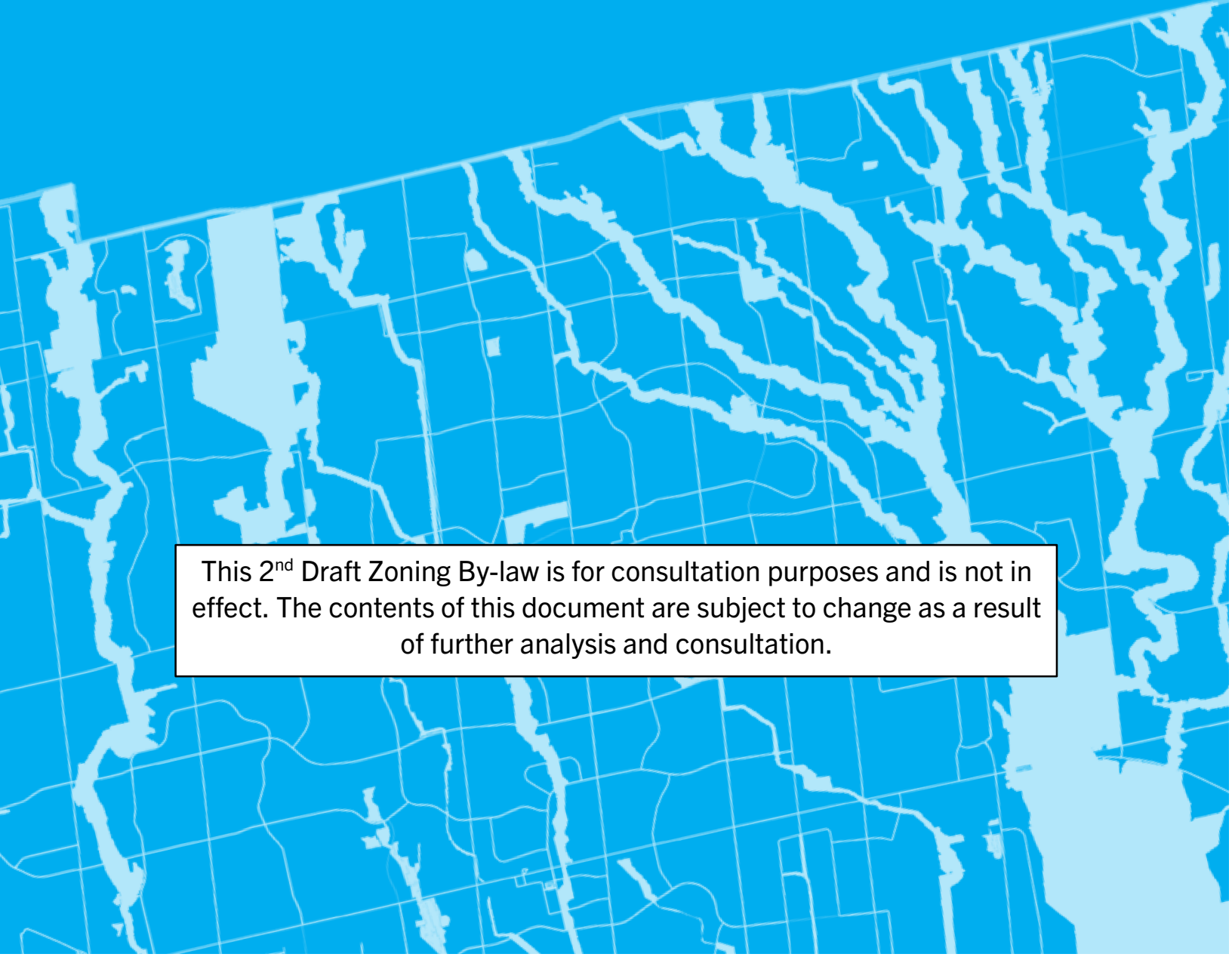




# BRAMPTON ZONING BY-LAW

2nd Draft | September 2024



This 2<sup>nd</sup> Draft Zoning By-law is for consultation purposes and is not in effect. The contents of this document are subject to change as a result of further analysis and consultation.

# Chapter 10: Other Zones

Table 10.1 - List of Other Zones

Other Zones	Zone Symbol
Agricultural	A
Utility and Transportation	UT
Future Development	FD

## Section 10.1: Requirements for the Other Zones

### 10.1.A Permitted Uses

In the Other Zones, no person shall use a lot, or erect, alter or use a building or structure for any purpose except for the uses permitted in accordance with Table 10.1.1 and this section.

**Key**    **P** Permitted Use    **E** Legally existing use permitted

Table 10.1.1 – Permitted Uses in Other Zones

Uses	Other Zones			Use-Specific Standards
	A	UT	FD	
<b>Residential</b>				
Detached Dwelling	P		E	
<b>Employment Uses</b>				
Veterinary Clinic	P			
<b>Community Uses</b>				
Cemetery	E			
Conservation Use	P	P	P	
Kennel	P			Section 10.2.D
Stormwater Management Facility		P		
<b>Specified Accessory Uses</b>				
Home Occupation	P		P	Section 2.3.C
<b>Agricultural</b>				
Agricultural Use	P	E	E	

Regulations to Table 10.1.1:

(1) None.

### 10.1.B Lot Requirements

Table 10.1.2 – Other Zone Lot Requirements

	A	UT	FD
Lots used for agricultural uses - Minimum Lot Area (min. ha.)	30	-	As legally existing
Lots used for non-agricultural uses - Minimum Lot Area (min. ha.)	0.4	-	As legally existing
Lots under 5 hectares - Minimum Lot Width (min. m.)	45	-	As legally existing
Lots equal to or more than 5 hectares - Minimum Lot Width (min. m.)	150	-	As legally existing

Regulations to Table 10.1.2:

(1) None.

### 10.1.C Building Location

Table 10.1.3 – Other Zone Building Location

	A	UT	FD
Front Yard - Lots under 5 hectares (min. m)	12	-	7.5
Front Yard - Lots equal to or more than 5 hectares (min. m)	22	-	7.5
Interior and Exterior Side Yard – Lots under 5 hectares (min. m)	7.5	-	3
Interior and Exterior Side Yard – Lots equal to or more than 5 hectares (min. m)	15	-	3
Rear Yard Setback (min. m.)	15	-	7.5

Regulations to Table 10.1.3:

(1) None.

### 10.1.D Building Form

Table 10.1.4 – Other Zone Building Form

	A	UT	FD
Building Height (max. m., max. storeys)	11 m, 3 storeys	-	11 m, 3 storeys

Regulations to Table 10.1.4:

- (1) None.

### 10.1.E Site and Landscaping

Table 10.1.5 – Other Zone Site and Landscaping

	A	UT	FD
Lot Coverage, excluding greenhouses provided in conjunction with an agricultural use (max. %)	15	-	40
Minimum Landscaped Open Space in Front Yard (min. %) for lots equal to or more than 5 hectares	70	-	-

Regulations to Table 10.1.5:

- (1) None.

## Section 10.2: General Regulations for Other Zones

### 10.2.A Agricultural and Future Development Zone Driveway Requirements

In the Agricultural or Future Development Zone, driveways shall be subject to the following provisions:

- .1 The maximum driveway width shall not exceed 50% of the lot width or 14 m, whichever is less, provided that the maximum driveway width where the driveway intersects the public right-of-way shall be 9 m.
- .2 Tandem parking is permitted.
- .3 The minimum distance between any part of a driveway and the point of intersection of two streets shall be 6 m. This requirement shall not apply within any R3 zone, provided the sight visibility triangle is maintained in accordance with Section 2.17 of this By-law.
- .4 A driveway is permitted to be used for parking spaces.
- .5 No parking shall be permitted on any part of a lot except within a parking space and a driveway.

### 10.2.B Agricultural and Future Development Zone Accessory Building and Structure Requirements

In the Agricultural or Future Development Zone, accessory buildings and structures excluding detached private garages or carports, swimming pools, or accessory buildings and structures associated with a swimming pool, shall be subject to the following provisions:

- .1 Any accessory building or structure that is attached to the main dwelling shall not be subject to the provisions of this subsection but shall be subject to the yard and setback requirements in the applicable zone.
- .2 An accessory building or structure is prohibited to be constructed in any part of the front yard, exterior side yard, or in the minimum required interior side yard specified in the applicable zone.
- .3 Habitable space is prohibited within any accessory building or structure, unless otherwise expressly permitted by this By-law.
- .4 An accessory building or structure shall be subject to the following requirements:
  - .a On a lot having a lot area of 2 hectares or less, accessory buildings and structures shall be in accordance with the requirements for Residential Zones under Section 4.2.A.
  - .b On a lot having a lot area of more than 2 hectares, accessory buildings and structures shall not be located within 3 m of any lot line.
  - .c Detached private garages and carports shall be subject to the requirements of Section 4.2.G.
- .5 No accessory building or structure shall be constructed upon any easement.
- .6 The maximum height of an accessory building or structure in an Agriculture or Future Development Zone shall be in accordance with Table 10.2.1.

Table 10.2.1 – Maximum Height for Accessory Buildings and Structures in the Agricultural and Future Development Zones

Lot Type	Maximum Height
Where the Lot Area is less than 2.0 hectares	4.0 m
Where the Lot Area is greater than 2.0 hectares	No requirement

- .7 The gross floor area of accessory buildings on a lot in an Agriculture or Future Development Zone shall be subject to the requirements of Table 10.2.2. Table 10.2.2 shall not apply to any detached garage, swimming pool enclosure or accessory buildings and structures associated with a swimming pool, nor shall it apply to any accessory structures.

Table 10.2.2 – Maximum Gross Floor Area for Accessory Buildings and Structures in the Agricultural and Future Development Zone

Lot Type	Maximum Gross Floor Area Per Accessory Building	Maximum Combined Gross Floor Area for All Accessory Buildings on the Lot
Where the Lot Area is less than 2.0 hectares	23.0 m <sup>2</sup>	40.0 m <sup>2</sup>
Where the Lot Area is greater than 2.0 hectares	No requirement	No requirement

### 10.2.C Utility and Transportation Zone Accessory Building and Structure Requirements

- .1 In the UT zone, a principal building shall not be required to permit the construction of any building or structure that is accessory to the utility or transportation use.
- .2 Lot and building requirements for all accessory buildings and structures in the UT zone shall be in accordance with the zone requirements.

### 10.2.D Kennel

Where permitted by this By-law, a kennel shall be in accordance with the following provisions:

- .1 The minimum lot area shall be 1.0 ha.
- .2 No part of a kennel use, building or structure shall be located within 150 m of any lot line other than a front lot line or exterior side lot line.