



# Brampton

## Zoning By-Law Office Consolidation

(102-2024) (H 4-2024)

3785 The lands designated OC - 3785 on Schedule A to this by-law:

3785.1 Shall only be used for the following purposes:

(a) Non-Industrial Uses;

- i. An office;
- ii. A research and development facility;
- iii. A lab space or aerospace facility;
- iv. A hotel;
- v. A conference centre;
- vi. A bank, trust company or financial institution
- vii. A convenience store
- viii. A banquet hall
- ix. A dry cleaning and laundry establishment
- x. A dining room restaurant, a take-out restaurant
- xi. A service shop
- xii. A personal service shop
- xiii. A fitness club
- xiv. A health centre
- xv. A day nursery
- xvi. A commercial school



# ***Brampton***

## ***Zoning By-Law*** Office Consolidation

- xvii. A community club
  - xviii. An animal hospital
  - xix. A radio or television broadcasting establishment
  - xx. A recreational facility
  - xxi. A place of worship
  - xxii. An art gallery
- (b) Industrial Uses, subject to the requirements and restrictions of 3785.2(11):
- i. the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building;
  - ii. A rental car agency;
  - iii. A motor vehicle sales establishment
  - iv. A printing establishment;
  - v. A wholesaling establishment; and
  - vi. A warehouse.
- (c) Accessory
- i. a retail outlet operated in connection with a particular purpose permitted by 3785.1 provided that the total gross commercial floor area of the retail outlet is not more than 35% of the total gross floor area of a particular use;
  - ii. an associated educational use;
  - iii. purposes accessory to the other permitted purposes.



# Brampton

## Zoning By-Law Office Consolidation

3785.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Width	a) 30 metres
(2) Minimum Front Yard Depth	a) 4.0 metres;
(3) Minimum Interior Side Yard Depth	a) 7.5 metres;
(4) Minimum Exterior Side Yard Depth	a) 4.0 metres;

(5) Minimum Rear Yard Depth	a) 10.0 metres;
(6) Maximum Building Height	a) 18.0 metres;
(7) Maximum Lot Coverage	a) 35 %
(8) Minimum Landscaped Open Space	a) 3 metres along the Front and Side Lot Lines except at an approved access/driveway location
(9) Bicycle Parking	a) A minimum of 50 bicycle parking spaces are required and may be shared with and located on lands zoned OC-2031
(10) Vehicle Parking	b) A minimum of 440 vehicle parking spaces are required and may be shared with and located on lands zoned OC-2031
(11) The total Gross Floor Area for all industrial uses listed in 3785.1 (b) shall not exceed 50% of the total Gross Floor Area of any individual building within the OC-3785 zone;	



# Brampton

## Zoning By-Law Office Consolidation

(12)	For the purpose of this by-law lands zoned OC-3785 and OC-2031 shall be treated as one lot for the purposes of bicycle and vehicle parking;
(13)	Drive-through facilities shall not be permitted;
(14)	The openings for waste disposal and loading facilities of any buildings shall face away from an adjacent public street or be screened from view;
(15)	No outdoor storage, or outdoor display or outdoor sales of goods and materials shall be permitted accessory to or in association with any of the permitted uses;
(16)	All garbage and refuse storage, including any containers for the storage of recyclable materials shall be contained within a climate-controlled garbage area inside a building;