




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 10: Other Zones

Table 10.1 - List of Other Zones

Other Zones	Zone Symbol
Agricultural	A
Utility	U

Section 10.1: Requirements for the Other Zones

10.1.A Permitted Uses

In the Agricultural and Utility 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

Permitted Uses	Other Zones		Use-Specific Standards
	A	U	
Residential			
Detached Dwelling	P		
Employment Uses			
Veterinary Clinic	P		
Community Uses			
Cemetery	E		
Community Use		P	
Conservation Use	P	P	
Kennel	P		Section 2.3.H
Specified Accessory Uses			
Home Occupation	P		Section 2.3.G
Outside Storage	P		Section 2.3.L
Agricultural			
Agricultural Use	P	E	

10.1.B Lot Requirements

Table 10.1.2 – Other Zone Lot Requirements

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

10.1.C Building Location

Table 10.1.3 – Other Zone Building Location

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

10.1.D Building Form

Table 10.1.4 – Other Zone Building Form

	A	U
Building Height (max. m.)	10.6	-

10.1.E Site and Landscaping

Table 10.1.5 – Other Zone Site and Landscaping

	A	U
Lot Coverage (max. %)	15 ⁽¹⁾	-

	A	U
Landscape Coverage in Front Yard (min. %) for lots equal to or more than 5 hectares	70	-

Regulations to Table 10.1.5:

- (1) The minimum lot coverage requirement shall not apply to greenhouses.

Section 10.2: General Regulations for Other Zones

10.2.A Agricultural Zone Driveway Requirements

- .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 Chapter 12 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 Zone Accessory Building and Structure Requirements

In the Agricultural 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 Human habitation 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 minimum setback requirements:
 - .a Where the accessory building or structure is located in the rear yard, it shall be located at least 0.6 m from all lot lines.

- .b Notwithstanding the requirement above, the minimum setback for an accessory building or structure in the rear yard shall be 1.2 m from the closest lot in any Agricultural zone where the minimum lot area is 2.0 hectares.
- .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 Zone shall be in accordance with Table 10.2.1.

Table 10.2.1 – Maximum Height for Accessory Buildings and Structures in the Agricultural Zone

Zone	Maximum Height
Agricultural, where the Lot Area is less than 2.0 hectares	4.0 m
Agricultural, 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 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 Zone

Zone	Maximum Gross Floor Area Per Accessory Building	Maximum Combined Gross Floor Area for All Accessory Buildings on the Lot
Agricultural, where the Lot Area is less than 2.0 hectares	23.0 m ²	40.0 m ²
Agricultural, where the Lot Area is greater than 2.0 hectares	No requirement	No requirement

10.2.C Utility Zone Accessory Building and Structure Requirements

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

10.2.D 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 spire, minaret or similar structure.

- .b A water tower.
- .c A rooftop structure used only as an ornamental architectural feature or to house the mechanical equipment of any building, provided they do not exceed 0.5 m in height.
- .d A silo or similar accessory building associated with an agricultural use.
- .e Infrastructure.
- .f Buildings and structures associated with transit stations, public works yards, or emergency services.