



**City of Brampton**

# Comprehensive Zoning By-law Review

Update to the  
Planning & Development Committee

September 10, 2018

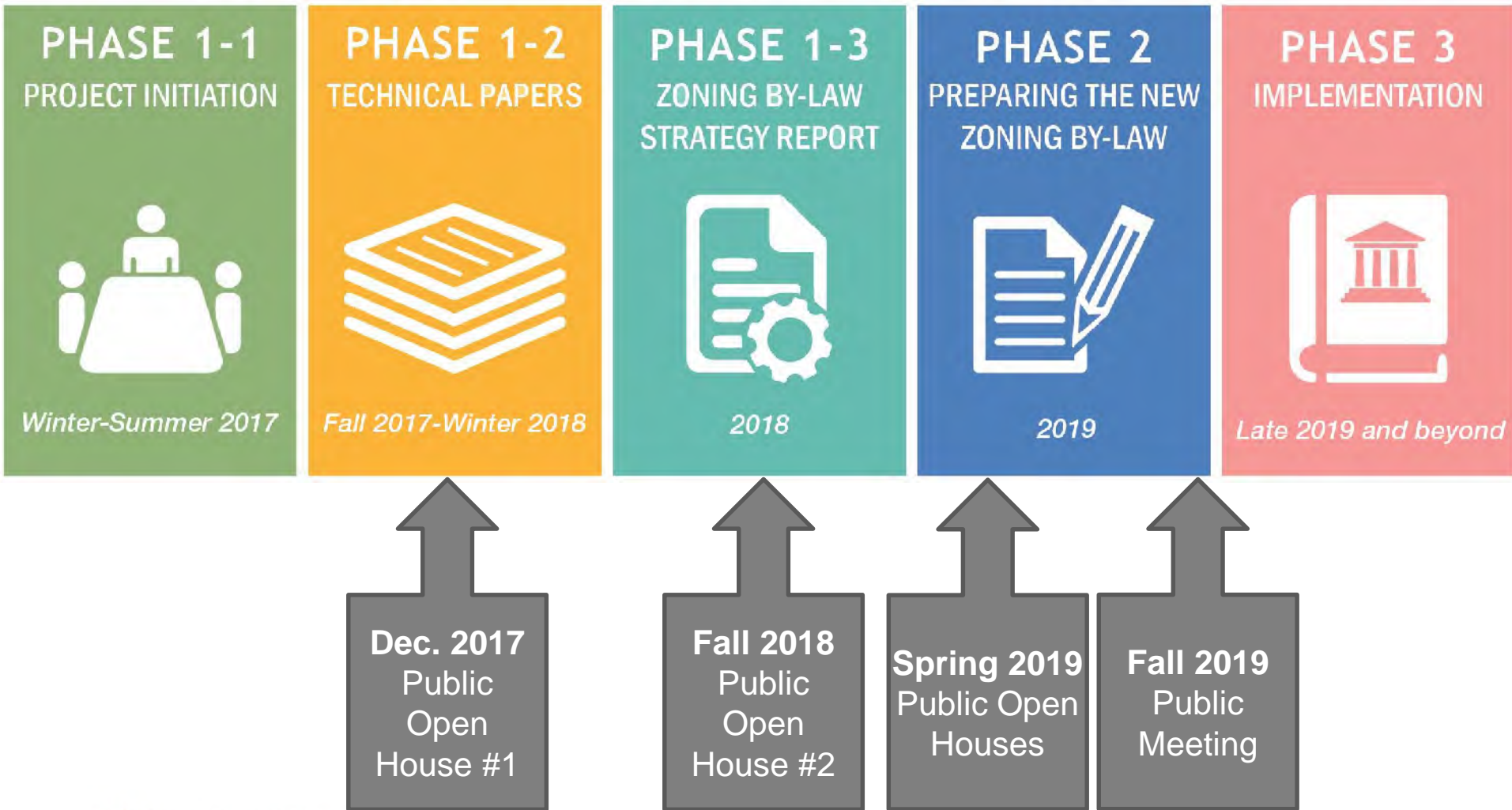
# Outline

- Purpose of the City of Brampton's Comprehensive Zoning By-law Review
- Timeline and Process
- Draft Technical Papers
- Zoning Strategy Report
- Next Steps

# Project Purpose

- Prepare a new Zoning By-law for the City
  - Modern, easier to use, more easily understood
- Implement the City's Official Plan
  - Zoning By-law is older than the Official Plan and needs to be reviewed for conformity
- Align with Official Plan Review
  - Zoning By-law needs to be ready for the new Official Plan

# Project Timeline & Process



# Process – Public Consultation

- 4 public events are planned at key project milestones
  - A series of open houses will be held when the Draft Zoning By-law is released
- Written input encouraged throughout this process
- Regular project updates will be posted at **[www.Brampton.ca/ZoningReview](http://www.Brampton.ca/ZoningReview)**

# Draft Technical Papers

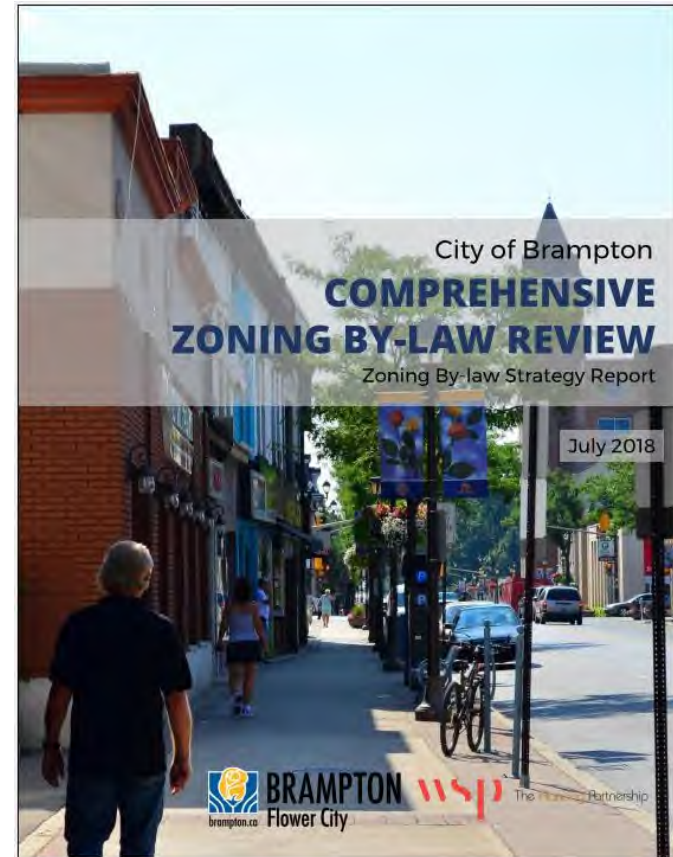
- 8 Draft Technical Papers explore needed updates to the Zoning By-law

## List of 8 Technical Papers:

1. Mixed Use & Intensification Areas
2. Commercial Areas
3. Minor Variances
4. Employment Areas
5. Private Amenity Areas & Density Bonusing
6. Split and Dual Zoning
7. Secondary Plan Conformity
8. Accessory Uses in Residential Zones

# Draft Zoning Strategy Report

- Draft Zoning Strategy Report is a framework for preparing the new Zoning By-law
- 21 key recommendations for:
  - Modernizing the Zoning By-law
  - Ensuring Official Plan conformity
  - Consolidating and updating zones
  - Ensuring the Zoning By-law is ready for the new Official Plan



## Part 6 | Residential Zones

### 6.1. List of Residential Zones

For convenience purposes, the Residential zones, as defined in Table 6.1, are listed as follows along with a brief description of the purpose of each zone:

*Notation:*  
The full list of zones defined in this By-law is found in Part 5.

**Table 6.1 – Residential Zones**

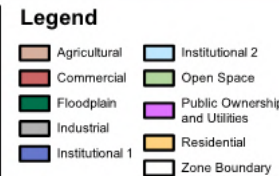
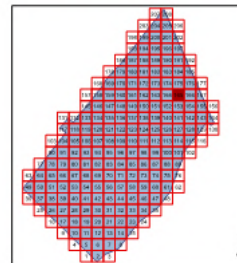
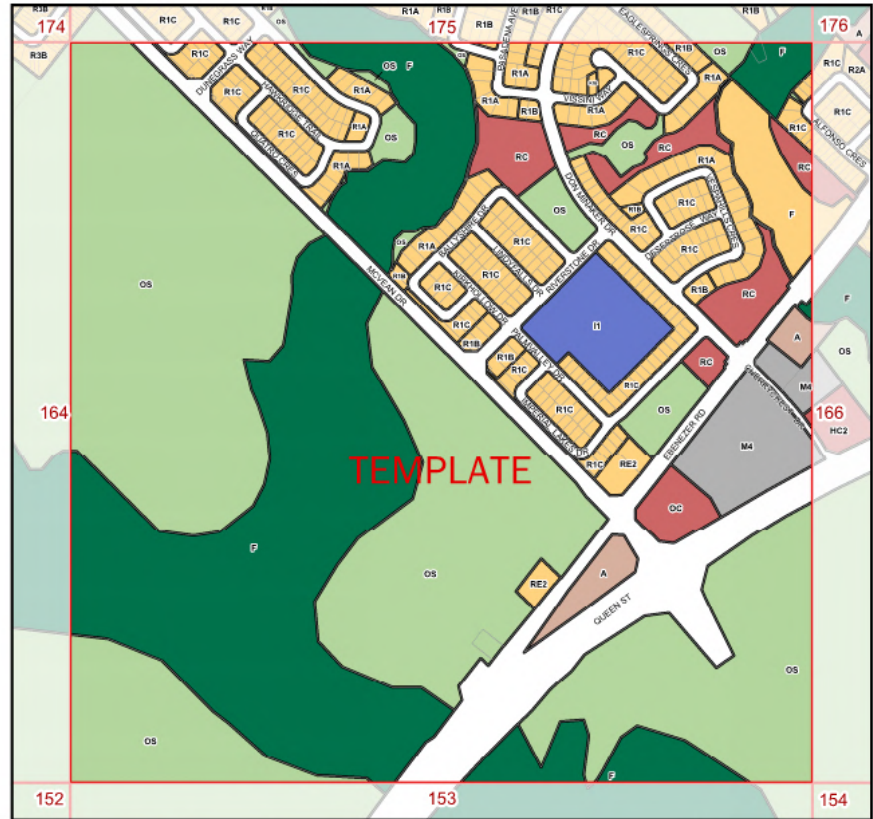
Zone	Zone Symbol	Zone Purpose
Residential First Density	R1	To restrict development to single detached dwellings
Residential Second Density	R2	To restrict development to single detached and semi-detached dwellings
Residential Third Density	R3	To restrict development to semi-detached and townhouse dwellings
Residential Fourth Density	R4	To restrict development to townhouse dwellings and live-work units

### 6.2. Permitted Uses

Uses permitted in the Residential Zones are denoted by the symbol "✓" in the column applicable to that Zone and corresponding with the row for a specific permitted use in Table 6.2.

**Table 6.2 –Uses Permitted in the R1, R2, R3 and R4 Zones**

	R1	R2	R3	R4
<b>(a) Residential Uses</b>				
Single detached dwelling	✓	✓		
Semi-detached dwelling		✓	✓	
Townhouse dwelling				✓
Group home type 1 (1)	✓	✓	✓	✓
Live-work dwelling (1)				✓
<b>(b) Accessory Uses</b>				
Home occupation (1)	✓	✓	✓	✓
Private home day care (1)	✓	✓	✓	✓
Second suite (1)	✓	✓	✓	✓
Other accessory uses (1)	✓	✓	✓	✓





# Next Steps

1. Fall 2018: Public Open House
  - Present Technical Papers & Zoning Strategy Report
  - Seeking input until the end of 2018
2. Spring 2019: First Draft Zoning By-law
3. Spring 2019: Public Open Houses

# Thank you

- Questions and comments
- Principal project contact:

**Yuri Mantsvetov, MCIP, RPP**

Policy Planner III, Planning & Development Services  
Department

Ph.: 905-874-2141 | E.: [yuri.mantsvetov@brampton.ca](mailto:yuri.mantsvetov@brampton.ca)