




BRAMPTON ZONING BY-LAW

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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 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

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

Permitted Uses	Mixed-Use Zones			Use-Specific Standards
	ML	MM	MH	
Residential				
Apartment Dwelling ⁽¹⁾	P	P	P	
Live-Work Townhouse Dwelling	P			
Lodging House ⁽¹⁾	P	P	P	Section 2.3.I
Podium Townhouse Dwelling ⁽¹⁾		P	P	
Single Room Occupancy Housing ⁽¹⁾	P	P	P	
Supportive Housing Residence Type 1 ⁽¹⁾	P	P	P	Section 2.3.P
Supportive Housing Residence Type 2 ⁽¹⁾	P	P	P	Section 2.3.P
Civic and Institutional				
Community Centre	P	P	P	
Community Use	P	P	P	
Day Care Centre	P	P	P	
Long Term Care Facility	P	P	P	

Permitted Uses	Mixed-Use Zones			Use-Specific Standards
	ML	MM	MH	
Medical Office or Clinic	P	P	P	
Residential Care Home	P	P	P	
Place of Worship	P	P	P	Section 2.3.M
Elementary or Secondary School	P	P	P	
Retail and Service				
Banquet Hall		P	P	
Commercial Parking Lot or Garage		P	P	
Commercial School	P	P	P	
Commercial Recreation		P	P	
Commercial Service and Repair		P	P	
Convenience Retail	P	P	P	
Convention Centre		P	P	
Financial Service	P	P	P	
Funeral Home		P	P	
Health or Fitness Centre	P	P	P	
Hotel		P	P	
Micro Manufacturing	P	P	P	Section 2.3.J
Museum or Gallery	P	P	P	
Office	P	P	P	
Restaurant	P	P	P	
Organizational Club		P	P	
Outdoor Market	P	P	P	
Personal Service Shop	P	P	P	
Pet Day Care	P	P	P	
Retail	P	P	P	
Shopping Centre		P	P	
Supermarket	P	P	P	

Permitted Uses	Mixed-Use Zones			Use-Specific Standards
	ML	MM	MH	
Theatre		P	P	
Transit Station	P	P	P	
Veterinary Clinic	P	P	P	
Specified Accessory Uses				
Drive Through				Section 2.3.E
Home Occupation	P	P	P	Section 2.3.G
Outdoor Sales and Display Area	P	P	P	Section 2.3.K
Restaurant Patio	P	P	P	Section 2.3.N

Regulations to Table 6.1.1:

- (1) In the MM and MH zones, residential uses shall not be permitted within the first 15 m of the building's ground floor where any building faces a street line. This depth shall be measured from the front wall into the building and perpendicular to the street line. Notwithstanding this provision, up to 30% of this area is permitted to be used for lobbies and other common areas associated with residential uses.

6.1.B Lot Requirements

Table 6.1.2 – Mixed-Use Zone Lot Requirements

	ML	MM	MH
All Permitted Uses, Except as Specified Below			
Lot Area (min. sq. m.)	600	1200	2500
Lot Width (min. m.)	18	24	35
Live-Work Townhouse Dwellings on Individual Lots			
Lot Area (min. sq. m.)	200	-	-
Interior Lot Width (min. m.)	6.5	-	-
Corner Lot Width (min. m.)	9	-	-

6.1.C Building Location

Table 6.1.3 – Mixed-Use Zone Building Location

	ML	MM	MH
Front Yard (min. m.)	0	0	0
Rear Yard (min. m.)	7.5	7.5	7.5
Exterior Side Yard (min. m.)	3	3	0
Minimum Interior Side Yard (min. m.)	3 ⁽¹⁾	3 ⁽¹⁾	3 ⁽¹⁾
Rear Lot Line Setback and Interior Side Lot Line Setback – fifth to twelfth storeys (min. m.)	N/A	10	10
Rear Lot Line Setback and Interior Side Lot Line Setback – above the twelfth storey (min. m.)	N/A	N/A	12.5
Minimum Horizontal Separation of Buildings on the Same Lot, above the twelfth storey (min. m.)	N/A	N/A	25

Regulations to Table 6.1.3:

- (1) The minimum interior side yard shall be 0 m provided the adjacent zone is another Mixed-Use zone, a commercial zone or a Third Density Residential Zone, and provided that access is provided to the lot from a public street.

6.1.D Building Form

Table 6.1.4 – Mixed-Use Zone Building Form

	ML	MM	MH
Maximum Building Height (max. m.)	14 ⁽¹⁾	37.5 ⁽¹⁾	60 ⁽¹⁾
Minimum Building Height (min. m.)	7.5	11	11
Build-to Requirement	50% of the lot frontage shall be occupied by a building main wall within the minimum front yard setback to 6.0 m	60% of the lot frontage shall be occupied by a building main wall within the minimum front yard setback to 4.5 m	70% of the lot frontage shall be occupied by a main wall within the minimum front yard setback to 4.5 m

	ML	MM	MH
45-Degree Angular Plane Requirement	-	Applies ⁽²⁾	Applies ⁽²⁾
Ground Floor Height (min. m.)	4.5	4.5	4.5
Maximum Floor Plate for all storeys above the twelfth storey (max. sq.m.)	-	-	800

Regulations to Table 6.1.4:

- (1) The maximum building height shall be as shown in Table 6.1.4 or on the zone code as shown on Schedule “A”. The building height, if shown in the zone code, shall take precedence over Table 6.1.4.
- (2) A 45-degree angular plane shall apply from any interior side lot line or rear lot line which abuts any Residential First or Second Density zone, any minor institutional zone, or any open space zone. The angular plane shall be measured beginning from a 7.5 m setback from the applicable lot line and starting at elevation of 10.5 m. The angular plane extends over the remainder of the lot, within which no portion of a building or structure is permitted to encroach above the plane.

6.1.E Site and Landscaping

Table 6.1.5 – Mixed-Use Zone Site and Landscaping

	ML	MM	MH
Parking Area Location	Restricted ⁽¹⁾	Restricted ⁽¹⁾	Restricted ⁽¹⁾
Minimum Landscaped Open Space (%)	10%	10%	10%

Regulations to Table 6.1.5

- (1) Surface parking areas shall only be permitted in the rear yard.

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 2.2.B shall apply to accessory buildings and structures in the Mixed-Use Zones.

6.2.B 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.B.

6.2.C 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 residential, institutional 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.

6.2.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 associated with a place of worship.
 - .b 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.
 - .c Infrastructure built by a public authority.

- .d Buildings and structures associated with transit stations, public works yards, or emergency services.