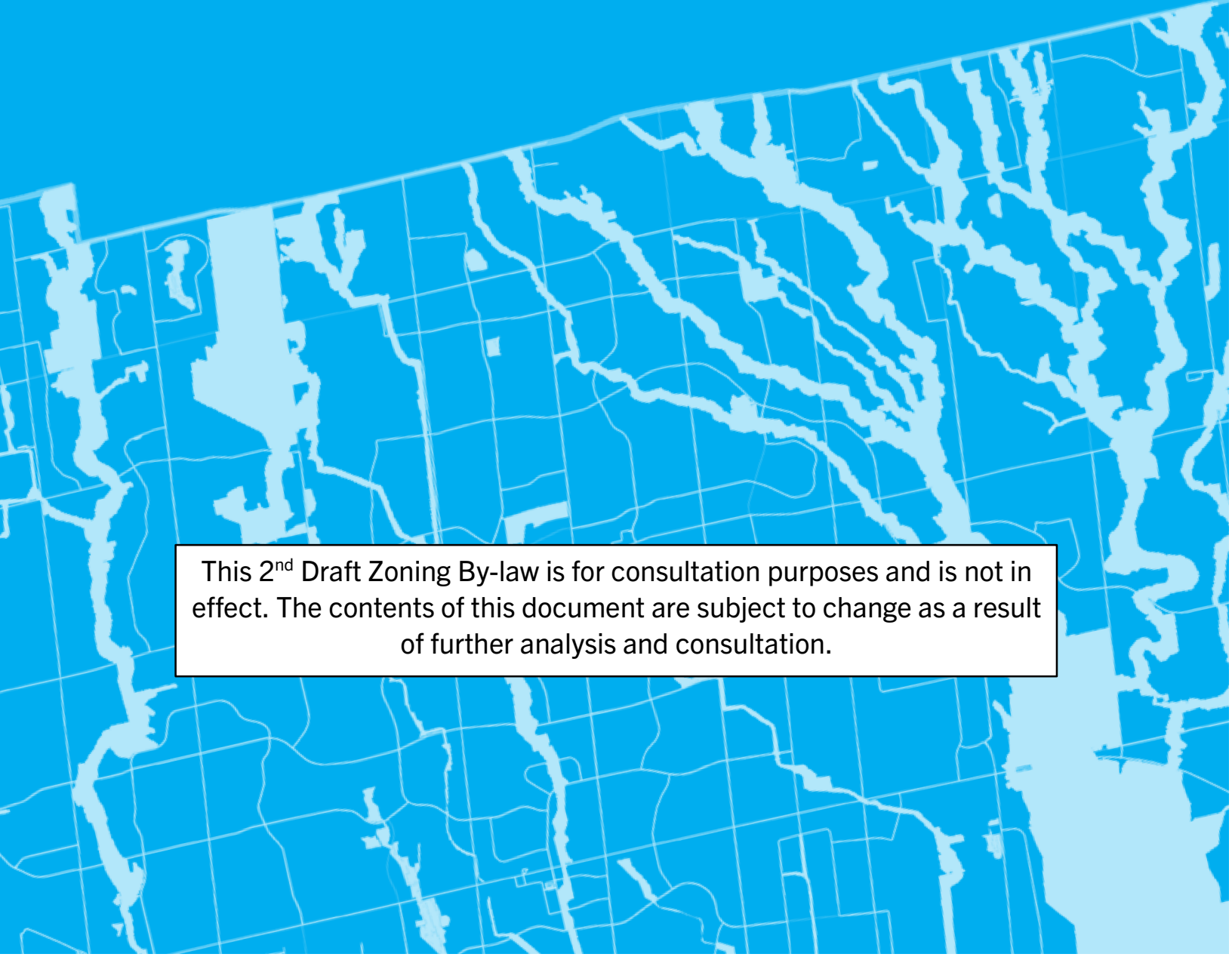




BRAMPTON ZONING BY-LAW

2nd Draft | September 2024



This 2nd 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 7: Employment Zones

Table 7.1 – List of Employment Zones

Employment Zones	Zone Symbol
General Employment	GE
Prestige Employment	PE
Mixed-Use Employment	ME
Office Employment	OE

Section 7.1: Requirements for the Employment Zones

7.1.A Permitted Uses

In any Employment Zone, 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 7.1.1.

Key P Permitted Use E Legally existing use permitted

Table 7.1.1 – Permitted Uses in Employment Zones

Uses	GE	PE	ME	OE	Use-Specific Standards
Employment Uses					
Artisan Studio	P	P	P		
Broadcasting, Data or Call Centre	P	P	P		
Building Supply Depot	P				
Catering Service	P	P	P		
Commercial Truck School	P				
Contractor’s Establishment	P	P			
Courier or Taxi Service	P				
Crematorium	P				
Data Storage Facility	P	P	P		
Dry Cleaning and Laundry Establishment	P	P	P		
Energy Generation Facility	P				
Hazardous Waste Transfer Use	P				Section 7.2.H

Uses	GE	PE	ME	OE	Use-Specific Standards
Hazardous Waste Processing	P				Section 7.2.I
Heavy Equipment Sales and Service	P				
Manufacturing, Processing or Assembly	P	P			
Medical Laboratory	P	P	P		
Motor Vehicle Impound Yard	E				
Motor Vehicle Repair	P				
Non-Hazardous Solid Waste Processing	P				
Office		P	P	P	
Power Generation (Fuel Combustion) Use	P				Section 7.2.H
Research and Development	P	P	P		
Salvage Yard	E				
Thermal Degradation (Energy from Waste) Use	P				Section 7.2.I
Thermal Degradation (Hazardous Waste) Use	P				Section 7.2.I
Thermal Degradation (Non-Energy Producing) Use	P				Section 7.2.I
Transportation Depot	P				
Vertical Agriculture	P	P	P		
Warehouse	P	P			
Waste Processing Station	P				Section 7.2.G
Waste Transfer Station	P				Section 7.2.G
Workshop	P	P	P		
Commercial Uses					
Artisan Studio			P		
Commercial Recreation			P		
Commercial School	P	P	P		
Commercial Service and Repair	P		P		
Convenience Retail	P	P	P		
Convention Centre		P	P		

Uses	GE	PE	ME	OE	Use-Specific Standards
Financial Service			P	P	
Health or Fitness Centre			P		
Hotel		P	P		
Micro Manufacturing		P	P		Section 2.3.E
Night Club	P				
Personal Service Shop			P		
Restaurant			P		Section 7.2.E
Retail			P		Section 7.2.E
Community Uses					
Child Care Centre	P	P	P		
Emergency Services	P	P	P		
Place of Worship			P		Section 7.2.E
Transit Station	P	P	P		
Specified Accessory Uses					
Accessory Office	P	P	P		Section 7.2.D
Ancillary Restaurant	P	P	P		Section 7.2.C
Ancillary Retail	P	P	P		Section 7.2.C
Outside Display and Sales	P	P	P		Section 2.3.H
Outside Storage	P		P		Section 7.2.F
Restaurant Patio	P	P	P		Section 2.3.J

Regulations to Table 7.1.1:

- (1) None

7.1.B Lot Requirements

Table 7.1.2 – Employment Zone Lot Requirements

	GE	PE	ME	OE
Lot Area (min. sq. m.)	900	1200	1200	900

	GE	PE	ME	OE
Lot Frontage (min. m.)	20	24	24	20

Regulations to Table 7.1.2:

(1) None

7.1.C Building Location

Table 7.1.3 – Employment Zone Building Location

	GE	PE	ME	OE
Front Yard (min. m.)	4.5	3	3	3
Rear Yard (min. m.)	7	7	7	6
Rear Yard where abutting any Residential or Mixed Use Zone	15	15	15	9
Exterior Side Yard (min. m.)	4.5	3	3	3
Interior Side Yard (min. m.)	3	3	3	3
Interior Side Yard where abutting any Residential or Mixed Use Zone (min. m.)	15	9	9	9

Regulations to Table 7.1.3:

(1) None.

7.1.D Building Form

Table 7.1.4 – Employment Zone Building Form

	GE	PE	ME	OE
Minimum Height (min. m.)	-	-	7.5 m, 2 storeys	-
Maximum Building Height (max. m., max. storeys)	No requirement	11 m, 3 storeys	14 m, 4 storeys	11 m, 3 storeys
Ground Floor Height (min. m.)	-	-	4.5	-

Regulations to Table 7.1.4:

(1) None.

7.1.E Site and Landscaping

Table 7.1.5 – Employment Zone Site and Landscaping

	GE	PE	ME	OE
Lot Coverage (max. %)	80	50	50	50
Landscaped Open Space (min. %)	10	25	25	25
Front Lot Line Landscaped Strips (min. width in m.)	3	1.5	-	1.5
Exterior Side Lot Line Landscaped Strips (min. width in m.)	3	1.5	-	1.5
Interior Side Lot Line Landscaped Strips where abutting a Residential, Institutional or Open Space zone only (min. width in m.)	3	3	1.5	3
Rear Lot Line Landscaped Strips where abutting a Residential, Mixed-Use, Park or Open Space zone (min. width in m.)	3	3	3	3
Surface Parking Location	Restricted by Section 7.2.B	Restricted by Section 7.2.B	Restricted to the rear yard only	Restricted by Section 7.2.B

Regulations to Table 7.1.5:

- (1) None

Section 7.2: General Regulations for Employment Zones

7.2.A Accessory Buildings and Structures

- .1 Accessory buildings and structures shall be in accordance with Section 2.1.B.

7.2.B Surface Parking Restrictions

- .1 In any Employment Zone, surface parking shall be in accordance with the following provisions:
- .a A maximum of one parking aisle shall be permitted between any building and a public street, consisting of a maximum of two rows of parking spaces on either side of the parking aisle.
 - .b Parking areas permitted between the building and public street by clause .1 shall encompass a maximum of 50% of the street frontage.

7.2.C Ancillary Retail and Restaurant Uses in the Prestige Employment and General Employment Zones

- .1 In the Prestige Employment and General Employment zones, the maximum gross floor area of ancillary retail and restaurant uses on the lot shall be 15% of the employment uses.

7.2.D Accessory Office Uses in the General Employment Zone

- .1 In any General Employment zone, the maximum gross floor area of an accessory office shall be 15% of the gross floor area of the associated principal employment use.
- .2 Notwithstanding provision .1, where the associated principal employment use is not associated with a main building, the maximum gross floor area of an accessory office shall be 100 m².

7.2.E Commercial and Community Use Restrictions in the Mixed Use Employment Zone

- .1 Places of worship shall be limited to 3,000 m² of gross floor area in the ME zone.
- .2 Places of worship shall also be subject to the applicable requirements of Section 2.3.1.
- .3 Permitted commercial uses in the Mixed-Use Employment (ME) zone shall be in accordance with the following provisions:
 - .a A retail, restaurant, artisan studio, or personal service shop shall only be permitted in the Mixed-Use Employment zone where it is part of a mixed-use building with principal employment uses. Commercial uses shall not be permitted in their own stand-alone buildings.
 - .b No retail, artisan studio, restaurant or personal service shop individual store/unit shall exceed 1,000 m² of gross floor area.
 - .c The total combined gross floor area of retail, artisan studio, restaurant and personal service shop uses on the lot shall not exceed 3,000 m².
 - .d Commercial uses in the Mixed-Use Employment zone shall be restricted to the ground floor.

7.2.F Outside Storage

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

- .1 Outside storage shall be permitted as an accessory use to the principal use only.
- .2 Outside storage shall not be permitted within any front yard or exterior side yard.
- .3 Outside storage shall not be permitted within 90 m of any Boulevard, as shown on Schedule E to this By-law. This setback shall be measured from any lot line abutting a Boulevard.
- .4 Outside storage shall not be permitted within any yard that abuts any Residential or Mixed Use zone.

- .5 The height of outside storage shall not exceed the lesser of 11 m or the height of the main building.
- .6 The location of outside storage shall be in accordance with the required minimum yard setbacks of the zone.
- .7 Outside storage shall be screened from view from a street by an opaque fence, berm, or wall where the outside storage use abuts a street, or along any lot line where the outside storage use is adjacent to any zone other than a zone in which outside storage is also permitted.

7.2.G Waste Transfer Station, Waste Processing Station

Where permitted by this By-law, a waste transfer station or waste processing station shall be in accordance with the following provisions:

- .1 Notwithstanding the permitted uses of the zone, outside storage is only permitted to be in the form of enclosed bins or containers and in accordance with the provisions of this By-law for outside storage.
- .2 This use shall not be permitted within 300 m of any Residential, Mixed-Use, Park, or Institutional Zone.

7.2.H Hazardous Waste Transfer and Power Generation (Fuel Combustion) Use

A hazardous waste transfer use and power generation (fuel combustion) use shall be in accordance with the following provisions:

- .1 This use shall not be permitted within 300 m of any Residential, Mixed-Use, Park, or Institutional Zone.

7.2.I Hazardous Waste Processing and Thermal Degradation

Where permitted by this By-law, a hazardous waste processing or a thermal degradation use shall be in accordance with the following provisions:

- .1 This use shall not be permitted within 1000 m of any Residential, Mixed-Use, Park, or Institutional Zone.

7.2.J Waste Storage

- .1 In any Employment Zone, waste shall be stored within a fully enclosed building or within a waste storage enclosure in accordance with the following provisions:
 - .a The waste storage enclosure shall be screened by a wall or fence on at least 3 sides, or it shall comprise an underground storage structure.
 - .b The waste storage enclosure or underground storage structure shall not be permitted in the front yard or exterior side yard.

- .c The waste storage enclosure or underground storage structure shall be located at least 3.0 m from any interior side lot line or rear lot line.
 - .d The waste storage enclosure or underground storage structure shall be located at least 15.0 m from any lot line abutting any Residential, Institutional, Park or Open Space zone.
 - .e No part of a waste storage enclosure shall be permitted within any required minimum landscaped open space or any required landscaped strips.
- .2 The provisions of this section shall not apply to waste storage associated with construction.