




BRAMPTON ZONING BY-LAW



Preliminary Draft for Discussion Purposes | November 1, 2023



This Draft Zoning By-law is considered preliminary for discussion purposes only. The contents of this document are subject to change as a result of further analysis and consultation.

Chapter 9: Open Space and Natural System Zones

Table 9.1 - List of Open Space and Natural System Zones

Open Space and Natural System Zones	Zone Symbol
Open Space	OS

Section 9.1: Requirements for the Open Space and Natural System Zones

9.1.A Permitted Uses

In any Open Space and Natural System 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 9.1.1.

Key P Permitted Use E Legally existing use permitted

Table 9.1.1 – Permitted Uses in the Open Space and Natural System Zones

Permitted Uses	Open Space and Natural System Zones		Use-Specific Standards
	NS	OS	
Residential			
Detached Dwelling	E	E	
Commercial Uses			
Golf Course		E	
Community Uses			
Cemetery		P	
Community Garden		P	
Community Use		P	
Conservation Use	P	P	
Passive Recreation	P	P	
Public Park		P	
Specified Ancillary Uses			
Ancillary Restaurant ⁽¹⁾		P	

Permitted Uses	Open Space and Natural System Zones		Use-Specific Standards
	NS	OS	
Ancillary Retail ⁽¹⁾		P	
Agricultural			
Agricultural Use	E	E	

Regulations to Table 9.1.1:

- (1) In the OS zone, the total amount of gross floor area of ancillary retail and restaurants shall not exceed 100 m² per 1 ha of lot area. An ancillary retail or ancillary restaurant use shall not include a drive-through, but an accessory restaurant patio is permitted.

9.1.B Building Form

Table 9.1.2 – Natural System and Open Space Zone Building Form

	NS	OS
Building Height (max. m.)	9	9

9.1.C Site and Landscaping

Table 9.1.3 – Natural System and Open Space Zone Site and Landscaping

	NS	OS
Lot Coverage (max. %)	10	10

Section 9.2: General Regulations for Natural System and Open Space Zones

9.2.A Accessory Buildings and Structures

- .1 Accessory buildings and structures shall be in accordance with Section 2.2.B.

9.2.B Height Exceptions

- .1 Any maximum height requirement of this By-law shall not be applicable to the following structures, and further, the following structures shall not be counted towards achieving any minimum height requirement specified in this By-law:
 - .a A chimney associated with a permitted dwelling unit, provided it does not exceed 2.0 m in height above the maximum permitted building height in the applicable zone.
 - .b A silo associated with a permitted use.

- .c Infrastructure maintained by a public authority.