




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 11: Overlay and Suffix Zones

Section 11.1: Downtown Floodplain Overlay Zones

11.1.A Provisions Applicable to All Downtown Floodplain Overlay Zones (-DF)

- .1 Notwithstanding any other provision of this By-law, on any lands subject to any Downtown Floodplain Overlay Zone, as denoted by the suffix “-DF1”, “-DF2”, “-DF3” or “-DF4” in the zone symbol on Schedule “A”, the following provisions shall apply:
- .a Residential uses and hotels constructed shall provide an emergency pedestrian access from the building to lands situated at or above the Regulatory Storm Flood elevation as established by the Toronto and Region Conservation Authority. Such emergency pedestrian access shall be above the Regulatory Storm Flood elevation in its entirety.
 - .b All buildings and structures shall be floodproofed to the level of the Regulatory Storm Flood elevation and dry passive floodproofing of new buildings or structures may be required. Where it has been demonstrated to the satisfaction of the City in consultation with the Toronto and Region Conservation Authority that it is technically impractical to flood proof a building or structure to the Regulatory Flood level, floodproofing must be to the highest level technically feasible. However, the minimum floodproofing level shall be to the 1:350 storm elevation, as determined by the Toronto and Region Conservation Authority.
 - .c All buildings and structures shall locate primary building system controls, such as service units and panels, at or above the Regulatory Storm Flood elevation.
 - .d No dwelling units, or any portion of the suites associated with hotels shall be constructed below the Regulatory Storm Flood elevation.
 - .e The following uses shall not be permitted:
 - .i hospital;
 - .ii residential care home;
 - .iii day care centre;
 - .iv elementary school;
 - .v secondary school;
 - .vi essential emergency services, including fire, police (except for a neighbourhood-serving police station that is not designed or intended to serve an essential function during an emergency event such as flooding and not exceeding 464 m² in gross floor area), ambulance stations and electrical substations; and,
 - .vii uses associated with the disposal, manufacturing, treatment or storage of hazardous substances.

11.1.B Downtown Floodplain Overlay Zone 1 (-DF1)

- .1 Notwithstanding any other provision of this By-law, on any lands subject to the Downtown Floodplain Overlay 1 Zone, as denoted by the suffix “-DF1” in the zone symbol on Schedule “A”, the following provisions shall apply:
- .a The maximum total number of residential units permitted to be constructed within all lands subject to the -DF1 Overlay after May 7, 2017 shall be 900.
 - .b The maximum total gross floor area of non-residential uses permitted to be constructed within all lands subject to the -DF1 Overlay after May 7, 2017 shall be 41,000 m².

11.1.C Downtown Floodplain Overlay Zone 2 (-DF2)

- .1 Notwithstanding any other provision of this By-law, on any lands subject to the Downtown Floodplain Overlay 2 Zone, as denoted by the suffix “-DF2” in the zone symbol on Schedule “A”, the following provisions shall apply:
- .a The maximum total number of residential units permitted to be constructed within all lands subject to the -DF2 Overlay after May 7, 2017 shall be 185.
 - .b The maximum total gross floor area of non-residential use permitted to be constructed within all lands subject to the -DF1 Overlay after May 7, 2017 shall be 45,000 m².

11.1.D Downtown Floodplain Overlay Zone 3 (-DF3)

- .1 Notwithstanding any other provision of this By-law, on any lands subject to the Downtown Floodplain Overlay 3 Zone, as denoted by the suffix “-DF3” in the zone symbol on Schedule “A”, the following provisions shall apply:
- .a No residential dwelling units that did not exist on the date of passing of this By-law shall be permitted.
 - .b The maximum gross floor area of non-residential uses permitted to be constructed within all lands subject to the -DF3 Overlay after May 7, 2017, including any hotels subject to Section 11.1.D.1.a shall be 88,000 m².
 - .c The total amount of gross floor area of any new or expanded hotels shall not exceed 150 suites and 11,000 m² of gross floor area within all lands subject to the -DF3 Overlay.
 - .d Notwithstanding Section 11.1 A .1, development abutting Main Street and/or Queen Street is permitted to be floodproofed and provide entrances and ground floor finished floor elevations to the 1 in 350 year storm elevation. Entrances to below-grade parking structures shall be dry passively floodproofed in accordance with Section 11.1.A .1.

11.1.E Downtown Floodplain Overlay Zone 4 (-DF4)

- .1 Notwithstanding any other provision of this By-law, on any lands subject to the Downtown Floodplain Overlay 4 Zone, as denoted by the suffix “-DF4” in the zone symbol on Schedule “A”, the following provisions shall apply:
- .a No additional dwelling units shall be permitted unless safe access to lands outside of the Downtown Floodplain Regulation Area can be achieved from the building. Such access shall be over lands entirely above the Regulatory Storm elevation as established by the Toronto and Region Conservation Authority.
 - .b All residential habitable living space within or added to an existing dwelling shall be floodproofed to the Regulatory Storm Flood elevation.

Section 11.2: Lester B. Pearson International Airport Operating Area Overlay Zone

- .1 Notwithstanding any other provision of this By-law, on any lands subject to the Lester B. Pearson International Airport Operating Area regulation, as shown on Schedule C, the following uses shall be prohibited:
- .a any type of residential dwelling unit;
 - .b residential care home;
 - .c day care centre;
 - .d hospital; and
 - .e elementary or secondary school.
- .2 Notwithstanding clause .1, a residential dwelling, a day care centre, a hospital, a residential care home, an elementary or secondary school that was legally existing on the day the date of adoption of this By-law shall be a permitted use in accordance with the lot and building requirements of the applicable zone.
- .3 For lands located north of Steeles Avenue, no building or structure shall be higher than 9.0 m above established grade if the building or structure is located within 178 m east of the easterly limits of Torbram Road.

Section 11.3: Mature Neighbourhood Overlay Zone (-M)

Notwithstanding any other provision of this By-law, on any lot subject to the Mature Neighbourhood Regulation Area, as shown on Schedule D, the following provisions shall apply:

- .1 The minimum rear yard shall be the greater (more restrictive of):
- .a 25% of the lot depth; or,
 - .b The minimum rear yard required in the applicable zone.
- .2 The minimum interior side yard shall be in accordance with Table 11.3.1.

Table 11.3.1 – Minimum Interior Side Yard Requirements in the Mature Neighbourhood Overlay (-M) Zone

Lot Frontage	Minimum Interior Side Yard
Less than 16.0 m	1.2 m for the first storey plus 0.6 m for each additional storey or part thereof
Equal to or greater than 16.0 m, but less than 21.0 m	1.8 m
Equal to or greater than 21.0 m, but less than 30.0 m	2.8 m
Equal to or greater than 30.0 m	3.0 m

- .3 The maximum lot coverage shall be the lesser (more restrictive) of:
 - .a 30%; or,
 - .b The maximum lot coverage permitted in the applicable zone.
- .4 The maximum building height shall be the lesser (more restrictive) of:
 - .a 8.5 m; or,
 - .b The maximum building height in the applicable zone.
- .5 Notwithstanding the permitted yard encroachments under Section 2.4, an uncovered balcony or deck is permitted to encroach into an existing legal non-complying rear yard to a maximum of 3.0 m.

Section 11.4: Suffices for Permitted Uses, Lot, and Building Requirements

- .1 Where any land is subject to an overlay suffix denoted by a dash followed by the letter W and a value contained in parentheses (e.g., “-W(15)”), the minimum lot width shall be as indicated in metres in the parentheses. This value, if shown, shall take precedence over the related zone requirement. If no value is shown, the zone requirements apply.
- .2 Where any land is subject to an overly suffix denoted by a dash followed by the letter H and one or more values contained in parentheses (e.g., “-H(10-30)”), the minimum and maximum permitted building height on the applicable land shall be as indicated in the parentheses, respectively, in metres. Where only one value is indicated in parentheses, the value shall be the maximum permitted building height. This value, if shown, shall take precedence over the related zone requirement. If no value is shown, the zone requirements apply.
- .3 Where any land is subject to an overly suffix denoted by a dash followed by the letter D and parentheses (e.g., “-D(0.5-3.5)), the minimum and maximum permitted floor space index on the applicable land shall be as indicated in the parentheses, respectively. Where only one value is indicated in parentheses, the value shall be the maximum permitted floor space index. This value, if shown, shall take precedence over the related zone requirement. If no value is shown, the zone requirements apply.

- .4 The provisions of Section 1.4.E shall apply with respect to the interpretation of overlay suffix boundaries on Schedule A.