




# 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 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

Permitted Uses	Institutional Zones		Use-Specific Standards
	I1	I2	
<b>Employment Uses</b>			
Office		P	
<b>Commercial Uses</b>			
Museum or Gallery		P	
Organizational Club	P	P	
Outdoor Market	P	P	
<b>Residential and Community Uses</b>			
College or University		P	
Community Centre	P	P	
Community Garden	P	P	Section 2.3.D
Community Use	P	P	
Day Care Centre	P	P	
Emergency Services	P	P	
Fairground		P	

Permitted Uses	Institutional Zones		Use-Specific Standards
	I1	I2	
Hospital		P	
Library	P	P	
Long Term Care Facility	P	P	
Medical Office or Clinic	P	P	
Place of Worship	P	P	Section 2.3.M
Elementary or Secondary School	P	P	
Single Room Occupancy Housing		P	
Supportive Housing Residence Type 1	P	P	Section 2.3.P
Supportive Housing Residence Type 1	P	P	Section 2.3.P
Transit Station	P	P	
<b>Specified Ancillary and Accessory Uses</b>			
Ancillary Retail <sup>(1)</sup>	P	P	
Accessory Office	P	P	
Ancillary Restaurant <sup>(1)</sup>	P	P	

Regulations to Table 8.1.1:

- .1 In the I1 zone, the total amount of gross floor area of retail and restaurants shall not exceed 15% of the gross floor area of all buildings and structures on the lot. An accessory retail or restaurant use shall not include a drive-through, but a restaurant patio is permitted.

**8.1.B Lot Requirements**

Table 8.1.2 – Institutional Zone Lot Requirements

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

### 8.1.C Building Location

Table 8.1.3 – Institutional Zone Building Location

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

### 8.1.D Site and Landscaping

Table 8.1.4 – Institutional Zone Site and Landscaping

	I1	I2
Front Lot Line Landscaped Strips (min. m.)	1.5	2
Exterior Side Lot Line Landscaped Strips (min. m.)	1.5	2
Interior Side Lot Line Landscaped Strips (min. m.)	3 <sup>(1)</sup>	4.5 <sup>(1)</sup>
Rear Lot Line Landscaped Strips (min. m.)	3 <sup>(1)</sup>	4.5 <sup>(1)</sup>

Regulations to Table 8.1.4:

- (1) The minimum landscaped strip shall only apply where the lot line abuts a Residential, Institutional or Open Space zone.

## Section 8.2: General Regulations for Institutional Zones

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### 8.2.A Accessory Buildings and Structures

- .1 Accessory buildings and structures shall be in accordance with Section 2.2.B.

### 8.2.B 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 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.

### **8.2.C 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 chimney or smokestack associated with any Employment use.
  - .c A water tower.
  - .d 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.
  - .e Infrastructure maintained by a public authority.
  - .f Buildings and structures associated with transit stations, public works yards, or emergency services.