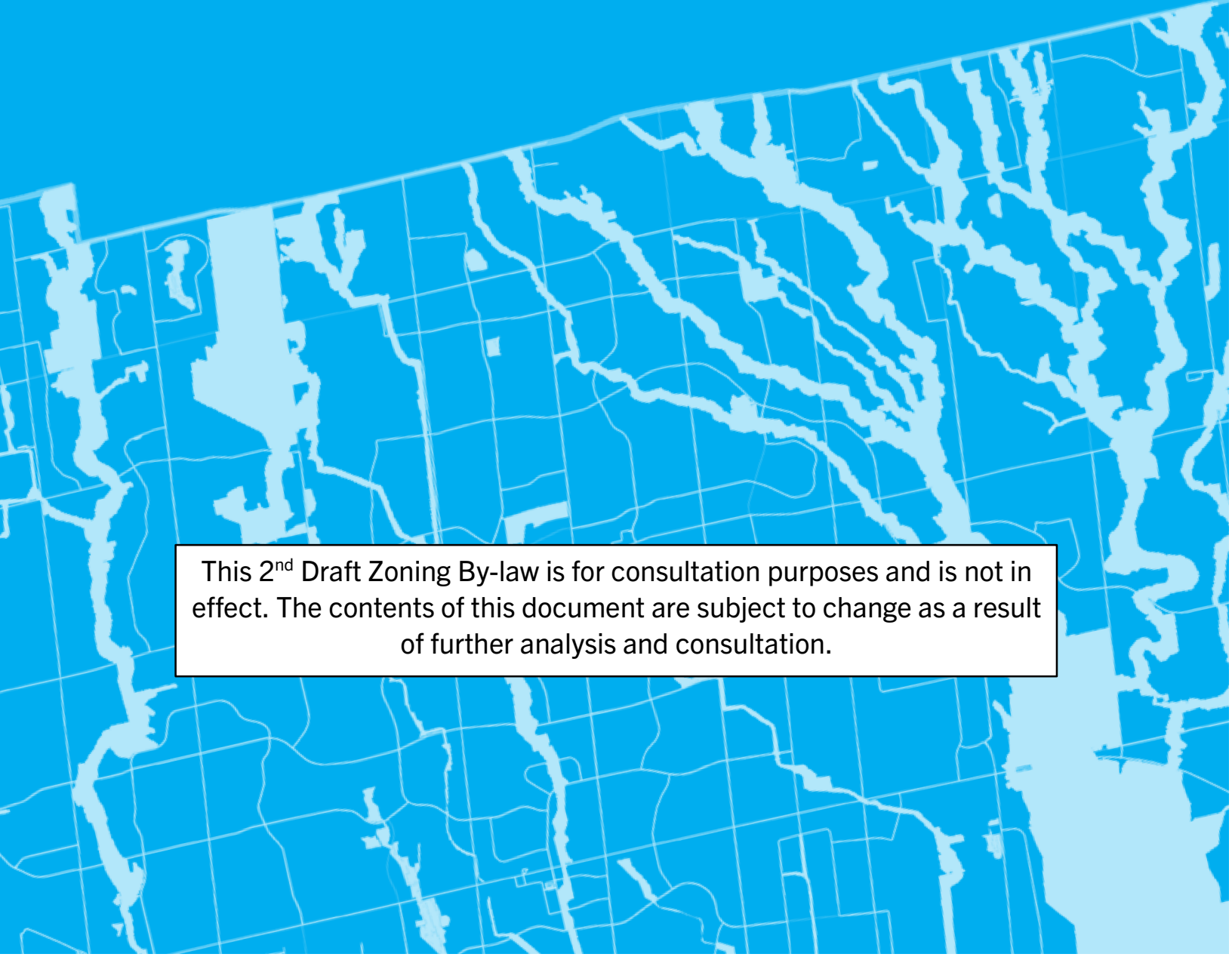




BRAMPTON ZONING BY-LAW

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 8: Institutional Zones

Table 8.1 – List of Institutional Zones

Institutional Zones	Zone Symbol
General Institutional	I1
Major Institutional	I2

Section 8.1: Requirements for the Institutional Zones

8.1.A Permitted Uses

In any Institutional 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 8.1.1.

Key P Permitted Use E Legally existing use permitted

Table 8.1.1 – Permitted Uses in Institutional Zones

Uses	Institutional Zones		Use-Specific Standards
	I1	I2	
Employment Uses			
Office		P	
Commercial Uses			
Museum or Gallery		P	
Organizational Club	P	P	
Outdoor Market	P	P	
Residential and Community Uses			
Child Care Centre	P	P	
College or University		P	
Community Centre	P	P	
Community Garden	P	P	Section 2.3.A
Elementary or Secondary School	P	P	
Emergency Services	P	P	
Fairground		P	

Uses	Institutional Zones		Use-Specific Standards
	I1	I2	
Hospital		P	
Library	P	P	
Medical Office or Clinic	P	P	
Place of Worship	P	P	Section 2.3.I
Privately Owned Public Space	P	P	
Public Park	P	P	
Residential Care Home	P	P	
Single Room Occupancy Housing		P	
Supportive Housing Residence Type 1	P	P	Section 2.3.L
Supportive Housing Residence Type 1	P	P	Section 2.3.L
Transit Station	P	P	
Specified Ancillary Commercial and Accessory Uses			
Ancillary Retail	P	P	Section 8.2.B
Accessory Office	P	P	Section 8.2.B
Ancillary Restaurant	P	P	Section 8.2.B

Regulations to Table 8.1.1:

- (1) None.

8.1.B Lot Requirements

Table 8.1.2 – Institutional Zone Lot Requirements

	I1	I2
Minimum Lot Width (min. m.)	15	30

Regulations to Table 8.1.2:

- (1) None.

8.1.C Building Location

Table 8.1.3 – Institutional Zone Building Location

	I1	I2
Front Yard (min. m.)	4.5	4.5
Rear Yard (min. m.)	7.5	7.5
Exterior Side Yard (min. m.)	4.5	4.5
Interior Side Yard (min. m.)	3	4.5

Regulations to Table 8.1.3:

- (1) None.

8.1.D Building Form

Table 8.1.4 – Institutional Zone Building Form

	I1	I2
Building Height (max. m., max. storeys)	11 m, 3 storeys	11 m, 3 storeys

Regulations to Table 8.1.4:

- (1) None.

8.1.E Site and Landscaping

Table 8.1.5 – Institutional Zone Site and Landscaping

	I1	I2
Front Lot Line Landscaped Strips (min. m.)	3	3
Exterior Side Lot Line Landscaped Strips (min. m.)	3	3
Interior Side Lot Line Landscaped Strips, only where abutting a Residential, Institutional, Park or Open Space zone (min. m.)	3	4.5
Rear Lot Line Landscaped Strips, only where abutting a Residential, Institutional, Park or Open Space zone (min. m.)	3	4.5

Regulations to Table 8.1.5:

- (1) None.

Section 8.2: General Regulations for Institutional Zones

8.2.A Accessory Buildings and Structures

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

8.2.B Ancillary and Accessory Commercial Uses

- .1 In the Institutional 1 zone, the total amount of gross floor area of ancillary retail and restaurants shall not exceed 15% of the gross floor area of all buildings and structures on the lot.
- .2 An ancillary retail or restaurant use permitted in any Institutional zone shall not include a drive-through, but a restaurant patio is permitted as accessory.

8.2.C Waste Storage

- .1 In Institutional 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.