




# 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 7: Employment Zones

Table 7.1 – List of Employment Zones

Employment Zones	Zone Symbol
General Employment	GE
Prestige Employment	PE
Mineral Extraction	ME
Mixed-Use Employment	MUE
Heavy Employment	HE

## Section 7.1: Requirements for the Employment Zones

### 7.1.A Permitted Uses

In any Employment 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 7.1.1.

**Key**    P Permitted Use    E Legally existing use permitted

Table 7.1.1 – Permitted Uses in Employment Zones

Permitted Uses	Employment Zones					Use-Specific Standards
	GE	PE	ME	MUE	HE	
<b>Employment Uses</b>						
Automobile Impound Yard	E				E	Section 2.3.B
Automobile Repair	P				P	
Broadcasting, Data or Call Centre	P	P			P	
Building Supply Depot	P				P	
Commercial Truck School	P					
Contractor's Establishment	P	P			P	
Crematorium	P					
Data Storage Facility	P	P				
Energy Generation Facility	P				P	
Hazardous Waste Transfer Use	P				P	Section 2.3.R

Permitted Uses	Employment Zones					Use-Specific Standards
	GE	PE	ME	MUE	HE	
Hazardous Waste Processing					P	Section 2.3.S
Heavy Equipment Sales and Service	P				P	
Industrial Mall	P	P			P	
Manufacturing, Processing or Assembly	P	P			P	
Medical Laboratory	P	P			P	
Mineral Aggregate Operation			P			
Non-Hazardous Solid Waste Processing					P	
Office		P		P		
Power Generation (Fuel Combustion) Use					P	
Research and Development	P	P			P	
Salvage Yard					E	
Thermal Degradation (Energy from Waste) Use					P	Section 2.3.S
Thermal Degradation (Hazardous Waste) Use					P	Section 2.3.S
Thermal Degradation (Non-Energy Producing) Use					P	Section 2.3.S
Transportation Depot or Distribution Centre	P				P	
Vertical Agriculture	P	P			P	
Warehouse	P	P			P	
Waste Processing Station	P				P	Section 2.3.Q
Waste Transfer Station	P				P	Section 2.3.Q
Workshop	P	P			P	
<b>Commercial Uses</b>						
Commercial School				P		
Commercial Service and Repair	P			P		
Convenience Retail	P	P		P		
Convention Centre				P		
Financial Service				P		

Permitted Uses	Employment Zones					Use-Specific Standards
	GE	PE	ME	MUE	HE	
Health or Fitness Centre				P		
Hotel				P		
Micro Manufacturing				P		Section 2.3.K
Personal Service Shop				P		
Restaurant				P		
Retail				P		
<b>Community Uses</b>						
Day Care Centre				P		
Emergency Services	P	P	P	P	P	
Place of Worship <sup>(3)</sup>				P		Section 2.3.N
Transit Station	P	P	P	P		
<b>Specified Accessory Uses</b>						
Accessory Day Care Centre	P	P			P	
Accessory Office <sup>(1)</sup>	P	P	P		P	
Ancillary Restaurant <sup>(2)</sup>	P	P			P	
Ancillary Retail <sup>(2)</sup>	P	P				
Outside Display and Sales	P	P			P	Section 2.3.L
Outside Storage	P		P		P	Section 2.3.M
Restaurant Patio				P	P	Section 2.3.O

Regulations to Table 7.1.1:

- (1) In any Employment zone except the Mixed-Use Employment zone and Prestige Employment zone, the maximum gross floor area of an accessory office shall be 15% of the gross floor area of the associated principal employment use. Where the associated principal employment use is not associated with a main building, the maximum gross floor area of an accessory office shall be 100 m<sup>2</sup>.
- (2) In the Prestige Employment and General Employment zones, the maximum gross floor area of ancillary retail and restaurant uses shall be 15% of the associated principal employment use.
- (3) In the Mixed-Use Employment zone, a place of worship less than 3,000 m<sup>2</sup> shall be permitted where located within a 500 m radius from any Residential zone.

### 7.1.B Lot Requirements

Table 7.1.2 – Employment Zone Lot Requirements

	GE	PE	ME	MUE	HE
Lot Area (min. sq. m.)	900	1200	5000	1200	-
Lot Frontage (min. m.)	20	24	60	24	-

### 7.1.C Building Location

Table 7.1.3 – Employment Zone Building Location

	GE	PE	ME	MUE	HE
Front Yard (min. m.)	4.5	3	10	3	9
Rear Yard (min. m.)	7 <sup>(3)</sup>	7 <sup>(3)</sup>	7 <sup>(3)</sup>	7 <sup>(3)</sup>	7 <sup>(3)</sup>
Exterior Side Yard (min. m.)	4.5	3	10	3	9
Interior Yard (min. m.)	3 <sup>(1)</sup>	3 <sup>(2)</sup>	25	3 <sup>(2)</sup>	4

Regulations to Table 7.1.3:

- (1) Where the lot line abuts any Residential or Mixed-Use zone, except the Mixed-Use Employment zone, the minimum interior side yard shall be 15.0 m.
- (2) Where the lot line abuts any Residential or Mixed-Use zone, except the Mixed-Use Employment zone, the minimum interior side yard shall be 9.0 m.
- (3) Where the lot line abuts any Residential or Mixed-Use zone, except the Mixed-Use Employment zone, the minimum rear yard shall be 15.0 m.

### 7.1.D Building Form

Table 7.1.4 – Employment Zone Building Form

	GE	PE	ME	MUE	HE
Building Height (max. m.)	No require- ment <sup>(1)</sup>	No require- ment <sup>(1)</sup>	10.5	14 <sup>(1)</sup>	10.5
Minimum Height (min. m.)	-	-	-	7.5	-
45-Degree Angular Plane Requirement	Applies <sup>(1)</sup>	Applies <sup>(1)</sup>	-	Applies <sup>(1)</sup>	-
Build-to Requirement (percentage of the lot frontage required to be occupied by a building's main wall within the	-	-	-	50% of the lot frontage	-

	GE	PE	ME	MUE	HE
minimum front yard setback up to 6.0 m from the street line)					
Ground Floor Height (min. m.)	-	-	-	4.5	-

Regulations to Table 7.1.4:

- (1) The maximum building height shall be as shown in Table 7.1.4 or on the zone code as shown on Schedule “A”. The building height, if shown in the zone code, shall take precedence over Table 7.1.4.
- (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.

### 7.1.E Site and Landscaping

Table 7.1.5 – Employment Zone Site and Landscaping

	GE	PE	ME	MUE	HE
Lot Coverage (max. %)	80	70	50	-	-
Landscaped Open Space (min. %)	10	20	20	-	-
Front Lot Line Landscaped Strips (min. m.)	3	1.5	1.5	-	-
Exterior Side Lot Line Landscaped Strips (min. m.)	3 <sup>(1)</sup>	1.5 <sup>(1)</sup>	1.5 <sup>(1)</sup>	-	-
Interior Side Lot Line Landscaped Strips (min. m.)	3 <sup>(1)</sup>	3 <sup>(1)</sup> <b>Error! Reference source not found.</b>	1.5 <sup>(1)</sup>	1.5	-
Rear Lot Line Landscaped Strips (min. m.)	3	3	1.5	1.5	-
Surface Parking Location	Restricted <sup>(3)</sup>	Restricted <sup>(3)</sup>	-	Restricted <sup>(2)</sup>	-

Regulations to Table 7.1.5:

- (1) The minimum landscaped strip shall only apply where the lot line abuts a Residential, Institutional or Open Space zone
- (2) Surface parking areas are only permitted in the rear yard.
- (3) A maximum of one parking aisle shall be permitted between any building and a public street.

## Section 7.2: General Regulations for Employment Zones

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### 7.2.A Accessory Buildings and Structures

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

### 7.2.B Employment Supportive Uses in the Mixed-Use Employment Zone

- .1 Where a commercial use or community use is permitted in the Mixed-Use Employment (MUE) zone, it shall be in accordance with the following provisions:
- .a A commercial use or community use shall only be permitted in the Mixed-Use Employment zone where it is part of a mixed-use development and is accessory to the principal employment use.
  - .b The total gross floor area of a commercial use or community use as part of a mixed-use development in the Mixed-Use Employment zone shall be 20% of the total gross floor area of all uses on the lot.
  - .c Where a commercial use or community use is part of a mixed-use development in the Mixed-Use Employment zone, it shall be located on the ground floor.

### 7.2.C Waste Storage

- .1 In any Employment 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.

### 7.2.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 chimney or smokestack associated with any Employment use.
- .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 Infrastructure operated by a public authority.
- .e Buildings and structures associated with transit stations, public works yards, or emergency services.