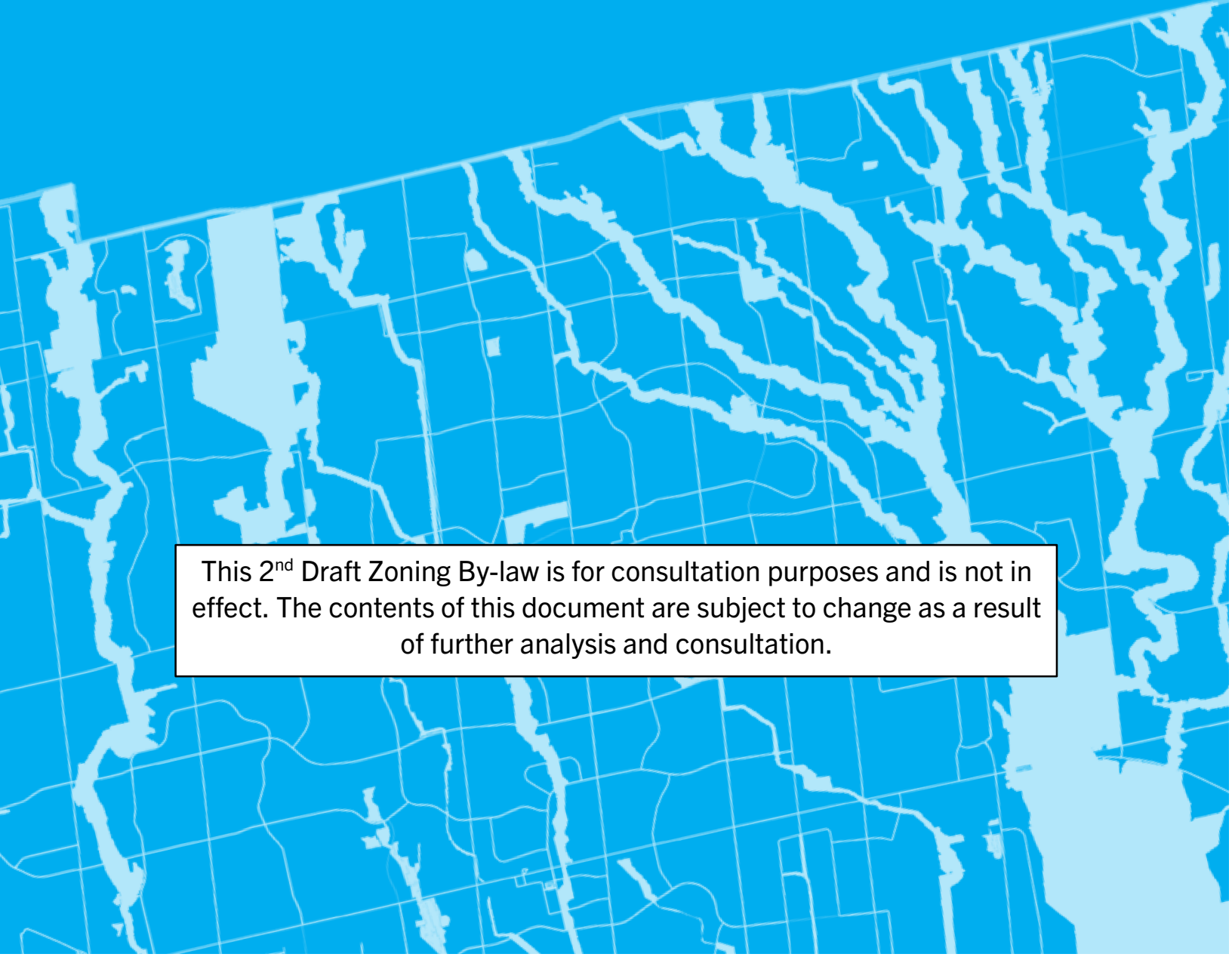




BRAMPTON ZONING BY-LAW

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 6: Mixed-Use Zones

Table 6.1 - List of Mixed-Use Zones

Mixed-Use Zones	Zone Symbol
Mixed-Use Low Rise	ML
Mixed-Use Mid Rise	MM
Mixed-Use High Rise	MH
Mixed-Use Office	MO

Section 6.1: Requirements for the Mixed-Use Zones

6.1.A Permitted Uses

In any Mixed-Use 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 6.1.1.

Key P Permitted Use E Legally existing use permitted

Table 6.1.1 – Permitted Uses in Mixed-Use Zones

Uses	Mixed-Use Zones				Use-Specific Standards
	ML	MM	MH	MO	
Residential					
Apartment Dwelling	P	P	P		
Live-Work Townhouse Dwelling	P				
Lodging House	P	P	P		Section 2.3.D
Podium Townhouse Dwelling		P	P		
Single Room Occupancy Housing	P	P	P		
Supportive Housing Residence Type 1	P	P	P		Section 2.3.L
Supportive Housing Residence Type 2	P	P	P		Section 2.3.L
Civic and Institutional					
College or University				P	
Community Centre	P	P	P		
Child Care Centre	P	P	P	P	

Uses	Mixed-Use Zones				Use-Specific Standards
	ML	MM	MH	MO	
Medical Office or Clinic	P	P	P	P	
Privately Owned Public Space	P	P	P	P	
Public Park	P	P	P	P	
Residential Care Home	P	P	P		
Place of Worship	P	P	P		Section 2.3.I
Elementary or Secondary School	P	P	P	P	
Commercial					
Banquet Hall		P	P	P	
Catering Service	P	P	P	P	
Commercial School	P	P	P	P	
Commercial Recreation		P	P		
Commercial Service and Repair	P	P	P		
Convenience Retail	P	P	P	P	
Convention Centre		P	P	P	
Dry Cleaning and Laundry Distribution Station	P	P	P	P	
Financial Service	P	P	P	P	
Funeral Home		P	P		
Health or Fitness Centre	P	P	P	P	
Hotel		P	P	P	
Micro Manufacturing	P	P	P		Section 2.3.E
Museum or Gallery	P	P	P	P	
Restaurant	P	P	P	P	
Organizational Club		P	P		
Outdoor Market	P	P	P	P	
Personal Service Shop	P	P	P	P	
Pet Day Care	P	P	P	P	
Retail	P	P	P	P	

Uses	Mixed-Use Zones				Use-Specific Standards
	ML	MM	MH	MO	
Theatre		P	P		
Transit Station	P	P	P	P	
Veterinary Clinic	P	P	P	P	
Employment Uses					
Artisan Studio	P	P	P	P	
Broadcasting, Data or Call Centre				P	
Data Storage Facility				P	
Manufacturing, Processing or Assembly				P	
Medical Laboratory				P	
Office	P	P	P	P	
Research and Development				P	
Specified Accessory Uses					
Home Occupation	P	P	P		Section 2.3.C
Outside Display and Sales	P	P	P		Section 2.3.H
Restaurant Patio	P	P	P	P	Section 2.3.J

Regulations to Table 6.1.1:

- (1) None.

6.1.B Lot Requirements

Table 6.1.2 – Mixed-Use Zone Lot Requirements

	ML	MM	MH	MO
All Permitted Uses, Except as Specified Below				
Lot Area (min. sq. m.)	600	1200	3000	600
Lot Width (min. m.)	18	24	35	18
Live-Work Townhouse Dwellings on Individual Lots				
Lot Area (min. sq. m.)	200	-	-	-
Interior Lot Width (min. m.)	7.5	-	-	-

	ML	MM	MH	MO
Corner Lot Width (min. m.)	9	-	-	-

Regulations to Table 6.1.2:

(1) None.

6.1.C Building Location

Table 6.1.3 – Mixed-Use Zone Building Location

	ML	MM	MH	MO
Front Yard (min. m.)	3	3	3	3
Front Yard (max. m.)	7.5	7.5	7.5	7.5
Rear Yard where abutting an R1, R2, RE or RH zone (min. m.)	7.5	10	10	10
Rear Yard where abutting an OS or P zone (min. m.)	6	6	6	6
Rear Yard in all other cases (min. m.)	7.5	7.5	7.5	7.5
Exterior Side Yard (min. m.)	3	3	3	3
Minimum Interior Side Yard where adjacent to a Mixed-Use Zone or R3 Zone (min. m.)	0	0	0	0
Minimum Interior Side Yard – all other cases (min. m.)	3	3	3	3
Rear Lot Line Setback and Interior Side Lot Line Setback – fifth to twelfth storeys (min. m.)	N/A	10	10	10
Rear Lot Line Setback and Interior Side Lot Line Setback – above the twelfth storey where abutting an R1, R2, RE or RH Zone (min. m.)	-	-	30	30
Rear Lot Line Setback and Interior Side Lot Line Setback – above the twelfth storey in all other cases (min. m.)	-	-	12.5	12.5
Minimum Horizontal Separation of Buildings on the Same Lot, first to fourth storeys (min. m.)	-	15	15	15
Minimum Horizontal Separation of Buildings on the Same Lot, fifth to twelfth storeys (min. m.)	-	20	20	20

	ML	MM	MH	MO
Minimum Horizontal Separation of Buildings on the Same Lot, above the twelfth storey (min. m.)	-	-	25	25

Regulations to Table 6.1.3:

(1) None.

6.1.D Building Height and Form

Table 6.1.4 – Mixed-Use Zone Building Height and Form

	ML	MM	MH	MO
Maximum Building Height (max. m., max. storeys)	11 m, 3 storeys	38.5 m, 12 storeys	62.5 m, 20 storeys	11 m, 3 storeys
Minimum Building Height (min. m., min. storeys)	7.5 m, 2 storeys	11 m, 3 storeys	11 m, 3 storeys	7.5 m, 2 storeys
Minimum Ground Floor Height for all uses (min. m.)	4.5	4.5	4.5	4.5
Building Step Back for all storeys above the 3 rd storey, where facing a street line (min. m.)	-	2.5	3	3
Building Step Back for all storeys above the 3 rd storey, rear elevations (min. m.)	-	2.5	2.5	2.5
Maximum Floor Plate for all storeys above the twelfth storey – Residential Uses (max. sq. m.)	-	-	800	-
Maximum Floor Plate for all storeys above the twelfth storey – Office Uses (max. sq. m.)	-	-	1000	1000
Minimum Building Height within Protected Major Transit Station Areas (min m., min storeys)	7.5 m, 2 storeys	13.5 m, 4 storeys	40.5 m, 13 storeys	-
Minimum Density within Protected Major Transit Station Areas (Floor Space Index)	0.25	0.5	2.5	-

Regulations to Table 6.1.4:

(1) None.

6.1.E Site and Landscaping

Table 6.1.5 – Mixed-Use Zone Site and Landscaping

	ML	MM	MH	MO
Parking Area Location	Restricted by Section 6.2.E	Restricted by Section 6.2.E	Restricted by Section 6.2.E	Restricted by Section 6.2.E
Interior Side Lot Line Landscaped Strips where abutting any R1 or R2 zone or I1 zone (min. width in m.)	3	3	3	3
Rear Lot Line Landscaped Strips where abutting any R1 or R2 zone or I1 zone (min. width in m.)	3	3	3	3
Minimum Landscaped Open Space (%)	25%	25%	25%	25%

Regulations to Table 6.1.5

(1) None.

Section 6.2: General Regulations for Mixed-Use Zones

6.2.A Accessory Buildings and Structures

In Mixed-Use Zones, the following provisions shall apply to any accessory buildings or structures:

- .1 The requirements of Section 2.1.B shall apply to accessory buildings and structures in the Mixed-Use Zones.

6.2.B Active Use Frontage Requirements

In the Mixed-Use Zones, the following provisions shall apply with respect to the permitted uses:

- .1 Where a lot has frontage onto any Primary or Secondary Boulevard as shown on Schedule E, residential uses shall be prohibited within 15.0 m of the building's ground floor where the building faces the Boulevard. This depth shall be measured from the front wall into the building and perpendicular to the street line.
- .2 Notwithstanding provision .1 above, up to 30% of the area shall be permitted to be used for residential uses.
- .3 Where a lot has frontage onto any Primary or Secondary Boulevard as shown on Schedule E, the wall of the ground floor that is facing any Boulevard shall incorporate a minimum glazing of 50% of the surface area of the ground floor wall.

6.2.C Amenity Area Requirements

- .1 Minimum amenity areas shall be required for dwelling units in any Mixed-Use Zone in accordance with the provisions of Section 4.2.C.

6.2.D Non-Employment Uses in the Mixed Use Office (MO) Zone

In the Mixed-Use Office Zone, the following provisions shall apply with respect to permitted uses:

- .1 Commercial uses shall only be permitted within the ground floor and only as part of a multi-storey mixed-use development.
- .2 The maximum amount of commercial uses on the site shall be 50% of the total gross floor area on the site.

6.2.E Parking Area Restrictions

In the Mixed-Use Zones, the following provisions shall apply to any surface parking areas:

- .1 Surface parking areas shall only be permitted in the rear yard.
- .2 Above-ground parking structures in any mixed-use zone shall not be located within 15 m of the street line of any Boulevard or Corridor, as shown on Schedule E to this By-law.

- .3 Above-ground parking structures in any mixed-use zone shall be integrated within a development and shall not be permitted as a stand-alone structure.

6.2.F Waste Storage

- .1 In Mixed-Use Zones, 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.