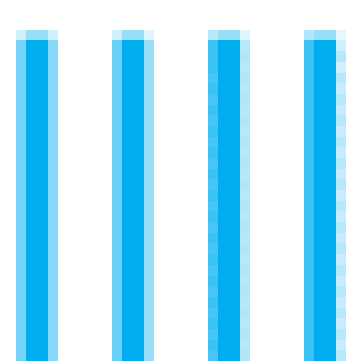
Mapping Modifications

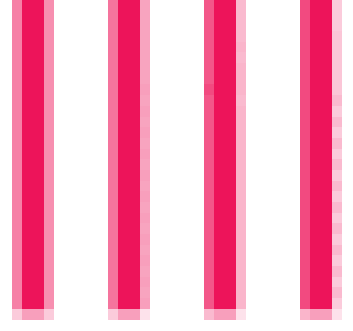


Administration



A hard-copy of the Second Draft New Comprehensive Zoning By-law is available for review at today's Public Open House, or available online on the City's website to read anytime!





Second Draft Zoning By-law

Proposed New Zone Structure

- The Second Draft Zoning By-law proposes a range of zones to set regulations for permitted use, lot, and building requirements. This work builds on the First Draft Zoning By-law and includes some refinements.

Residential Zones



Residential Estate (RE) and Residential Hamlet (RH): Provides for single detached houses + ARUs on large lots



Residential First Density (R1): Provides for single detached houses, semi-detached houses + up to two additional residential units (ARUs) on a variety of lot sizes



Residential First Density Type A - Fourplexes (R1A): Provides for up to 4 units per lot along key intensification corridors, as required by Brampton Plan



Residential First Density Mature Neighbourhood (R1M): Provides for single detached semi-detached houses + ARUs on larger lots in mature areas, as required by Brampton Plan



Residential Second Density (R2): Provides for street-related townhouses + ARUs



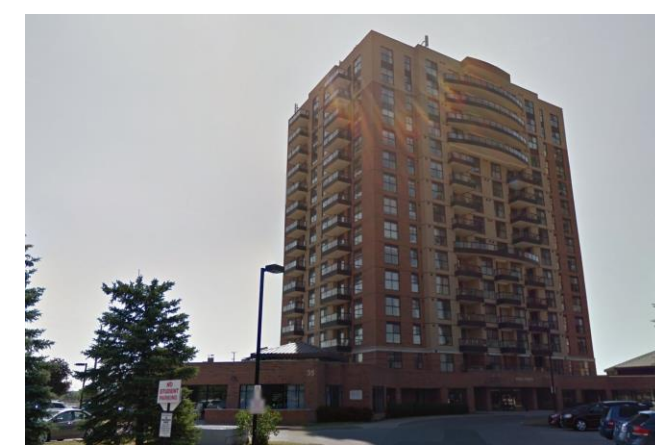
Residential Second Density Type A (R2A): Provides for multiple townhouse units such as stacked and back-to-back townhouses



Residential Third Density - Low Rise (R3L): Provides for low-rise apartments up to 4 storeys



Residential Third Density - Mid Rise (R3M): Provides for mid-rise apartments up to 12 storeys



Residential Third Density - High Rise (R3H): Provides for high-rise apartments up to 20 storeys (or as specifically indicated in the zone code or exception zone)

Commercial and Mixed Use Zones



Local Commercial (LC): Provides for neighbourhood-scale commercial uses in small neighbourhood plazas, such as small shops and personal services



General Commercial (GC): Provides for a wide range of commercial service uses in commercial areas across the City, including shopping centres



Highway Commercial (HC): Provides for Highway Commercial uses which are dependent on good automotive access, such as automotive dealers



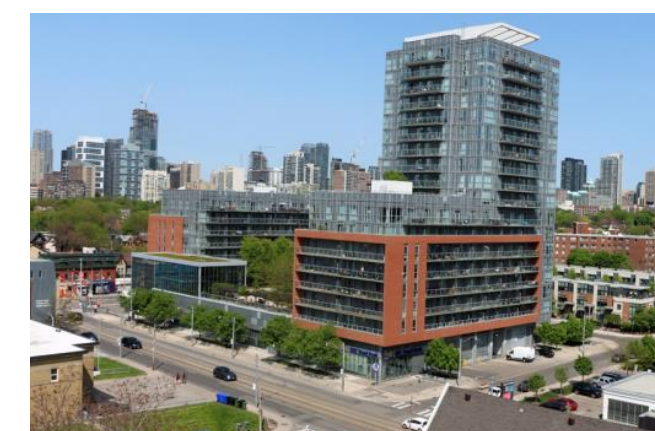
Recreational Commercial (RC): Provides for specific recreational uses such as golf courses



Mixed Use Low Rise (ML): Provides for a mix of commercial, residential and institutional uses up to 4 storeys in a pedestrian-oriented format



Mixed Use Mid Rise (MM): Provides for a mix of commercial, residential and institutional uses up to 12 storeys in a pedestrian-oriented format



Mixed Use High Rise (MH): Provides for a mix of commercial, residential and institutional uses up to 20 storeys (or as stated in the zone code) in a pedestrian-oriented format



Mixed Use Office (MO): Provides for a mix of office and institutional uses plus limited commercial uses in the PMTSAs

Find Out More!



Scan this QR code to see the interactive map, which indicates where each zone applies!



Scan this QR code to look at the Second Draft Zoning By-law, which provides the regulations for each of the zones!

Employment, Institutional, and Other Zones



General Employment (GE): Provides for a wide range of industrial and employment uses, including outside storage in appropriate areas.



Prestige Employment (PE): Provides for a range of light industrial uses in enclosed buildings.



Mixed-Use Employment (ME): Provides for a mix of commercial, office and employment uses.



Office Employment (OE): Provides for offices and complementary uses. This zone is carried over from the existing zoning (the OC zone) and further review is required in the Third Draft.



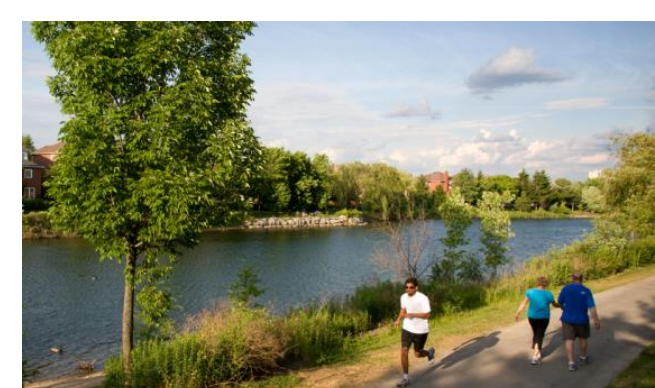
General Institutional (I1): General Institutional provides for places of worship, schools and similar uses in the City's neighbourhoods



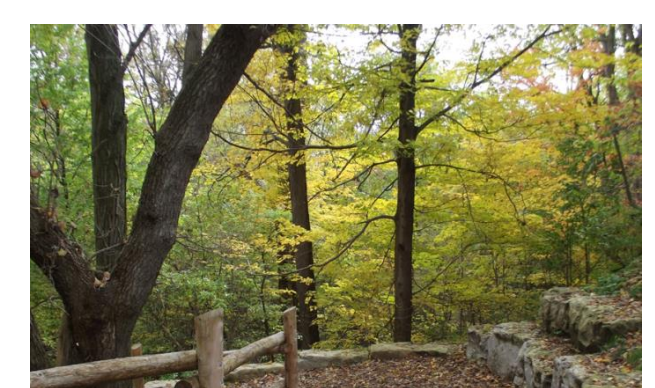
Major Institutional (I2): Major Institutional provides for large-scale institutional uses such as hospitals and post-secondary education uses



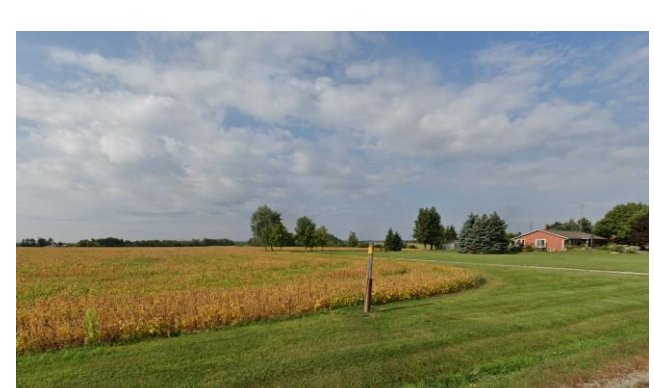
Park (P): Provides for a range of public park uses



Open Space (OS): Provides for open space areas and stormwater facilities



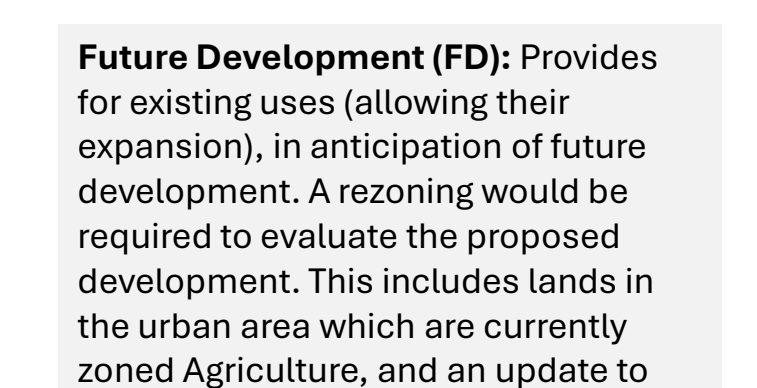
Natural System (NS): Restricts uses to conservation and natural areas, and small-scale passive recreation, subject to meeting City policies



Agriculture (A): Provides for agricultural uses in conjunction with a house



Utility and Transportation (UT): Provides for utility and transportation corridors and sites in the City



Future Development (FD): Provides for existing uses (allowing their expansion), in anticipation of future development. A rezoning would be required to evaluate the proposed development. This includes lands in the urban area which are currently zoned Agriculture, and an update to the FD zone is needed as agricultural uses are not permitted in the urban neighbourhoods.

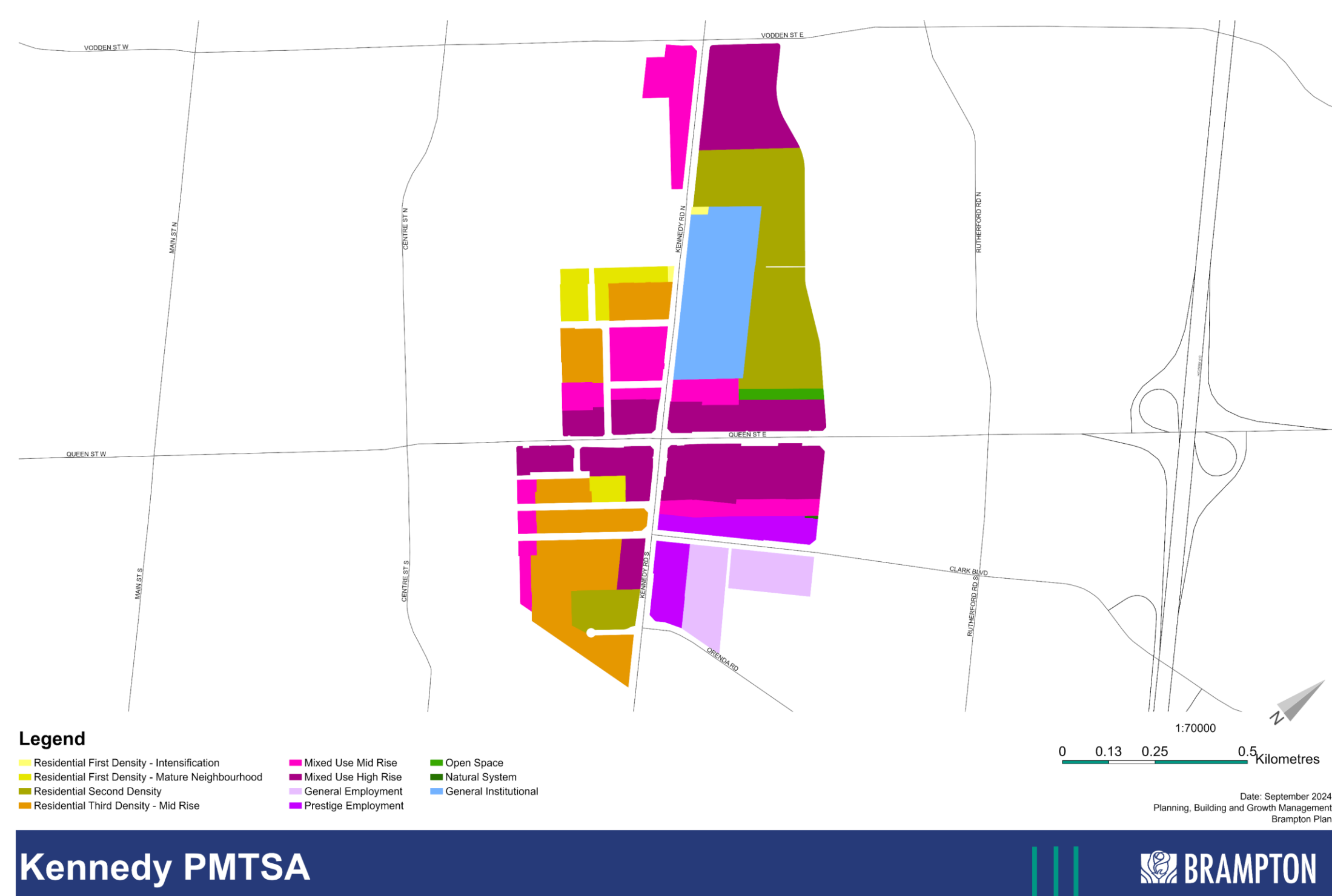
Second Draft Zoning By-law

Protected Major Transit Station Areas

- Provincial Policy requires that municipalities designate areas close to rapid transit stations (e.g., GO Rail, Bus Rapid Transit, or Light Rail Transit) as “**Protected Major Transit Station Areas**” (PMTSAs). These areas are to be re-zoned to ensure that higher density development is permitted, as appropriate, to take advantage of the transit access. Brampton Plan includes minimum density targets of 160-200 people and jobs per hectare within PMTSAs, depending on the station. To meet this density, some mid-rise (5-12 storeys) and high-rise (over 12 storeys) development will be required.
- Brampton Plan designated PMTSAs and specific land uses within these areas to provide opportunity for higher density, transit-focused development that better utilizes land and creates more vibrant neighbourhoods. As such, the proposed zoning for these areas consists of various zone categories.
- The City is also undertaking a series of Secondary Plan Amendments to facilitate the PMTSAs designated in Brampton Plan (see links below).
- The Second Draft Zoning By-law re-zones lands within 12 PMTSAs (excluding Downtown Brampton and Bramalea GO) to implement Brampton Plan and recent work including specific height and density requirements.

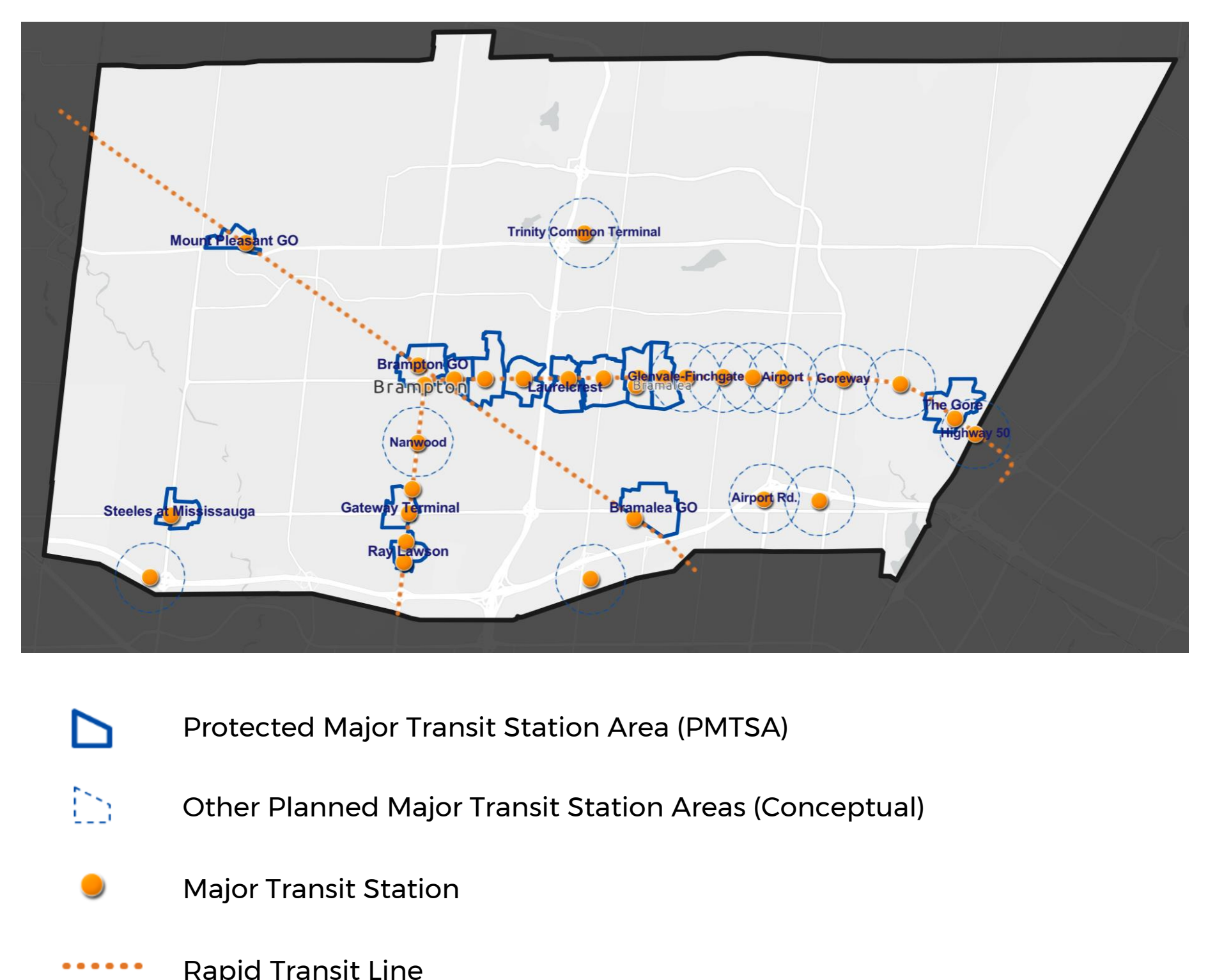
Proposed Zoning

The example map below shows the proposed zoning around the Kennedy PMTSA, as indicated in the Second Draft Zoning By-law. The mapping also shows height and density in the zone codes.



Location

The map below shows the location of the PMTSAs in the City. Lands in the Priority MTSA's are proposed to be rezoned, except Brampton GO and Bramalea GO.

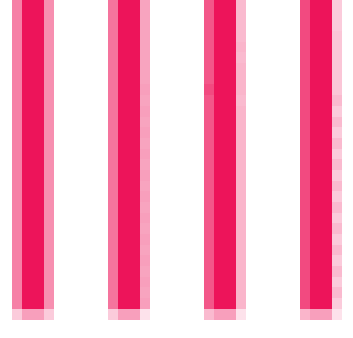


NOTE: The proposed PMTSA zoning is subject to further refinement and is expected to be updated in the Third Draft New Zoning By-law. This will include identifying Holding Symbols to ensure that servicing and transportation issues are addressed before development can proceed. However, we encourage your input at this time!

Scan the QR code to look at the current & proposed zoning of the PMTSAs. The location of the PMTSAs are also identified in this mapping.



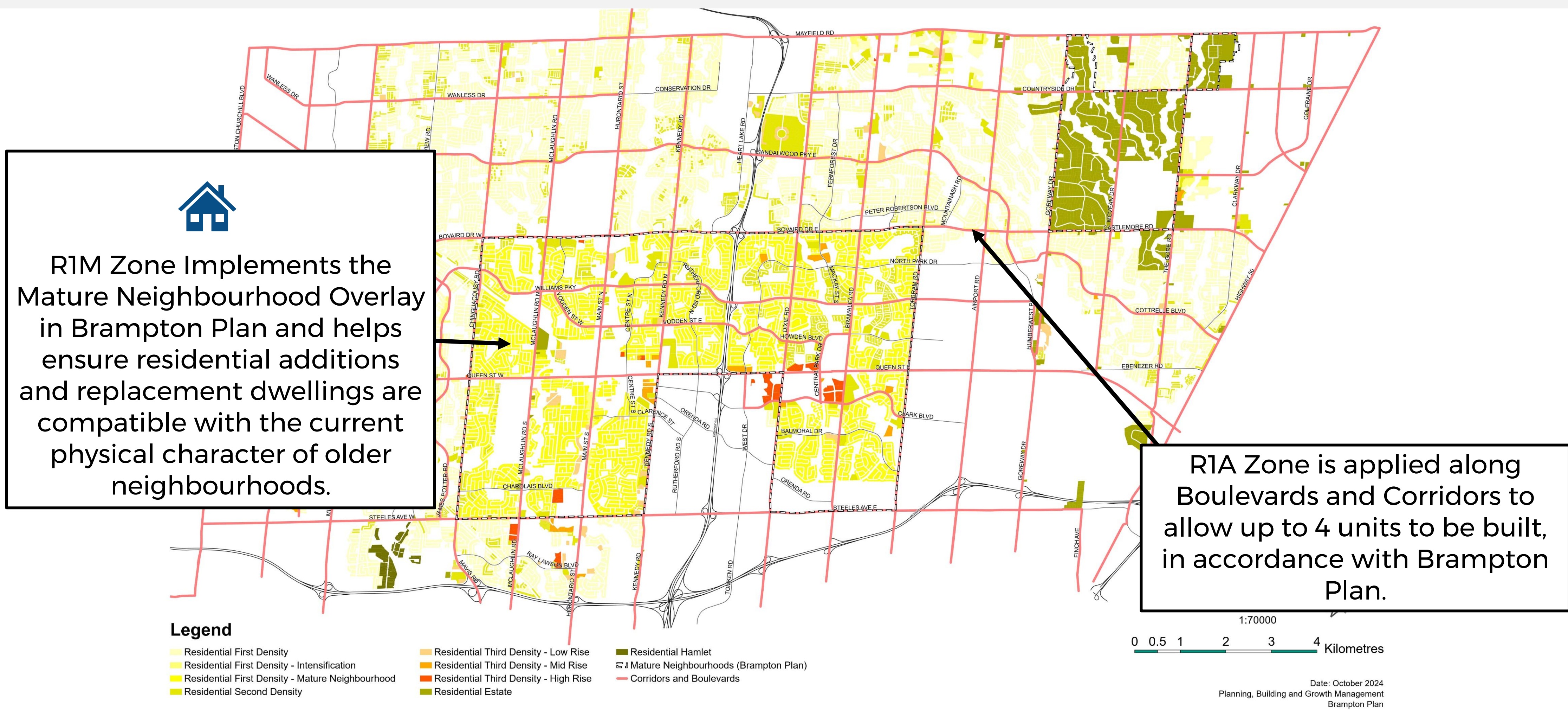
Learn more about PMTSAs at <https://www.brampton.ca/mtsa> or scan the QR code! Please also speak with staff or reach out to mtsa@brampton.ca. Hard copies are also available for review at today's open house!



Second Draft Zoning By-law

Residential Zones

- Neighbourhoods are designated in the Brampton Plan as the relatively stable areas of the City where most residents live.
- Many of the neighbourhoods are mostly zoned for Residential uses. The proposed residential zoning is largely the same as the current zoning, with some refinements.
- The Zoning By-law introduces a series of Residential zones that address the neighbourhood context:
 - **R1** zone provides for single detached houses, semi-detached houses + up to two ARUs.
 - **R1A** provides for up to 4 units per lot along key intensification corridors.
 - **R1M** provides for single detached semi-detached houses + up to two ARUs on larger lots in mature areas, as required by Brampton Plan.
 - **R2** provides for street-related townhouses.
 - **R2A** permits multiple townhouses (stacked and back-to-back).
 - **R3** zones provide for higher density apartments (low, mid and high-rise).



RESIDENTIAL ZONES



What has changed from the current zoning?

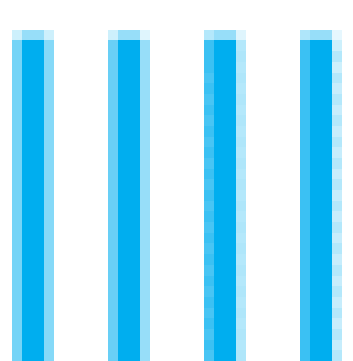
Simplified Residential zone categories, reduced from 34 to 9 categories.

Created “R1A” zone to allow for fourplexes along certain corridors within the City, based on policies introduced in Brampton Plan.

Expanding home occupations and other small businesses opportunities while ensuring compatibility.



A hard-copy of the Second Draft Zoning By-law is available for review at today's Public Open House, or available online on the City's website to read anytime!



Additional Residential Units

What Are Additional Residential Units (ARUs)?

- ARUs are self-contained dwelling units that are located on a lot in addition to an associated single detached, semi-detached or street townhouse on an individual lot.
- ARUs can take many forms, such as basement apartments; rear or upper storey additions; and detached additional residential units, such as a garden suite or a coach house above a laneway garage.
- Brampton has many ARUs, reflecting the multi-family demographic characteristics of our neighbourhoods.



Example of a rear yard detached ARU.



Example of a coach house ARU above a detached garage on a rear lane

What does the Province require?

- The Province requires that every urban lot with municipal services is allowed to have up to two ARUs where any single detached, semi-detached or townhouse is allowed. This must be implemented in the new Comprehensive Zoning By-law.
- Up to one of the two permitted ARU may be a detached structure like a garden suite.



NEW! In September 2024, the Province proposed a new draft regulation to further reduce barriers to building ARUs. If brought into effect, the regulation would:

- Exempt ARUs from angular plane restrictions as may be shown in the municipal zoning.
- Exempt ARUs from any limitations on floor space index (density requirements) as may be shown in the municipal zoning.
- Override the municipal zoning requirements for lot coverage to allow at least 45% coverage with an ARU.
- Override any minimum lot size or lot area requirements to allow ARUs as shown in the municipal zoning.
- Restrict building separation distance, as may be indicated in municipal zoning, to a maximum of 4 metres.

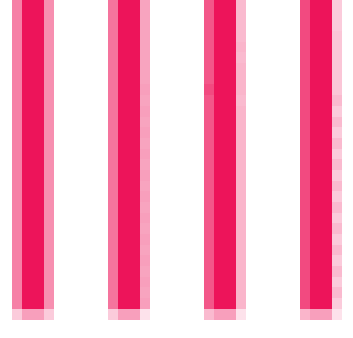
The Province is seeking input on this regulation until October 23, 2024.

How are ARUs regulated in the Second Draft Zoning By-law?

- ARUs that are part of the house (e.g., basement apartments) must meet the building requirements for the zone (setbacks, lot coverage, etc.) and have a dedicated entrance.
- There are some provisions allowing for side entrances and doors and path requirements.
- Detached ARUs such as garden suites are subject to specific regulations such as maximum size, lot coverage, setbacks, and building separation.
- A second ARU must have a dedicated parking space. This is not required for the first ARU.

Please scan the QR Code below to view the Draft ARU Regulations in the Second Draft Zoning By-law! Please refer to **Section 4.2.B.**

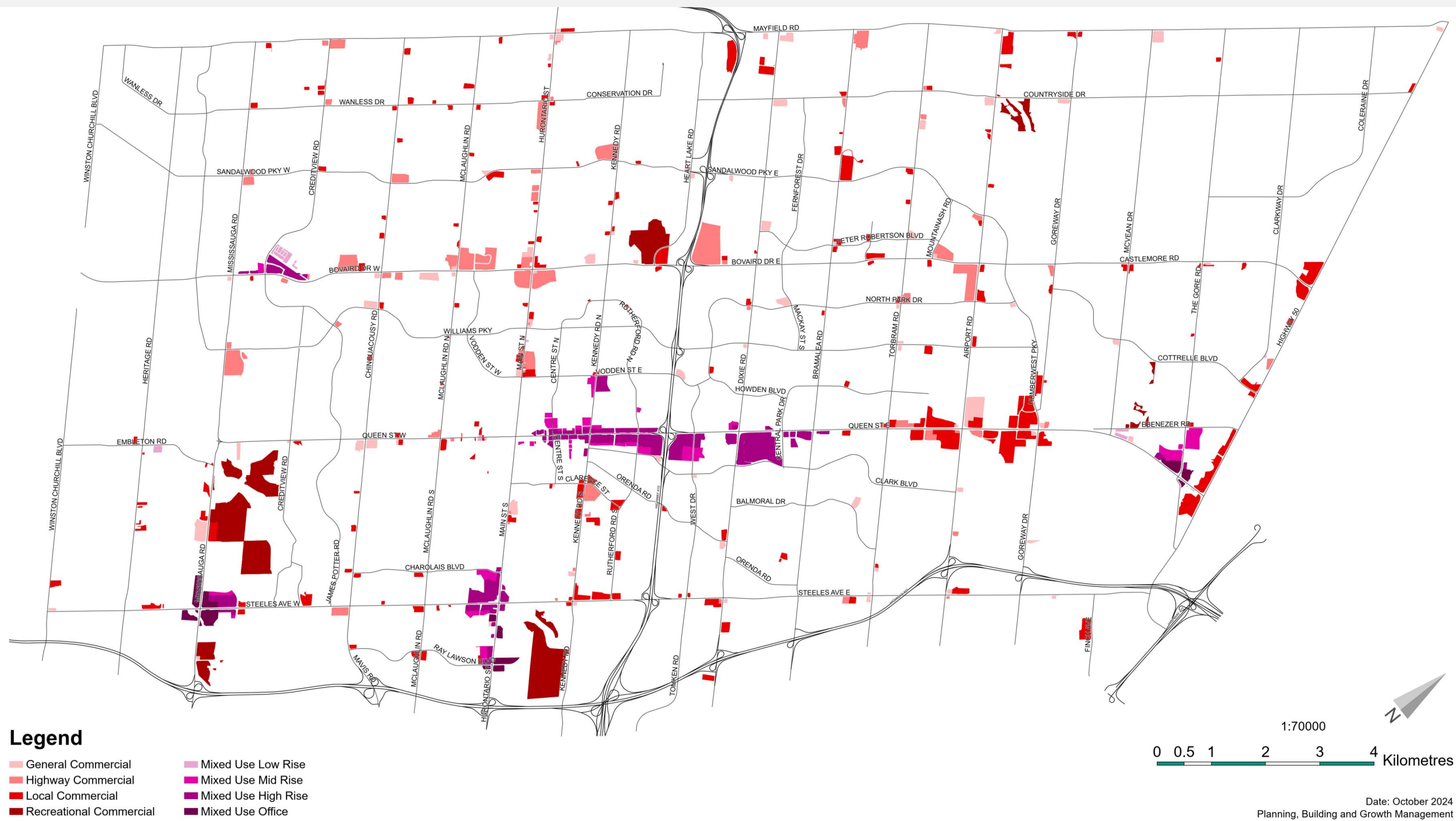




Second Draft Zoning By-law

Mixed Use & Commercial Zones

- Mixed Use zones are located within the Mixed Use designation in Brampton Plan, and are primarily located within PMTSAs.
- Commercial zones are located throughout the City within Neighbourhood and other land use designations, and are primarily located along key corridors.
- Over time, Mixed Use zones may expand beyond PMTSAs to other areas of the City, within the Mixed Use designation of Brampton Plan. This may occur through development applications or as an outcome of a City-initiated study.
- Intent of the New Zoning By-law is to modernize development standards in these areas, to promote more walkable and attractive community design.
- The City has many plazas and commercial areas that require flexible zoning that allow sites to evolve over time in the face of changing retail dynamics.



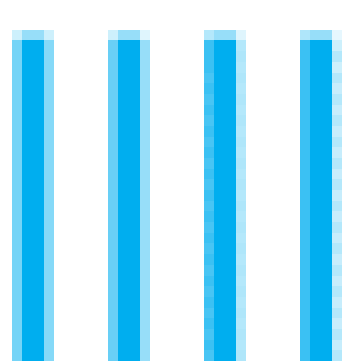
MIXED USE AND COMMERCIAL ZONES

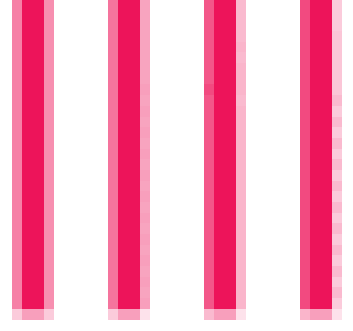
What has changed from the current zoning?

- New framework for mixed-use zones to guide intensification in key areas of the City and establish compact and complete communities.
- Generalized permitted uses to be more flexible with development standards aligned with the Urban Design Guidelines.
- Simplified commercial zones and expanded permissions that allow more compatible businesses and investment opportunities.



A hard-copy of the Second Draft Zoning By-law is available for review at today's Public Open House, or available online on the City's website to read anytime!





Second Draft Zoning By-law

Employment Zones

- The City has designated employment areas which are used for accommodating business growth in accordance with provincial policies.
- Employment Zones are intended to provide flexible permissions that promote innovative business opportunities and investment in these areas.
- Zoning is limited to employment uses in these areas.
- Outside storage and truck parking is directed to General Employment Zone and is only permitted alongside a principal building or use.
- A new Mixed Use Employment zone allows for a mix of employment and commercial uses. This zone is intended to be applied through development applications as per Brampton Plan, and has not been applied to any lands in the 2nd Draft Zoning By-law.
- Employment Zones to be further reviewed during the Third Draft, to assess the new 2024 Provincial Planning Statement.



Date: October 2024
Planning, Building and Growth Management
Brampton Plan

EMPLOYMENT ZONES

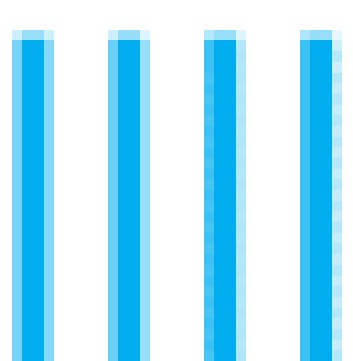
What has changed from the current zoning?

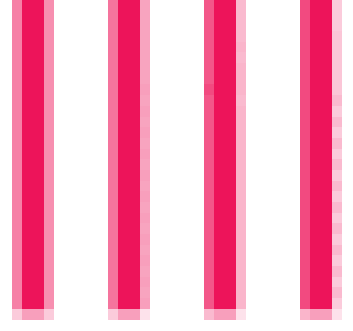
Simplified Employment zones by removing Mineral Extraction and Heavy Employment and consolidating into General (GE), Prestige (PE), Mixed-Use Employment, and Office Employment.

Aligned and expanded permissions in accordance with the Official Plan. Development standards have also been updated to provide more flexibility to businesses, and implement the Urban Design Guidelines.



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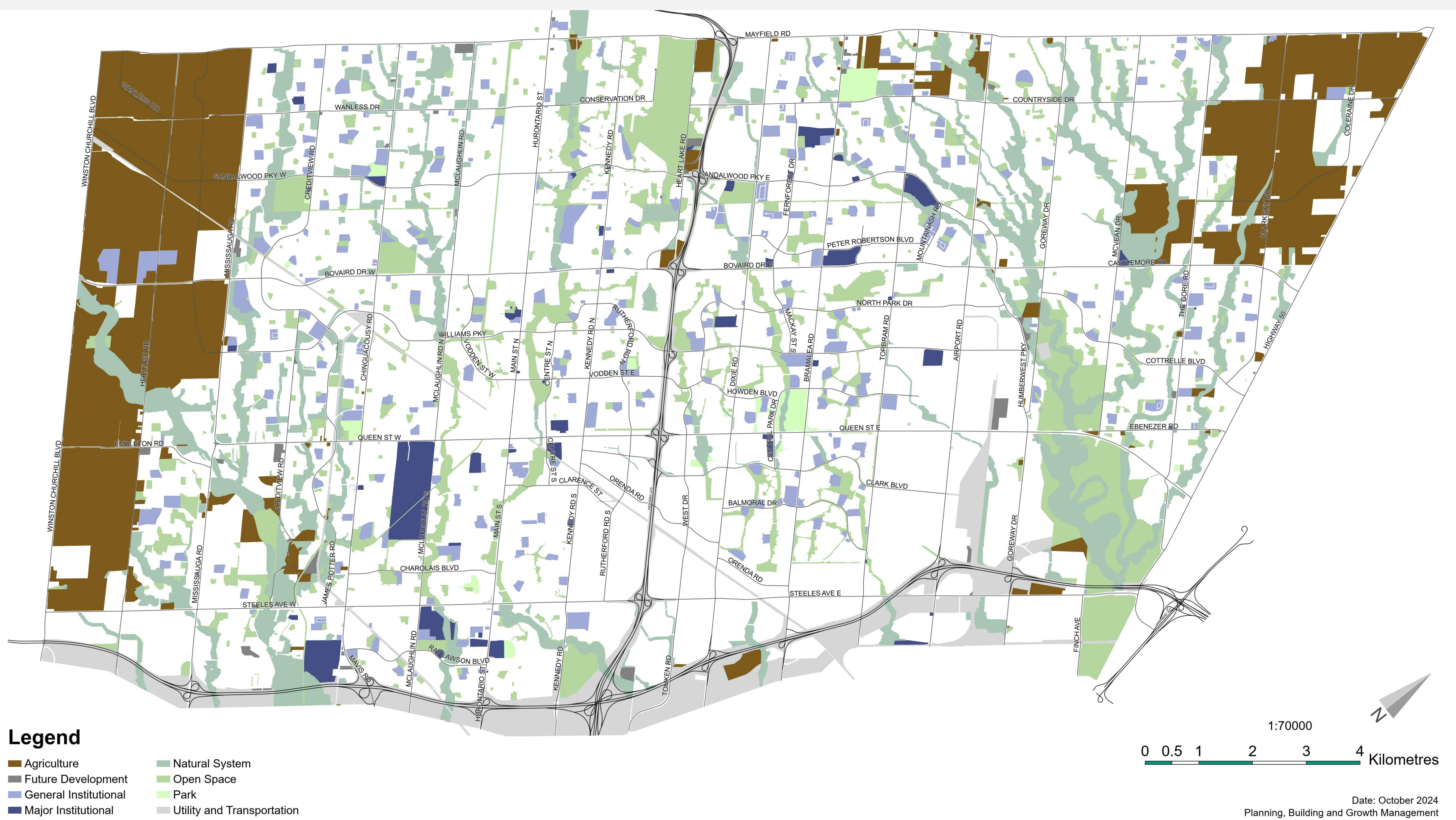


Second Draft Zoning By-law

Other Zones

Other zones beyond the residential, mixed-use, commercial and employment zones have also been further refined as part of the Second Draft Zoning By-law.

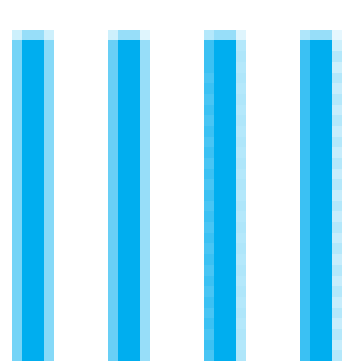
- The **General Institutional (I1)** and **Major Institutional (I2)** zones have been applied to institutional uses. These have been applied based on the intensity of the use, with I2 being applied to more intensive uses.
- Introduction of the **Park (P) Zone** to reflect public and private parks across the City. Further work will be done in the Third Draft Zoning By-law to implement this zone.
- The **Open Space (OS) Zone** is intended to permit a range of open space uses except parks.
- The **Natural System (NS) Zone** is applied to natural areas and conservation uses, and is based on the Natural Heritage System designation from Brampton Plan.
- **Agricultural (A) zones** have been reviewed based on location within the City (built-up areas vs. greenfield) and existing uses on site. Agricultural zones within the built-up area have been changed to Future Development.
- The **Utility-Transportation (UT) Zone** has been introduced to simplify zoning around provincial highways, and to reflect existing utility uses such as hydro corridors and railways.
- The **Future Development Zone (FD)** has been introduced to recognize currently underutilized lands that are within the built-up area and are expected to redevelop over the short term. Properties located in the built-up area that were previously zoned agricultural have been zoned FD in the Second Draft.

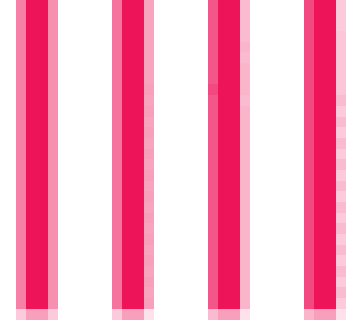


OTHER ZONES



A hard-copy of the **Second Draft Zoning By-law** is available for review at today's **Public Open House**, or available online on the **City's website** to read anytime!





Second Draft Zoning By-law

General Provisions & Specific Uses

Provisions in this Section of the By-law apply to all land uses and regulate a variety of miscellaneous matters. Some of the general provision categories are:

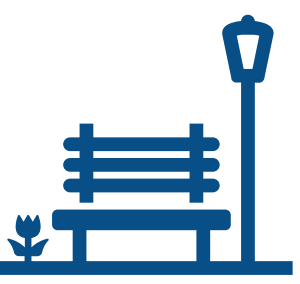
- Accessory uses, buildings and structures;
- Downtown Floodplain Overlay (depicted on Schedule D);
- Lester B. Pearson International Airport Operating Area Overlay (depicted on Schedule C);
- Height Exceptions;
- Model Homes and Temporary Sales offices;
- Encroachments; and,
- Setbacks from Provincial Highways, Rail Lines and TransCanada Pipelines.



What has changed from the current zoning?



Home Occupations provisions enhanced to allow more small business / entrepreneurship opportunities, updated to be permitted in any dwelling, while introducing provisions to protect the neighbourhood character (i.e., limiting impacts of noise and additional parking)



Amenity Areas provisions updated to be flexible across the city and ensure all residents have access to social and recreational amenities.



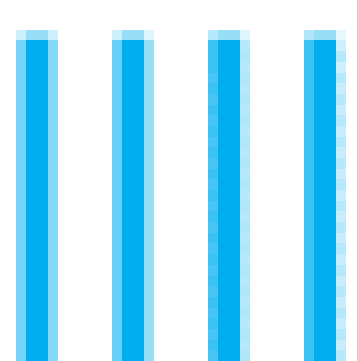
Automotive Uses (gas stations, dealerships) updated to require landscape strips and setbacks to ensure compatibility. Permissions have also been updated which exclude automotive uses from Mixed Use zones and PMTSAs, to implement policies from Brampton Plan.

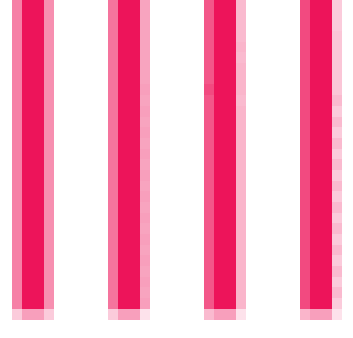


Outdoor Storage updated to be prohibited close to the City's major Boulevards and only in designated employment areas, secondary to a principal land use.



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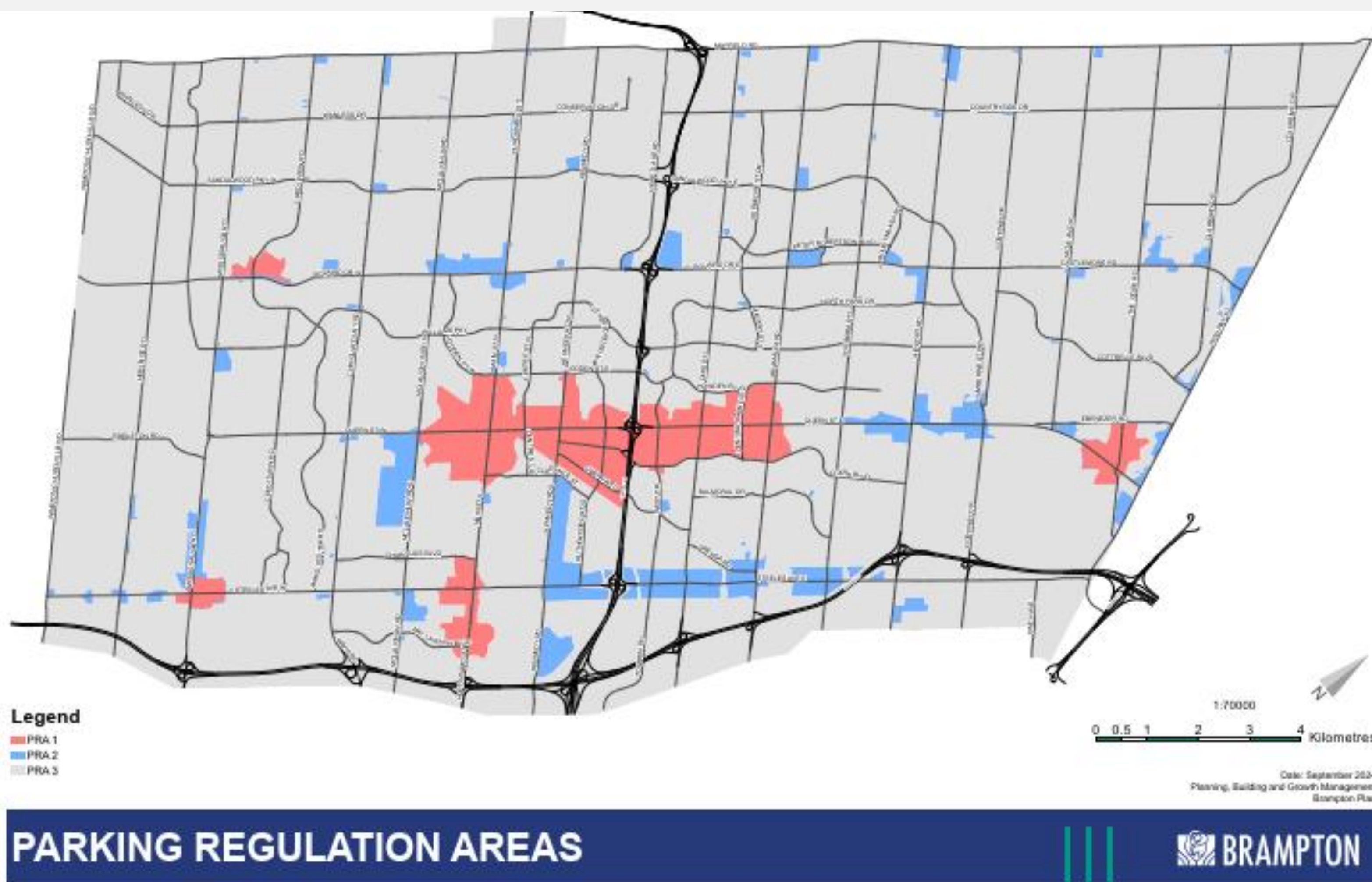




Second Draft Zoning By-law

Parking Regulations

- Zoning By-laws establish the requirements for parking which are to be utilized for new and existing development.
- Parking Regulation Areas (PRAs) have been established to reflect that different areas of the City have different levels of access to transit. Areas located near transit will not require as much parking.
- PRA 1 has maximums and no minimums and implements Provincial legislation which does not allow minimum parking rates in MTSAs.
- PRA 2 has no maximum parking rates and reduced minimum parking rates.
- PRA 3 makes up the remainder of the City and reflects the auto-oriented nature of these locations.



What has changed from the current zoning?



Introduction of maximum parking provision requirements in some areas of the City.



Geographic location-based parking rates based on land use and transportation policy context.



Updated bicycle parking and supportive facilities requirements.



Introduction of Electric Vehicle (EV)-ready parking requirements.



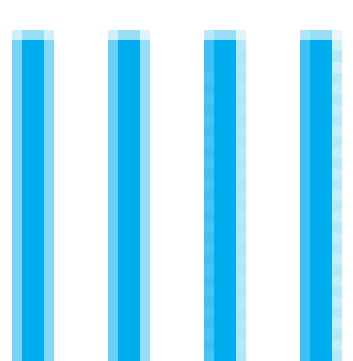
Modernized parking rates for different land uses.

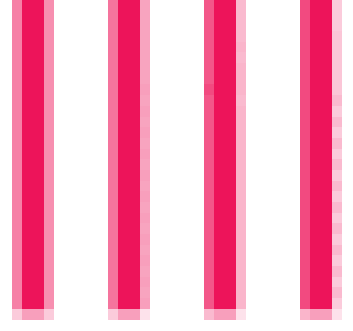


Updated minimum garage zoning requirements to ensure storage for waste and sufficient vehicle parking.



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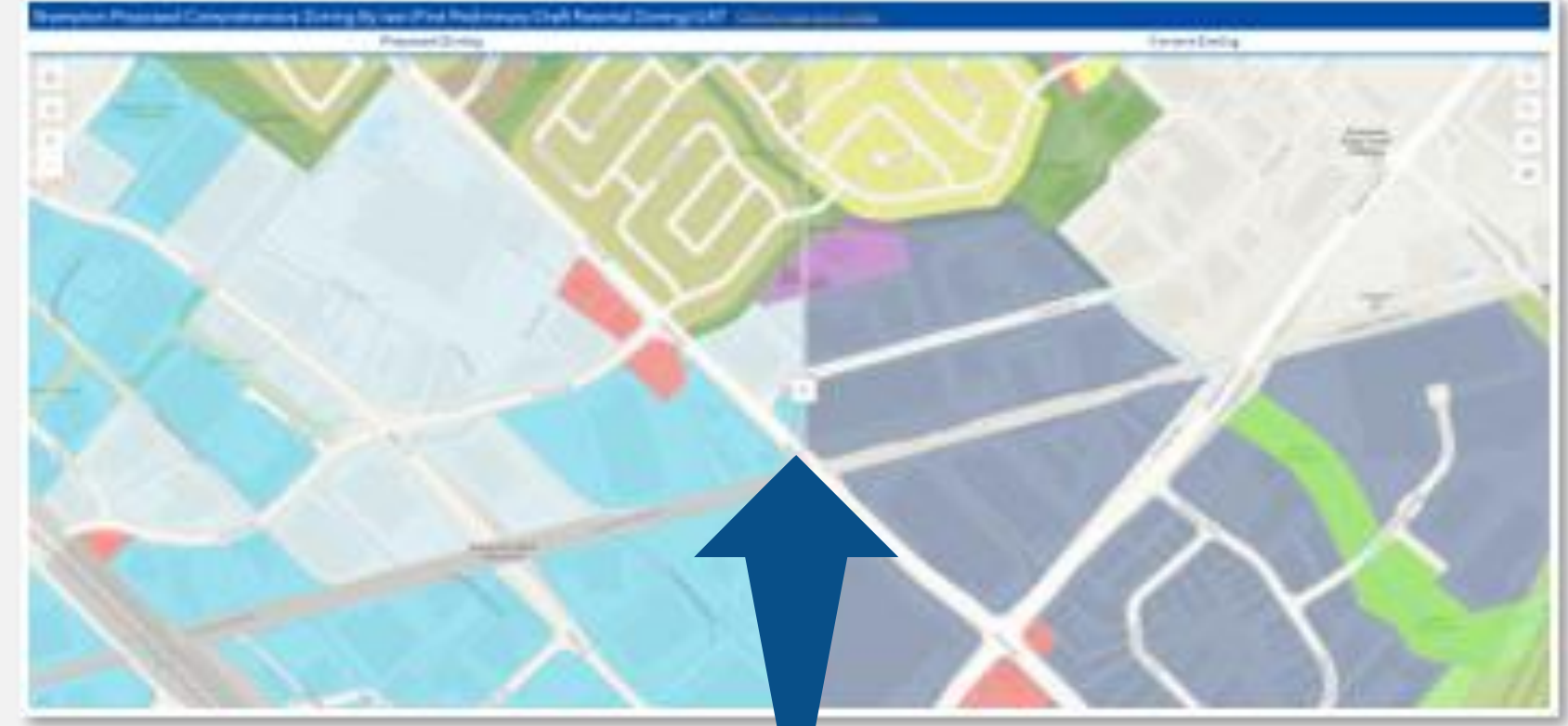




Second Draft Zoning By-law

Mapping Modifications

The maps that illustrate which zone applies to each property in Brampton are referred to as 'Schedules'. The Schedules to the Second Draft Brampton Zoning By-law are as follows:



- Schedule A - Zone Map
- Schedule B - Parking Regulation Areas
- Schedule C - Lester B. Pearson International Airport Operating Area Overlay
- Schedule D - Downtown Floodplain Overlay
- Schedule E - Corridors and Boulevards
- Schedule F - PMTSA's

Visit Brampton's 'Zoning Online' webpage at <http://www.brampton.ca/mappingzbr> or scan the QR Code below to see what your property is currently zoned and proposed to be zoned!

Components of a Zone Label

(h)ML-W(35)-H(3-10)-D(0.5-3.5)-X123

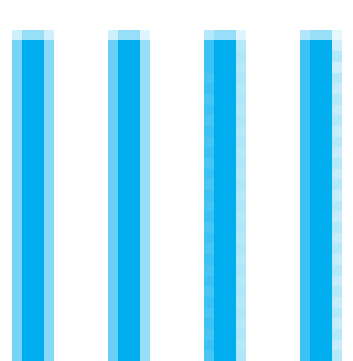


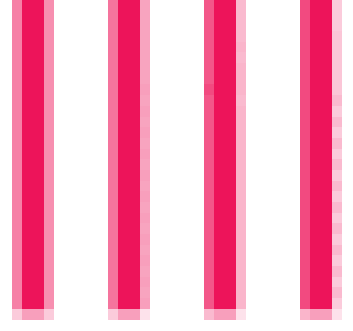
Not every zone uses every zone suffix & prefix, review Section 1.9.B of the draft Zoning By-law for more information!

- The **(h)** symbol indicates that the lands contain holding provisions. **Holding Provisions** are used when certain conditions or studies are required before a property can be developed.
- The **Zone** symbol is used to indicate the zone that applies to the lands. The **ML** symbol in the example indicates that the lands are zoned Mixed-Use Low Rise.
- The **W()** symbol represents the permitted minimum property width, with the number in brackets representing the permitted property width in metres.
- The **H()** symbol represents the permitted property height, with the numbers in brackets representing the minimum and maximum height in metres.
- The **D()** symbol indicates the permitted density on the site, with the numbers in brackets representing the minimum and maximum density (Floor Space Index) on the site. **Floor Space Index** is a density measurement that represents the ratio of the gross floor area of a building divided by the lot area.
- The **Exception** symbol includes the site-specific exception number, if a site-specific exception exists on the site.



Scan the QR code to find out the current & proposed zoning of your property using our interactive mapping!





Second Draft Zoning By-law

Administration

A new, easy to use Zoning By-law.

- Explanatory notes and illustrations coming in the next draft of the Zoning By-law to help you understand zoning info better!

Transition provisions:

- Transition provisions allow current approvals or development applications to proceed and not be frustrated by the new By-Law (i.e., building permit or planning applications submitted prior to the passing of the new By-law). The provisions are included in **Section 1.7 of the Second Draft Zoning By-law (use the QR code below!)**.
- Transition provisions will lapse after **3 years** after the adoption of the By-law for any **building permit** or **approved planning application** that are granted transition.
- Transition provisions will lapse after **5 years** of the adoption of the By-law for any **complete planning applications** that are granted transition.

Introduction of Zoning Tables

New By-law Zoning Tables:

Uses	RE	RH	R1, R1M	R1A	R2	R2A	R3L	R3M	R3H
Detached Dwelling	P	P	P	P					
Duplex Dwelling			P	P					
Fourplex Dwelling				P		P			
Lane-Based Townhouse Dwelling					P				
Linked Dwelling			P	P					
Lodging House	P	P	P	P					
Podium Townhouse Dwelling								P	P
Semi-Detached Dwelling			P	P					
Single Room Occupancy Housing						P	P	P	P

Current By-law Zoning format:

The lands zoned R1A on Schedule A to this by-law:

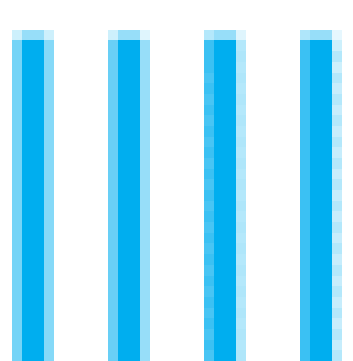
12.1.1 shall only be used for the following purposes:

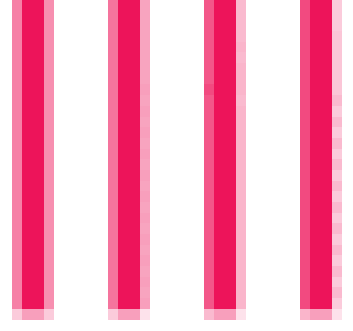
(a) Residential	
(1)	a single detached dwelling
(2)	Supportive Housing Residence Type 1
(b) Non-Residential	
(1)	a place of worship
(2)	purposes accessory to the other permitted purposes

- **New zoning tables make it easier to read permitted uses and standards,**
- **Table format allow users to more easily compare between different zones.**



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Site-Specific Exceptions

What is a Site-Specific Exception?

- The City currently administers over 3,000+ (and growing!) exception zones to the parent Zoning By-law (collectively called Special Sections).
- Each Site-Specific Exception results from a Council-approved development, which specific development standards or permissions are required and accepted to facilitate the development.
- These Special Sections need to be reviewed for the new By-law to determine if they are still relevant.
- The City maintains “Schedule C” illustrations in the current Zoning By-law that provide visual regulatory references for the Special Sections. This approach is not on par with contemporary zoning standard approach.



The draft Zoning By-law Schedules for this draft do not include exceptions. The final draft will! Please speak with staff for more information.

How will they be reviewed?

Exceptions zones will be compared to the new By-law to:

- Confirm if they are still relevant or if they can be deleted.
- Confirm correct interpretation (i.e., as defined terms in the new By-Law have changed).
- Consider conformity with more recent policy (i.e., Brampton Plan).
- Integrate current Schedule C illustrations into the exceptions directly (these are currently maintained separately by the City).

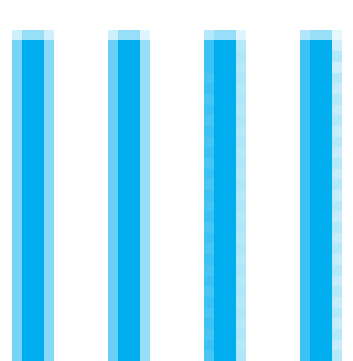
Criteria

Exceptions will be considered for deletion when:

- Permissions are captured by the new zoning (as they are no longer required or relevant).
- Properties with the exception has been constructed and the permitted uses are captured in new zoning.
- The exception is overly restrictive on uses, and there is benefit to expanding permissions in accordance with the new base zone.
- There are conformity conflicts with the new Official Plan (Where Secondary Plans apply, most exception will likely be in conformity).

Exceptions will be retained when:

- The exception was recently passed (passed since January 1, 2020).
- The permitted uses are not included in the new base zone.
- Lot & building requirements deviate significantly from the base zone.
- Exceptions do not appear to be constructed (will be reviewed for conformity).





BRAMPTON

ZONING BY-LAW & URBAN DESIGN GUIDELINES

We need your input.

Use the sticky notes provided to write down your ideas, suggestions, or questions about the new documents.

Second Draft of the Comprehensive Zoning By-law

Second Draft of the Urban Design Guidelines

Thank You!

Stay Involved

You are invited to stay informed by signing up for email updates on upcoming public meetings and the release of future reports.

Zoning By-law Review



SCAN ME

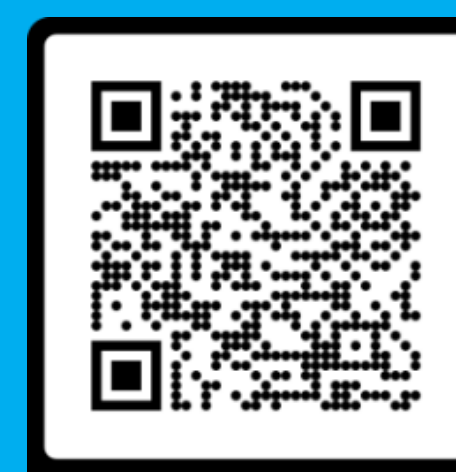
Email:

CZBReview@brampton.ca

Visit:

<https://letsconnect.brampton.ca/zoning-review>

Urban Design Guidelines



SCAN ME

Email: UDG@brampton.ca

Visit:

<https://letsconnect.brampton.ca/urbandesignguidelines>

Next Steps

Following today's public open house, the project team will:

- Conduct additional **stakeholder consultation**.
- Consolidate all comments and respond to them in a **comment response matrix**.
- **Refine** the Draft Zoning By-law & Urban Design Guidelines based on your input.

Timeline reminders:

Comment deadline for second draft(s): **November 1, 2024**

Release of Third Draft Zoning By-law: **Late 2024**

Final By-law & Urban Design Guidelines for council adoption / endorsement: **Q1 2025**