

Technical Memorandum

Employment Areas

1 Introduction

1.1 BACKGROUND

Employment areas within the City of Brampton (“City”) support long-term economic growth and competitiveness by providing the principal focal area for employment-related development. This is a key Provincial, Regional, and local planning priority.

Since early 2020, the City has been preparing a new Official Plan in accordance with Section 26 of the *Planning Act*. Brampton Plan replaces the 2006 Official Plan, thereby establishing an updated comprehensive land use policy framework within the City. This includes an updated policy framework applicable to lands that principally serve an employment function, referred to as the “Employment Areas” designation by Brampton Plan. Employment Areas include Provincially Significant Employment Zones (PSEZ), established by the Province for the purposes of long-term planning for job creation and economic development. PSEZs apply broadly within the Employment Areas.

Meanwhile, the City has been undertaking a comprehensive review of Zoning By-law 270-2004 (the “Zoning By-law Review”) in accordance with Section 34 of the *Planning Act*, a project that was initiated in 2016. As discussed in the Zoning Strategy Report, the new Zoning By-law is being developed to align with Brampton Plan.

1.2 PURPOSE

This Memo presents an approach to align the new comprehensive zoning by-law with Brampton Plan for the proposed Employment Areas of the City. This Memo reviews the policy context, existing zoning, and identifies recommendations for making updates to the zoning to implement Brampton Plan’s updated vision for the City’s Employment Areas.

2 Draft Brampton Plan Employment Area

Lands identified by Brampton Plan as Employment Area accommodate the majority of the City’s economic activity and are considered to be integral to the City’s economic growth. Employment Areas are recognized for providing most of the employment opportunities within the City. They also include locations where some of the City’s largest employers are located. It is the stated intent of Brampton Plan to protect employment lands for long-term employment growth, locate employment opportunities where they can be conveniently accessed by residents and support appropriate transition of lands to maintain land use compatibility.

Brampton Plan proposes to establish two land use designations within the Employment Area: Employment and Mixed-Use Employment. Lands subject to the Employment Area designation are

to be protected and reserved for a range of employment uses including manufacturing, warehousing, logistics, office and associated commercial, retail, and ancillary uses. Zoning for Major Transit Station Areas (MTSAs) within the Mixed-Use Employment designation will be determined through a separate process as a component of the MTSA work being undertaken by the City. Therefore, this Memo does not assess Employment Areas that are located within MTSAs.

The geographic applicability of land use designations within the Employment Area are shown on Schedule 2 Designations of Brampton Plan. PSEZs are delineated on Schedule 5 Provincial Plans & Policy Areas of Brampton Plan.

2.1 EMPLOYMENT LAND USE DESIGNATION

The Employment land use designation is subject to Section 2.2.8 of Brampton Plan. The land use designation permits a broad range of principal employment related uses that are stated as having potential for undesirable impacts on surrounding land uses. Brampton Plan contemplates the following permitted uses within the Employment land use designation:

- Traditional heavy and light industrial uses, including but not limited to manufacturing, processing, warehousing, distribution, storage, transportation facilities, truck parking, offices, vehicle repair and services, vehicle sales and service, industrial trade schools, utilities, vertical agriculture and controlled environment agriculture, agri-food sector businesses, and ancillary functions.
- Some employment supportive uses are permitted provided they do not impact the principal employment function of the Employment Area, such as outdoor storage areas, impound areas, storage, display, or parking of heavy equipment, and uses that emit noise or vibration, create large volumes of regular truck traffic, and large structures such as domes or out-buildings with a negative visual impact on surrounding land uses. Open spaces and waste management facilities are also permitted.
- Additional ancillary uses are permitted, provided that the uses do not negatively impact the principal employment function of the lands and they serve the adjacent employment area. This includes offices associated with the principal employment use, small-scale restaurants, catering facilities, and other employment supportive services such as couriers, banks, and print shops. Small-scale retail is also permitted provided the ancillary retail use is located on the same lot as the principal use.
- Sensitive land uses, such as elementary and secondary schools, as well as daycares, are not permitted in the Employment designation. The exception to this is where an Employment designation is located within a delineated MTSA. Where this occurs, sensitive land uses may be permitted but restricted to the portion of the Employment designation that is located within a delineated MTSA.
- With regards to the location the Employment designation, it is the stated intent of Brampton Plan to cluster Employment uses to minimize adverse impacts on surrounding land uses while ensuring lands subject to this designation have good access to major transportation corridors.

2.2 MIXED-USE EMPLOYMENT LAND USE DESIGNATION

Brampton Plan contemplates the Mixed-Use Employment land use designation, which largely replaces the Business Corridor designation in the 2006 Official Plan, as accommodating a broad range of office, business, business park, service, and institutional oriented uses that serve the public. The Mixed-Use Employment land use designation is characterized as having a more compact, vertical built form to support the designations proximity to the transit network. Brampton Plan identifies the following permitted uses under the Mixed-Use Employment designation:

- Major offices are contemplated as the predominant use within the Mixed-Use Employment Designation. They are permitted within specific intensification areas of the City including MTSA's. Existing clusters of office uses within the City located within this designation are to be retained while continuing to evolve and intensify. Major Offices are defined as freestanding office buildings of approximately 4,000 square metres of floor space or greater, or with approximately 200 jobs or more.
- All types of commercial, commercial recreation, hotels, convention centres, motels, and entertainment uses are permitted, provided they support major office employment. Where non-employment uses are located within a building used principally for an office use, they are encouraged to be located within the ground floor.
- Other non-employment uses are permitted, including retail, restaurant and service uses provided they support the principal employment function of the Mixed-Use Employment designation. These uses are directed to be located towards the periphery of the Mixed-Use Employment designation, and only where adjacent to an arterial road.
- A limited range of industrial uses are permitted, provided they are deemed to be compatible with the permitted non-employment uses and are wholly operating indoor.
- Public uses, such as emergency facilities and transit stations, including bus depots, are permitted.
- Major retail uses that include one or more stores, being those uses totalling 3,000 square metres or more of retail gross floor area or 1,000 square metres for individual units are only permitted through an amendment to Brampton Plan, and subject to satisfying certain criteria.
- Places of Worship 3,000 square metres or less are permitted provided the development is compatible with existing or planned land uses on adjacent sites and they are located within 500 metres from a Neighbourhood designation.
- Notably, residential uses are not contemplated as being permitted under the Mixed-Use Employment designation, except within an MTSA and where an MTSA Study has been undertaken by the City identifying appropriate locations for residential uses. These permissions will be examined through the City's ongoing MTSA studies.

2.3 BUILT FORM POLICIES

Brampton Plan proposes to establish a range of built form policies applicable to the Employment Area, as follows:

- Generally, only low-rise and mid-rise building typologies are permitted within the Employment and Mixed-Use Employment land use designations. Subject to specific criteria, such as where additional planning studies have been undertaken (e.g., Precinct Plan) or where lands are within an MTSA, tall and tall plus buildings may be permitted.
- Encouraging office uses along the frontage of arterial roads or in places of higher visibility from the public realm.
- Mitigation of potential negative impacts from traffic and goods movement, including minimizing surface parking.
- Shared driveways and parking areas are encouraged, where it is feasible to do so.
- Employment Areas are planned to accommodate passive recreation spaces and integration with active transportation opportunities, including trails that form part of the Natural Heritage network.
- Open storage is only be permitted where it does not front onto a street and subject to other criteria, such as limiting the extent of the open storage use, mitigating adverse impacts on sensitive land uses, and heightened screening requirements to minimize undesirable visual impact.

3 Analysis

3.1 EMPLOYMENT LAND USE DESIGNATION

3.1.1 Policy Considerations

The following policy considerations are noted from the proposed Employment land use designation of Brampton Plan:

- In general, it is understood that uses permitted under the implementing zone(s) for the Employment land use designation would be restricted to only the employment related zones (i.e., the uses would not be permitted more broadly outside of the implementing employment zone category).
- Brampton Plan contemplates a broad range of permitted employment uses. The uses vary in scale and intensity, from those uses that have greater potential to adversely impact adjacent lands, to higher performance uses that are more broadly compatible throughout the City.
- Some additional employment supportive uses are permitted, provided that the planned intent and function of the Employment land use designation is maintained over the long-term. This includes a restricted range of commercial and service commercial oriented uses

that are intended to support the overall employment function of the designation. In other cases, some non-employment uses are only permitted subject to specific policy criteria, including sensitive land uses such as elementary and secondary schools.

- Only low-rise (up to and including three full storeys), low-rise plus (up to and including four full storeys) and mid-rise (between five and 12 full storeys) building typologies are permitted by Brampton Plan, except as subject to specific criteria. Brampton Plan also has heightened regard for built form and proposes to establish various policies to achieve specific built form outcomes.
- The policies of the Employment designation contemplate that a range of implementing zone standards may be required to accommodate the permitted uses and provide long-term flexibility to achieve the primary economic function of these lands. Some policies in Brampton Plan, including those that provide direction on permitted uses, are subject to specific criteria that need to be recognized through the implementing zoning framework. Table 1 below presented policy examples that permit uses in the Employment designation, subject to specific criteria.

Table 1: Policies from Brampton Plan that provide guidance to the Zoning By-law for the siting of permitted uses

Draft Policy No.	Draft Policy	Relevance
2.2.8.6	<p>The following additional uses are permitted, provided they are ancillary to and the intended to serve the Employment Areas in which they are located and do not hinder the planned function of the employment area:</p> <ul style="list-style-type: none"> • Offices associated to the employment use, such as manufacturing, research and development and warehousing. • Open spaces and Privately-owned Publicly Accessible Open Spaces. • Small-scale restaurants, catering facilities, and small-scale service uses such as courier services, banks, and print shops. • Small scale retail uses that are ancillary to and on the same lot as the principal employment use. 	<p>The Zoning By-law could include permissions for uses in Employment Areas that are ancillary to and intended to serve the Employment Areas. Provisions for these uses should be included in the Zoning By-law to ensure the intent and purpose of Employment Area policies are maintained and implemented.</p>
2.2.8.8	<p>Places of Worship are not intended to be located within heavy industrial areas categorized as Class III in the Province’s “Industrial Categorization Criteria”. The scale, access and parking associated with Places of Worship will be compatible with the existing and planned land uses on adjacent sites. Places of Worship less than 3,000 square metres will be permitted only if the site is located at the edge of an</p>	<p>The Zoning By-law could restrict Places of Worship within the Employment designation except where the gross floor area is 3,000 square metres or greater, and provided it is located on a major street.</p>

Draft Policy No.	Draft Policy	Relevance
	Employment Area, with frontage on a major street and only if it is demonstrated that there are no land use compatibility issues and adverse impacts with adjacent uses.	

3.1.2 Recommendations

The following recommendations are offered to align the comprehensive zoning by-law with Brampton Plan and inform the implementing zoning regime for the Employment land use designation:

- Zone Structure:** It is recommended that the new comprehensive zoning by-law establish a parent employment zone category including at least two employment zones. The intent and function of the Employment designation is contemplated very broadly by the policy and therefore requires more than one zone to be implemented to achieve conformity. It is desirable that the basis for the new zones be largely informed by Zoning By-law 270-2004, specifically the “Industrial” zones, although there is likely an opportunity to consolidate and update these zones to achieve conformity with Brampton Plan. It is also necessary that the implementing zones have regard for mitigating adverse impacts on surrounding land uses.
- Prestige Employment Zone:** This zone is contemplated to permit employment uses that due to their lower-intensity nature, have minimal potential impact on surrounding land uses. It is also intended that the Prestige Employment Zone be suitably compatible with surrounding land uses, and therefore function to transition from higher intensity employment land uses to adjacent non-employment land uses. This may require restricting certain land uses such as outdoor storage. The Prestige Employment Zone may also function to ensure that surrounding land uses do not compromise the long-term planned function of the Employment Area.
- General Employment Zone:** This zone is contemplated to permit a broad range of employment uses that have obvious potential for adverse impacts on surrounding lands uses due to scale, intensity, or function. An important consideration for the General Employment Zone is that outdoor storage should be permitted, subject to criteria, as it will likely be normal and incidental to some of the uses permitted within the zone. To mitigate land use conflict, lands subject to this zone are intended to be buffered by lower-intensity employment uses, generally being those permitted under the Prestige Employment Zone.
- Permitted Uses:** Brampton Plan directs the zoning by-law to establish appropriate locations for permitted employment uses and that these uses be distinguished based on their potential to be non-compatible with surrounding land uses. While Brampton Plan contemplates a broad range of employment uses, the comprehensive zoning by-law will need to identify more specific land uses while still conforming to the Employment designation. Simply carrying forward the uses permitted by Brampton Plan will not be sufficient to achieve conformity, nor be desirable for long-term administration and

interpretation purposes. Further, the range of uses permitted within the implementing zone(s) will need to be carefully assessed against the intended function of the Employment designation and the various policies that are specific to certain land uses. For example, it may not be appropriate to permit higher intensity uses, including those that require open storage, to be located adjacent to non-employment land uses or areas planned for longer-term redevelopment and intensification. Therefore, a preliminary analysis of permitted uses has been assessed and provided in Appendix A.

- **Built Form:** It is recommended that lot and building requirements established under Zoning By-law 270-2004 be evaluated against policies of Brampton Plan that specifically guide built form. It is recommended that the implementing zones establish appropriate lot and building requirements that will accommodate the broad range of employment uses permitted by Brampton Plan. However, it is critical that consideration be given to land use compatibility, particularly for those uses that have heightened potential to adversely impact adjacent land uses. This may require heightened mitigation measures such as minimum yards, setbacks, or landscaping/buffer requirements. For the proposed Prestige Employment Zone, it may be more desirable to have reduced setbacks and heightened landscaping requirements given that these lands are generally located in more prominent areas of the City, such as higher order roads. Overall, there is an opportunity to better codify certain urban design and land use compatibility objectives through the implementing zone(s).
- **Additional Zoning Provisions:** Some policies of Brampton Plan will require that the implementing zoning framework include additional provisions to achieve desirable alignment. For example, employment supportive uses, such as retail and commercial, will need to be restricted to remain accessory or ancillary to the principal employment use to ensure the overall employment function of the lands is protected over the long-term. Further:
 - Permitted accessory and ancillary uses can be regulated based on the gross floor area of the use itself, or as a maximum percentage of the gross floor area of the principal use (e.g., 10-15%). Further, zoning provisions might only permit a very specific range of uses considered accessory or ancillary to further ensure the overall employment function is maintained. Other restricted uses in this regard include provisions applicable to specific uses, such as major retail, places of worship and open storage, for example, that can be informed by the policy where there is very specific direction.
 - Policies of Brampton Plan generally restrict permitting gas stations broadly and are very prescriptive. It is recommended that gas stations are not permitted by the implementing zones, except where they are existing.
- **Application of Zones:** It is recommended that the existing employment oriented zoning under Zoning By-law 270-2004 be carried forward, subject to the zone consolidation and update exercise be undertaken as discussed in this Memo. It is noted that where the zoning does not conform to Brampton Plan land use designation, it may otherwise conform to the City's various secondary plans. On this basis, carrying forward the existing employment

oriented zoning recognizes current as-of-right permissions. It is anticipated that the recommended zone structure will be applied through future site-specific application from landowners, which will ultimately bring the zoning into conformity with Brampton Plan and relevant secondary plan policies thereby implementing the official plan and secondary plan over time.

3.2 MIXED-USE EMPLOYMENT DESIGNATION

3.2.1 Policy Considerations

The following policy considerations are noted from the proposed Mixed-Use Employment land use designation of Brampton Plan:

- The overall intent of the Mixed-Use Employment designation is to facilitate long-term redevelopment and intensification in a manner that supports the designations' proximity to higher order roads and the transit network. The Mixed-Use Employment designation also contemplates desirable transition from Employment Areas to non-employment areas within the city.
- Brampton Plan contemplates a broad range of employment and employment supportive land uses under the Mixed-Use Employment designation.
- Major offices are proposed to be the predominant land use within the Mixed-Use Employment designation, with ground floor commercial uses encouraged within office buildings. Where office uses are located within an MTSA and are designated Mixed-Use Employment, the appropriate amount of office use is to be retained to support the creation of complete communities.
- Non-employment uses are permitted, provided that these uses are located on the periphery of the Mixed-Use Employment area and the use is located adjacent to an arterial road.
- The range of uses permitted are of lower intensity than those permitted under the Employment designation and have less potential to create adverse impacts on surrounding land uses.
- Residential uses are not permitted within the Mixed-Use Employment designation, except where the Mixed-Use Employment designation applies within an MTSA, and additional study has been undertaken by the City.
- Only low-rise and mid-rise building typologies are permitted by Brampton Plan, except where specific criteria apply that would otherwise permit high-rise or high-rise plus buildings. Within the Employment Area of Brampton Plan, the Mixed-Use Employment designation is subject to heightened urban design principles to achieve specific built form outcomes. The policies establish a clear intent to encourage high quality urban design outcomes.

3.2.2 Recommendations

The following recommendations are offered to align the comprehensive zoning by-law with Brampton Plan and inform the implementing zoning framework for the Mixed-Use Employment land use designation:

- **Zone Structure:** It is recommended that one template zone be established to align with the Mixed-Use Employment designation. The range of permitted employment uses and similar built form objectives throughout the designation generally support this approach. Based on the policies of Brampton Plan, the proposed template zone would treat both low-rise and mid-rise building typologies. The zone should have an intuitive name that clearly communicates its intent to align with the Mixed-Use Employment designation.
- **Permitted Uses:** The range of uses permitted by the Mixed-Use Employment designation are generally contemplated as lower-intensity, high-performance uses, and therefore is more permissive than the Employment designation. Some industrial uses are also permitted, provided that they are deemed to be compatible with surrounding land uses. More specifically, it is critical to ensure that the overall intent of the Mixed-Use Employment designation is maintained, recognizing there are permissions for a range employment supportive use that contribute to the overall employment function of these lands given their proximity to transit. Similar to the Employment designation, the broad range of uses permitted by the Mixed-Use Employment designation have been evaluated and refined based on an assessment of other municipal practices. This analysis is provided in Appendix A.
- **Built Form:** The Mixed-Use Employment designation generally contemplates low to mid-rise building typologies with heightened consideration for predictable built form outcomes. It is recommended the template zone treat both low-rise and mid-rise building typologies, with certain design principles codified into the zoning regulations. These zone standards should regulate matters such as land use transition, building configuration, and tower separation, for example. Permitted heights and densities, which may vary subject to overlays proposed under Brampton Plan, or where Secondary Plans establish more detailed policies, can likely be implemented through a zone overlay or through built form codes as shown on the zoning by-law mapping.
- **Additional Zoning Provisions:** Some policies of the Mixed-Use Employment designation require that additional zoning provisions be implemented to align with Brampton Plan. This includes restricting certain non-employment uses to ensure they remain accessory or ancillary to the principal employment use. Other policies require that certain uses be located within the ground floor of office buildings, while there may be a need for the implementing zoning framework to require “active use frontages”. These considerations need to be further assessed with City staff.
- **Application of Zone:** It is not anticipated that the new Mixed-Use Employment zone would be applied through the Zoning By-law Review process; rather, it is intended that the new zone would be implemented through future site-specific development applications to ultimately achieve conformity with Brampton Plan once adopted and in-force and effect. For

areas of the City designated by Brampton Plan as Mixed-Use Employment, it is recommended that the existing zoning be largely carried forward. Further, it is not intended that the new template zone would be applied within areas planned as Major Transit Station Areas where residential uses would otherwise be permitted. Instead, the Mixed-Use zones, which may permit residential uses, would be applied within Major Transit Station Areas through future development applications, or through a pre-zoning exercise upon completion of a Major Transit Station Area study.

4 Conclusion and Recommendations

This Memo has presented a proposed approach to align the new comprehensive zoning by-law with Brampton Plan. A number of recommendations are offered based on a review of the Employment Area policies of Brampton Plan, which includes the Employment and Mixed-Use Employment land use designations.

It is recommended that a minimum of three implementing zones are required to align with the Employment Area policies. These zones include a Prestige Employment and General Employment zone to align with the Employment land use designation, and a Mixed-Use Employment Zone to align with the Mixed-Use Employment designation. Additional specific recommendations are made in this Memo regarding permitted uses, built form, and zoning provisions.

Appendix A: Municipal Comparison of Permitted Uses in Employment Zones

Use	Mississauga	Vaughan	Toronto	Markham	Guelph
Active Recreational Use	Yes	No	No	No	No
Adult Entertainment Establishment	Yes	No	No	No	No
Adult Video Store	Yes	No	No	No	No
Ambulance Depot	No	No	Yes	No	No
Animal Boarding Establishment	Yes	No	Yes	No	Yes
Animal Care Establishment	Yes	No	No	No	No
Animal Shelter	No	No	Yes	No	No
Art Galleries	No	No	Yes	Yes	No
Artist Gallery	No	No	Yes	No	No
Automated Banking Machine	No	No	Yes	No	No
Automobile Detailing	No	Yes	No	No	No
Bake Shop	No	No	No	No	Yes
Banquet Hall/Conference Centre/Convention Centre	Yes	Yes	No	Yes	No
Bindery	No	No	Yes	No	No
Body-Rub Establishment/Service	Yes	No	Yes*	No	No
Broadcasting/Communication Facility	Yes	No	No	No	No
Carpenter's Shop	No	No	Yes	No	No
Catering Service	No	No	No	No	Yes
Cleaning Establishment	No	No	No	No	Yes
Club	No	No	Yes	No	Yes
Cogeneration Energy	No	No	Yes*	No	No
Cold Storage	No	No	Yes	No	No
Commercial Fitness Centres	No	No	No	Yes	No
Commercial School	Yes	Yes	No	Yes	Yes
Community Centre	No	No	Yes	No	No
Composting Facility	Yes	No	No	No	No
Computer Establishment	No	No	Yes*	No	Yes
Contractor Service Shop	Yes	No	No	No	No
Contractor Yard	Yes	No	No	No	No
Contractor's Establishment	No	Yes	Yes	No	No
Convenience Restaurant	Yes	No	No	No	No
Courier/Messenger Service	Yes	No	No	No	Yes
Crematorium	No	No	Yes*	No	No
Day Care Centre	No	Yes	No	No	No
Drive Through Facility	No	No	Yes*	No	No
Dry Cleaner or Laundry Plant	No	No	Yes	No	Yes

CITY OF BRAMPTON ZONING BY-LAW REVIEW

Use	Mississauga	Vaughan	Toronto	Markham	Guelph
Education Use (post-secondary/religious/under Education Act 1990)	No	No	Yes*	No	Yes
Entertainment Establishment	Yes	No	No	No	Yes
Factory Sales Outlet	No	No	No	No	Yes**
Financial Institution	Yes	No	Yes	Yes	Yes
Fire Hall	No	No	Yes	No	No
Florist	No	No	No	No	Yes
Food Vehicle	No	No	No	No	Yes
Funeral Establishment	Yes	No	No	No	No
Gas Bar	Yes	No	No	No	No
Heavy Equipment Sales/Rental/Service Establishment	No	Yes	No	No	No
Hotel/Overnight Accommodation	Yes	No	No	Yes	No
Industrial Sales and Service Use	No	No	Yes	No	Yes
Intermodal Facility	No	Yes	No	No	No
Laboratory	No	No	Yes	No	Yes
Libraries	No	Yes	Yes*	Yes	No
Mall	No	No	No	No	Yes
Manufacturing Facility	Yes	Yes	No	Yes	Yes
Marihuana Production Facility	No	No	Yes*	No	No
Massage Therapy	No	No	Yes	No	No
Medical Office	Yes	No	Yes	Yes	No
Medicinal Product Manufacturing Facility	Yes	No	No	No	No
Medicinal Product Manufacturing Facility-Restricted	Yes	No	No	No	No
Mineral Aggregate Operation	No	Yes	No	No	No
Motel	No	No	No	Yes	No
Motor Vehicle Body Repair Facility	Yes	Yes	Yes	No	No
Motor Vehicle Rental Facility	Yes	Yes	No	No	No
Motor Vehicle Repair Facility-Commercial Motor Vehicle	Yes	No	No	No	No
Motor Vehicle Sale, Leasing and/or Rental Facility- Commercial Motor Vehicle	Yes	Yes	No	No	No
Motor Vehicle Service Station	Yes	No	Yes*	No	No
Motor Vehicle Wash Facility	Yes	Yes	Yes*	No	No
Municipal Shelter	No	No	Yes	No	No
Museum	No	No	Yes	No	Yes
Night Club	Yes	Yes	No	No	No
Office	Yes	Yes	Yes	Yes	Yes
Office Supply	No	No	No	No	Yes
Open Storage	No	No	Yes*	No	No
Outdoor Patio	No	No	Yes*	No	No

CITY OF BRAMPTON ZONING BY-LAW REVIEW

Use	Mississauga	Vaughan	Toronto	Markham	Guelph
Outdoor Sports Field Facility	No	No	No	No	Yes
Outdoor Storage/Display	Yes	Yes**	No	No	No
Parking Garage	No	No	No	Yes	No
Parking Lot (Commercial/Municipal)	Yes	No	No	Yes	No
Parks	No	No	Yes	Yes	No
Passenger/Transit Terminal	No	No	Yes	No	No
Performing Arts Studio	No	No	Yes	No	No
Personal Service Shops	No	No	No	Yes	Yes
Pet Services	No	No	Yes	No	No
Photofinishing Place	No	No	No	No	Yes
Places of Worship	No	No	No	Yes	No
Police Station	No	No	Yes	No	No
Power Generating Facility	Yes	No	No	No	No
Print Shop	No	No	No	No	Yes
Private Club	Yes	No	No	Yes	No
Production Studio	No	No	Yes	No	No
Public Hall	No	No	No	No	Yes
Public Utility	No	No	Yes	No	No
Public Works Yard	No	No	Yes	No	No
Recovery Facility	No	No	Yes	No	No
Recreational Establishment	Yes	No	Yes*	Yes	Yes
Renewal Energy	No	No	Yes*	No	No
Rental Outlet	No	No	No	No	Yes
Repair Establishment	Yes	No	No	No	Yes
Restaurant/Eating Establishment	Yes	No	Yes*	Yes	Yes
Retail Service	No	No	Yes*	No	No
Retail Stores	No	Yes**	Yes*	Yes	No
Science and Technology Facility	Yes	Yes	No	No	Yes
Self Storage Facility	Yes	No	Yes	No	No
Service Shop	No	No	Yes	No	No
Shipping Terminal	No	No	Yes	No	No
Software Development and Processing	No	No	Yes	No	No
Take-Out Restaurant	Yes	No	Yes*	Yes	No
Tavern	No	No	No	No	Yes
Temporary Agriculture Vegetation Based	No	No	No	No	Yes
Temporary Driving Range	No	No	No	No	Yes
Temporary Sales Office	No	Yes	No	No	No
Towing Establishment	No	No	No	No	Yes
Tradesperson's Shop	No	No	No	No	Yes
Transportation Facility	Yes	No	Yes*	No	No

CITY OF BRAMPTON ZONING BY-LAW REVIEW

Use	Mississauga	Vaughan	Toronto	Markham	Guelph
Transportation Terminal	No	Yes	No	No	No
Truck Fuel Dispensing Facility	Yes	No	No	No	No
Truck Terminal	Yes	No	No	No	Yes
University/College	Yes	No	No	No	No
Vehicle Depot	No	No	Yes	No	No
Vehicle Fuel Station	No	No	Yes*	No	No
Vehicle Pound Facility	Yes	No	No	No	No
Vehicle Specialty Repair Shop	No	No	No	No	Yes
Vertical Farming	No	Yes	No	No	No
Veterinary Clinic/Hospital	Yes	No	Yes	Yes	Yes
Warehouse/Distribution Facility	Yes	Yes	Yes	Yes	Yes
Waste Processing Station	Yes	No	No	No	No
Waste Transfer Station	Yes	No	Yes	No	No
Wellness Centre	No	No	Yes	No	No
Wholesaling Facility	Yes	No		No	No
*Note:					
* Permitted with conditions					
**Accessory uses					