

CITY OF BRAMPTON  
COMPREHENSIVE ZONING BY-LAW REVIEW

Technical Paper #4  
Employment Areas

DRAFT | MAY 2018



# Table of Contents

<b>1</b>	<b>Introduction .....</b>	<b>1</b>
1.1	Background .....	1
1.2	Purpose of this Technical Paper .....	1
1.3	Overview of this Technical Paper.....	1
<b>2</b>	<b>Context.....</b>	<b>3</b>
2.1	City of Brampton Official Plan .....	3
2.1.1	Employment Areas .....	3
2.1.2	Business Corridor.....	3
2.1.3	Industrial.....	4
2.1.4	Office .....	5
2.2	City of Brampton Zoning By-law 270-2004 .....	6
2.3	City of Brampton Office Strategy.....	7
<b>3</b>	<b>Analysis.....</b>	<b>9</b>
3.1	Assumptions/Methodology .....	9
3.2	Zone Conformity.....	9
3.2.1	Business Corridor.....	9
3.2.2	Industrial.....	10
3.2.3	Office .....	11
3.3	Permitted Use Conformity Analysis.....	11
3.3.1	Business Corridor Designation.....	11
3.3.2	Industrial Designation.....	12
3.3.3	Office Designation .....	12
3.4	Review of Permitted Uses.....	13
3.5	Review of Zone Standards.....	14
3.5.1	Town of Oakville Zoning By-law 2014-014 .....	14
3.5.2	City of Mississauga Zoning By-law 0225-2207 .....	15
3.5.3	Town of Newmarket Zoning by-law 2010-40 .....	16
3.5.4	Analysis .....	17
3.6	Review of Minimum Separation Distances for Waste-Related Uses .....	17
3.6.1	City of Brampton Context .....	17
3.6.2	Comparison Municipalities .....	19
3.6.3	Analysis .....	19
<b>4</b>	<b>Conclusions and Recommendations .....</b>	<b>21</b>
4.1	Official Plan Conformity.....	21

4.2 Review of Permitted Uses and Zone Standards ..... 22

## List of Tables

Table 1 – Existing Zoning in the Business Corridor Areas ..... 9  
Table 2 – Existing Zoning in Industrial Areas..... 10  
Table 3 – Existing Zoning in Office Areas ..... 11  
Table 4 – Comparison of Brampton M1 Zone to Oakville E2 Zone ..... 14  
Table 5 – Comparison of Brampton M3 Zone to Mississauga E3 Zone ..... 15  
Table 6 – Comparison of Brampton OC Zone to Newmarket CO-1 Zone ..... 16  
Table 7: Zoning By-law 270-2004 Minimum Separation Distances ..... 18

## Appendices

Appendix A: City of Brampton Official Plan Schedule A

Appendix B: Illustration of Zoning in the Employment Areas

Appendix C: Analysis of Permitted Use Conformity

# 1 Introduction

There is a critical need to ensure that an appropriate supply of employment land remains available, to accommodate future job growth in a flexible manner. This is a key Provincial, Regional and local planning interest. The Brampton Official Plan (2006) Employment Area designation functions as part of the comprehensive municipal land use policy framework, and its implementation is intended to achieve this objective.

Accordingly, the purpose of the Employment Areas designation and policies is to provide direction to the land use decision-making process and to protect lands designated for employment related uses. Achieving conformity between the Brampton Official Plan (2006) land use designations and the new zoning by-law is a core activity of the Comprehensive Zoning By-law Review and the focus of this Technical Paper. Where lands intended for employment are zoned for other uses, there is a risk that development will occur in a manner that compromises the intent of the employment lands designation and reduces the supply of available employment land in the City.

## 1.1 Background

The Brampton Zoning Issues and Analysis Report (Draft October 2017) outlined potential inconsistencies with regards to conformity between the Official Plan and Zoning By-law 270-2004. Specifically, it was noted that the following tasks were required to address these concerns:

- An analysis of land use conformity within the employment lands designation; and
- A detailed review of permitted uses in the applicable zones is required to ensure conformity.

Further to the above, a previous consolidation of the current Zoning By-law (2004) was passed prior to the adoption of a new Official Plan in 2006. Some of the land use permissions and

provisions currently being implemented through Zoning By-law 270-2004 therefore may not conform to or be consistent with the current Official Plan (2006). As Zoning By-laws are the primary regulatory tool in implementing the land use vision of the Official Plan, conformity and consistency must be achieved between the Official Plan and the Zoning By-law, as required under the *Planning Act*.

## 1.2 Purpose of this Technical Paper

The purpose of this Technical Paper is to:

- Review municipal policy regarding permitted uses and other development policies within employment lands;
- Review permitted use conformity between the Official Plan and Zoning By-law 270-2004, to identify uses that are not being addressed by the zoning By-law but are permitted by the Official Plan;
- To identify any uses that are permitted by zoning but not permitted by the Official Plan, and to compare Official Plan expectations regarding built form compared with the applicable zones;
- Identify alternative approaches based on a review of other municipal zoning by-laws; and
- Draw conclusions and identify recommendations to address any issues identified through this analysis in developing and implementing the new Zoning By-law.

## 1.3 Overview of this Technical Paper

This Paper is outlined as follows:

- Section 2 outlines the policies regarding employment areas in the City, and identifies the employment-related zones in the current Zoning By-law.

- Section 3 analyzes employment designations and identifies how these lands are zoned, and how the zoning relates to the policies for these employment areas. Section 3 also includes a discussion of other municipal zoning by-laws to identify whether the Brampton Zoning By-law's treatment of employment uses (permitted uses and built form) is contemporary.
- Section 4 identifies conclusions, options and recommendations to address the issues identified.

## 2 Context

This section identifies policy established through the Official Plan (2006) for the Employment Land designations, as well a review of associated zones through Zoning By-law 270-2004.

### 2.1 City of Brampton Official Plan

The City of Brampton Official Plan establishes a comprehensive City-wide land use framework (Appendix A). The City has designated various Employment Areas which are subject to policies that guide future land use and development in these areas.

#### 2.1.1 Employment Areas

The Employment designation is addressed in Section 4 of the Official Plan. Schedule A of the Official Plan identifies the Employment Areas of the City, which consist of the following designations:

1. Business Corridor
2. Industrial
3. Office

Schedule A is included as Appendix A of this Paper for reference. The general intent and purpose of the Employment land use designation is described as an important economic resource for the City, and further detailed as follows:

*'Industrial, and related employment uses represent the primary activities within Brampton's economy and that are anticipated to continue during the period of this Official Plan. The objectives and policies contained in this section provide direction for the protection of the City's designated industrial land supply to facilitate the development of the non-retail service sector in accordance with the Business Corridor and Industrial designations and other relevant policies of this Plan' (p.4.4-1).*

The Official Plan also contains policy to guide the long-term development of the Employment Lands. This land use structure designation is intended to retain, enhance, and protect the supply of employment areas for employment opportunities, increase the non-residential assessment base, and designate high quality employment areas close to major transportation and transit facilities to support complete communities and the compatibility of land uses. This land use pattern is intended to ensure that industries and sensitive land uses are appropriately designed and separated. Specific policies for each Employment area land use designation area established through Sections 4.4.1, 4.4.2, and 4.4.3 of the Official Plan and are further reviewed in the following sections.

#### 2.1.2 Business Corridor

The Business Corridor (Section 4.4.1 of the Official Plan) land use designation generally applies to certain sections of major roads that have been linearly developed for commercial and employment land uses. The Business Corridor designation permits a range of employment, limited commercial, institutional and other uses, including the following:

- Office uses (up to 0.5 FSI, amongst other criteria)
- Major office (subject to locational criteria and designation in the Secondary Plan)
- Retail uses (generally up to 1,000 square metres)
- Restaurant uses (restricted number, such as one per industrial mall)
- Hotels (in proximity of a 400 Series Highway intersection) and motels (subject to sub-designations per the Secondary Plans)
- Entertainment uses (subject to the secondary plan and Section 4.3.2.4 of the Official Plan)
- Places of worship (subject to criteria, including different criteria for places of

worship less than and greater than 5,000 square metres)

Notwithstanding the permissions above, the Official Plan recognizes non-employment uses that legally existed as of the date of approval of the Plan as being permitted. Retail uses in excess of 1,000 square metres would only be permitted in accordance with a municipal comprehensive Official Plan review. Further, there are policies to guide proposals to expand existing GFA of non-employment uses by more than 15%.

Additional policies are also provided to accommodate ancillary uses that do not compromise the intent of the employment lands. For example, specifically prohibited uses within the Business Corridor designation include:

- Auto-body paint and repair
- Automobile repair
- Commercial self-storage warehouses
- Retail and industrial uses that involve outdoor storage and outdoor display of merchandise

Supportive housing is a permitted residential use in the Business Corridor designation, but is subject to specific conditions as detailed in the Official Plan.

### 2.1.3 Industrial

The Industrial designation (Section 4.4.2 of the Official Plan) permits light to heavy industrial uses such as manufacturing, processing, repair and service, warehousing and distribution. Corporate head offices and high performance industrial uses such as research and development facilities are also permitted within the Industrial designation. Non-industrial uses are strictly controlled, and will principally include ancillary uses that do not negatively impact the viability of employment lands or employment operations. It is intended that the Secondary Plans will provide sub-designations within the Industrial areas. Permitted uses within the Industrial designation include the following:

- Manufacturing
- Processing
- Repair and service
- Warehousing and distribution
- Limited office uses (criteria apply)
- Restaurant (up to one per industrial mall and GFA restrictions)
- Places of worship (generally up to 3,000 square metres and other criteria apply)
- Limited retail (serving businesses in industrial malls and other criteria), open space, public and institutional uses

It is intended that the industrial and other uses will generally be as outlined in the Secondary Plan, to achieve the various criteria attached to the uses noted above.

The Official Plan requires the City to adopt Secondary Plans for both existing and undeveloped areas designated Industrial to guide development and encourage integration of new economic activity. Accordingly, Secondary Plans may establish more detailed business, commercial, or industrial designations and encourage the development of industrial areas of sufficient size to realize long-term economies of scale in the provision of transportation facilities, public transit, physical services and utilities. Specifically, sub-designations that permit prestige industrial and/or commercial uses will generally indicate areas that align with the following policies under Section 4.4.2.11 of the Official Plan:

- That accommodate significant office, retail and service uses;
- That generally accommodate prestige industrial uses;
- That will be subject to site and building design standards intended to maintain attractive high quality appearances;
- Where outdoor storage will not be permitted unless it is a limited display

area for visually pleasing finished products;

- Where relatively direct access or a high degree of visibility is an integral requirement of most of the dominant uses; and
- Where natural features and/or buffers can be provided to screen the designation from other areas containing uses such as heavy industry, transportation terminals, recycling plants, and industry with outside storage.

With regards to the location of industrial lands, the Official Plan states that appropriate land use opportunities of sufficient size will be provided to ensure adequate supply, range and choice, including location and servicing requirements. Consideration will also be given to locating the development of industrial lands that are accessible to existing and proposed transportation facilities, public transit, and major goods movement facilities, including rail, airport, and roads. Section 4.4.2.20 provides policies regarding the design of industrial developments.

#### 2.1.4 Office

The Office land use designation and associated policies are established in Section 4.4.3 of the Official Plan. The intent of the Office designation is to provide a range of employment opportunities that provide alternative functions from small professional offices to large scale headquarters. The Official Plan notes that some Office areas may have lower order commercial or employment uses. These areas are identified as having potential to transition into higher concentrations of office use and should be protected for this purpose where appropriate.

Permitted uses within the Office designation are intended to be outlined in the Secondary Plans, and include the following:

- Major office
- Business, professional or administrative offices

- Hotels
- Motels
- Convention centres
- Accessory and personal service retailing
- Food and beverage establishments
- Compatible recreation
- Public and institutional
- Convenience retail
- Business support activities
- Limited multiple residential uses may be permitted subject to compatibility with adjacent land uses

Policy 4.4.3.5 of the Official Plan permits the development of limited residential uses in combination with commercial uses, or live-work opportunities, within the Office designations to the extent designated in the Secondary Plans. Site planning and building design will focus on street related retail and other grade level uses to create strong pedestrian activity zones and active city streetscapes. Further specific design standards for office designated lands are established through Policy 4.4.3.9 of the Official Plan, and include design principles such as appropriate massing and transition, accessibility, safety, aesthetics, landscaping, parking, and the protection of natural heritage features and functions.

The Office areas are further classified into four areas that are subject to the policies of Sections 4.4.4 – 4.4.7:

- The Mississauga Road Corridor (Bram West) (Section 4.4.4) is planned to be developed as a major office area and is intended for more prestige uses, hotels, and limited accessory commercial services.
- The Bramalea South Gateway (Section 4.4.5) is intended as a concentration of office uses, but currently consists of a wider range of employment uses.

- South Fletcher's Courthouse Area (Section 4.4.6) is intended as a mixed use office centre and certain uses are prohibited, such as service stations, residential uses and motor vehicle services.
- The Bram East Office Centre Secondary Plan (Section 4.4.7) is planned to be an area for office employment uses. The Secondary Plan will permit higher order office and service uses, and additional employment uses compatible with the surrounding residential neighbourhood. The City will be initiating a study to further inform the specific Secondary Plan policies that will guide future development of the area.

## 2.2 City of Brampton Zoning By-law 270-2004

The City of Brampton Zoning By-law 270-2004 establishes eight industrial land uses throughout the City that contemplate a range of industrial, non-industrial, and accessory employment uses. There are eight industrial zones as follows:

1. Industrial One – M1
2. Industrial One A – M1A
3. Industrial Two – M2
4. Industrial Three – M3
5. Industrial Three A – M3A
6. Industrial Four – M4
7. Industrial Four A – M4A
8. Industrial Business – MBU

Section 30.0 of the Zoning By-law contains the general provisions for industrial zones, identifying requirements for accessory buildings, loading spaces, parking spaces, and fences in these zones. General provisions for commercial uses, restaurant uses, waste transfer and processing stations, outdoor storage, automobile impound facilities, and places of worship are also established. The eight industrial zones are described as follows:

1. **Industrial One – M1 Zone:** The M1 Zone permits a mix of industrial uses such as manufacturing, cleaning, packaging, processing, repairing, and assembly of

goods, foods, and materials. A motor vehicle repair shop is permitted, but this does not include a motor vehicle body shop as a principal or accessory use. A printing establishment, warehouse, and parking lot are also permitted. Non-industrial uses include radio or television broadcasting and transmission, furniture and appliance store, recreational facility, or a community club, animal hospital, and place of worship. Permitted accessory uses include associated educational, office, or a retail outlet operated in connection with a particular permitted use, but with conditions. Outside storage is not permitted.

2. **Industrial One A – M1A Zone:** The M1A Zone permits similar uses to the M1 zone, except that motor vehicle repair uses are not permitted. The zone is also differentiated by the lot and building standards (e.g., smaller minimum front yard).
3. **Industrial Two – M2 Zone:** The M2 Zone permits industrial, non-industrial, and accessory uses. Industrial uses include, but are not limited to, manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods, or materials, as well as a printing establishment and warehouse. A motor vehicle repair shop and motor vehicle body shop are also permitted uses. Non-obnoxious industrial uses, freight classification yard, non-hazardous solid waste uses, hazardous solid waste uses, and thermal degradation are permitted. Non-industrial permitted uses are similar to those in the M1 and M1A zone, but also include a building supplies sales establishment. Accessory uses include associated educational use, associated office, retail outlet, and thermal degradation from waste. Outside storage is permitted subject to provisions.
4. **Industrial Three – M3 Zone:** The M3 Zone permits a range of industrial, non-industrial, and accessory uses. This includes, but is not limited to, the manufacturing, cleaning, packaging, processing, and repairing of

goods and materials, industrial uses involving the storage of goods and materials in the open, and a printing establishment. A motor vehicle repair shop and a motor vehicle body shop are not permitted as a principal or accessory use. Additional permitted industrial uses include a warehouse, and non-hazardous solid waste, hazardous waste processing, and thermal degradation. Non-industrial uses include radio or television broadcasting transmission, recreational facility or structure, community club, animal hospital, and place of worship. Accessory uses include educational, associated offices, retail outlets with conditions, and thermal degradation with conditions. Outside storage is permitted subject to provisions.

5. **Industrial Three A – M3A:** The M3A Zone permits similar uses to the M3 zone, but is differentiated by a different set of lot and building standards.
6. **Industrial Four – M4:** The M4 Zone permits industrial, non-industrial, and accessory uses. Industrial uses include the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods foods or materials within an enclosed building. A printing establishment and warehouse are also permitted, but a motor vehicle repair shop, or motor vehicle body shop are not permitted as a principal or accessory use. Non-industrial permitted uses include a radio television broadcasting and transmission establishment, recreational facility or structure, community club, animal hospital, and place of worship, with conditions. Educational uses, associated offices, and retail outlets with conditions, are permitted accessory uses. Outside storage is not permitted.
7. **Industrial Four A – M4A:** The M4A Zone permits similar uses to the M4 zone, but establishes a different set of lot and building standards.

8. **Industrial Business – MBU:** The MBU Zone permits a range of service, retail, hospitality, and recreation uses that include the following:
  - Office (subject to a maximum FSI of 0.5)
  - Bank, trust company, or financial institution
  - Retail establishment
  - Personal service shop
  - Dry cleaning and laundry establishment
  - Dining room restaurant, convenience restaurant, take-out restaurant
  - Convenience store
  - Community club
  - Recreational facility or structure
  - Hotel or motel
  - Banquet hall
  - Animal hospital
  - Place of worship (with conditions)

It is considered good principle to review, and where appropriate update, the naming convention used to identify specific zones through a zoning by-law review. This contributes to ensuring consistency between an official plan and zoning by-law, and provides clarity on the intent of the zone itself. The uses permitted in the MBU Zone are mostly limited to a range of other zones that are relevant to the Employment designation, since the Official Plan contemplates a range of ancillary and limited commercial uses, office uses and mixed uses as summarized in the previous subsection. Through the Zoning By-law Review, there may be an opportunity to further evaluate the naming convention used to identify the MBU Zone, and how it implements those uses identified in the Official Plan as ancillary to the Employment designation.

### 2.3 City of Brampton Office Strategy

The City of Brampton undertook an Office Strategy in 2016, providing strategic policy direction to support development of office uses in the City. The Strategy focuses on major office uses (over 2,000 square metres), where the City

competes with other municipalities in the Region. The Report notes that smaller office uses principally cater to more local populations. A summary of various market trends in the Office sector, including broader locational trends and information regarding office space development in Brampton is also provided.

The Report also includes a review of existing zoning. Generally, it is noted that the zoning currently reflects more suburban office formats, but there will be a trend towards taller, more intense forms of development in areas with higher order transit. The report concludes that the zoning is in conformity with the Secondary Plans, and it expects that zoning will shift towards permitting taller buildings at higher densities in the Fletcher's Creek South Area. Additionally, the zoning should be reconsidered in the Bramalea Road South Gateway Area if the area is to become a major office destination. It is suggested that pre-zoning could be considered to improve shovel-ready access to office lands. Further, it is noted that an update to the Bram East Secondary Plan is required and zoning should be subsequently updated. City staff have noted this will be initiated by the City in the future.

### 3 Analysis

The purpose of this section is to analyze the relationship between current zoning and the Official Plan’s policies for the employment areas of the City, to inform any conformity issues. This includes an analysis of GIS data to compare zoning categories with the Official Plan; a comparison of uses permitted in zoning with uses permitted by the Official Plan; and a review of other municipal zoning by-laws.

#### 3.1 Assumptions/Methodology

The analyses contained within Section 3 is based on Geographic Information Systems (GIS) data provided by the City. For clarity, it is understood that all lands in the City of Brampton are zoned (except for the Development Permit System Area), since the zone boundaries follow the road centerlines, in accordance with Section 4.2 of the By-law. However, in the data, some parcels (identified by unique PIN numbers in the data) are associated with “blank” and “null” values in the zone field. This typically refers to parcels (PINs) that are roads, and thus zoning information is not identified. For the purposes of ensuring clarity, any lands subject to the above are denoted throughout this section as “Irregularity.”

#### 3.2 Zone Conformity

This subsection reviews general land use conformity between Zoning By-law 270-2004 and the Official Plan Employment designations. The objective of this analysis is to identify which zones are located within the Business Corridor, Industrial, and Office designations. The intent is to determine to what extent the Zoning By-law 270-2004 is implementing the land use designations and associated permitted uses and policies of the Official Plan. The analysis is structured per the three employment land use designations: Business Corridor, Industrial, and Office. Within each subsection, the zones are identified as well as the corresponding land area in hectares.

**Appendix B** illustrates the current zoning (shown in solid colours) and the Business Corridor, Industrial and Office designations (shown in hatching overlay). The following is noted:

- For the most part, industrial zoning in the City is contained within the Employment designations. There is one major exception, which is the industrial zoning around Queen Street West, east of Downtown Brampton. This inconsistency is subject to a separate City study which is being initiated. The other notable exception is an industrial site south of Bovaird Dr. W., west of Mississauga Road.
- There are instances of Residential zoned properties in some of the Employment designations (detailed in the following subsections). As discussed later, the concept of mixed uses is permitted in some circumstances, but this zoning relates to established single detached dwellings. The notable examples include residential zoning west of Humberwest Pkwy., north of Queen St. E.; and residential (hamlet) zoning south of Mayfield Road, along Airport Road; and there is recently developed residential uses with residential zoning just north of Steeles Ave. W., along Mississauga Rd.

##### 3.2.1 Business Corridor

Table 1 identifies the area of land in each zone that is located within the Business Corridor Official Plan designation. A total of about 847 ha of land within the City of Brampton is designated Business Corridor.

**Table 1 – Existing Zoning in the Business Corridor Areas**

Zone	Area (ha)
Industrial Two - M2	170.36
Service Commercial - SC	112.49
Industrial One - M1	109.39
Industrial Four - M4	76.34
Agricultural - A	37.45

Zone	Area (ha)
Highway Commercial One - HC1	29.71
Commercial Three - C3	28.86
Industrial One A - M1A	14.89
Commercial Two - C2	13.99
Residential Hamlet One - RHm1	12.38
Industrial Four A - M4A	8.80
Commercial Agriculture - CA	8.40
Office Commercial - OC	8.27
Industrial Business- MBU	7.44
Industrial Three A - M3A	7.26
Highway Commercial Two - HC2	6.01
Residential Rural Estate Holding - REH	5.66
Floodplain - F	4.99
Institutional One - I1	4.68
Recreational Commercial - RC	4.35
Residential Rural Estate Two - RE2	3.55
Residential Single Detached E - R1E	2.76
Institutional Two - I2	2.61
Residential Townhouse E - R3E	2.55
Industrial Three - M3	2.21
Residential Single Detached F - R1F	1.98
Open Space - OS	1.36
Commercial One - C1	1.33
Residential Semi-detached D - R2D	1.01
Residential Townhouse A - R3A	0.91
Residential Semi-detached E - R2E	0.47
<b>TOTAL</b>	<b>692.5</b>
<i>Irregularity</i>	<i>154.4</i>

There is a wide variety of zones applied within the Business Corridor Area, which generally reflects the broad permitted use policies of the Official Plan. The majority of lands are zoned Industrial, which is expected in this designation. However, it is the intent of the Business Corridor designation to limit employment uses to more office type uses, whereas the industrial zoning would permit a wide range of manufacturing and processing uses. A significant amount of land is zoned commercial, which may be appropriate, depending on the permissions of the Secondary Plans. In some cases, the very small land areas (less than a hectare) likely just reflect slivers of land that were captured in the analysis. For example, 0.47 hectares of land is zoned R2E,

but there likely is not a complete parcel of land zoned R2E in the designation.

### 3.2.2 Industrial

Table 2 shows the area of land in each zone that is identified within the Industrial designation. A total of about 3,780 ha of land is designated Industrial.

**Table 2 – Existing Zoning in Industrial Areas**

Zone	Area (ha)
Agricultural - A	916.98
Industrial Two - M2	597.34
Industrial One - M1	493.78
Industrial Four - M4	474.16
Industrial Three A - M3A	379.45
Industrial Three- M3	193.97
Industrial One A - M1A	134.51
Industrial Four A - M4A	78.37
Service Commercial - SC	46.25
Floodplain - F	36.6
Institutional One - I1	18.40
Office Commercial - OC	14.28
Residential Rural Estate Two - RE2	13.18
Institutional Two - I2	12.32
Commercial Three - C3	8.64
Highway Commercial One - HC1	8.31
Open Space - OS	7.50
Industrial Business - MBU	6.99
Highway Commercial Two - HC2	6.84
Commercial Two - C2	4.14
Residential Semi-Detached Two(A) - R2A	0.16
Residential Single Detached B(1) - R1B(1)	0.08
Commercial One - C1	0.07
<b>TOTAL</b>	<b>3,452.3</b>
<i>Irregularities</i>	<i>327.9</i>

Similarly, there are a wide range of zones currently applicable to areas designated Industrial. About one third of land in this designation is zoned Agricultural, which relates to greenfield areas not yet developed. Otherwise, the majority of land is zoned Industrial, which is generally in line with the intent of the Official Plan. However, there are some areas zoned Commercial, which is restricted within the Industrial designation.

Further confirmation with the Secondary Plan is required to identify the appropriateness of existing commercial zone categories. As noted, some of the very small areas are likely slivers of land captured in the analysis.

### 3.2.3 Office

Table 3 identifies the area of land in each zone that is located within the Office designation. A total of about 203 ha of land is designated Office.

**Table 3 – Existing Zoning in Office Areas**

Zone	Area (ha)
Office Commercial - OC	50.20
Recreational Commercial - RC	21.49
Service Commercial - SC	18.55
Institutional Two - I2	12.99
Agricultural - A	12.90
Industrial Two - M2	12.64
Floodplain - F	9.99
Industrial One - M1	7.94
Open Space – OS	3.36
Commercial One - C1	3.13
Highway Commercial Two - HC2	2.47
Residential Apartment A - R4A	2.42
Residential Townhouse E - R3E	1.98
Industrial One A - M1A	1.97
Residential Rural Estate Two - RE2	1.45
Highway Commercial One - HC1	1.27
Industrial Four A - M4A	0.63
Industrial Three A - M3A	0.53
Residential Townhouse D - R3D	0.39
Industrial Four - M4	0.22
Residential Single Detached C - R1C	0.02
Commercial Three - C3	0.01
<b>TOTAL</b>	<b>166.6</b>
<i>Irregularity</i>	36.9

There is a similarly wide range of zoning in the Office designation, and the Office Commercial (OC) zone is the most common zone applied. Since the principal intent of the Official Plan is to permit office uses, some of the other permissions granted by industrial, institutional, residential, and commercial zoning would need to be confirmed with the Secondary Plan designation. As before, the very small amounts

of zoned lands are likely slivers of land captured in the analysis.

## 3.3 Permitted Use Conformity Analysis

The Official Plan establishes a range of permitted uses for each of the three Official Plan Employment designations. This analysis reviews the uses permitted through Zoning By-law 270-2004 with those in the Official Plan. The intent is to identify any potential conformity issues, and provide preliminary direction on how the permitted uses within the Zoning By-law may need to be further evaluated. A review of permitted uses within the Official Plan and Zoning By-law 270-2004 is provided in Appendix C. Appendix C identifies uses that may not be in conformity with the Official Plan, as summarized below.

### 3.3.1 Business Corridor Designation

Appendix C compares the uses permitted by the Official Plan in the Business Corridor designation with the uses currently being permitted in zoning. The following is noted:

- The Official Plan intends for a very broad range of permitted uses in the Business Corridor designation, subject to the Secondary Plans, which are intended to identify sub-designations to implement the policies of the Official Plan. Accordingly, these lands are zoned with a wide range of different zones. Ensuring conformity in this designation is largely an exercise of confirming the Secondary Plans, which will be addressed as a separate technical paper.
- The broad range of industrial zoning permits uses that are not intended by the Official Plan, such as manufacturing and processing uses. However, these specific uses could be permitted subject to the designations of the Secondary Plan. Where these uses are not contemplated, their further development

may need to be restricted to ensure Official Plan conformity.

- There is an intent by the Official Plan to limit major offices within the Business Corridor designation. Some of the Industrial zones limit office uses to accessory, while other implementing zones (e.g., the Office Commercial – OC zone) do not provide a mechanism for limiting the size of the office use.
- Some of the industrial zones permit commercial uses (furniture/appliance store, building supplies outlet). However, the industrial zones also limit ancillary retail uses.
- Some uses are subject to certain criteria, such as hotels being located within proximity of a 400-series intersection. The zoning provides no particular mechanism to implement these types of policies, so they may be addressed through site-specific provisions. However, some of the implementing zones permit hotels as of right.
- The commercial zones permit a broad range of uses. The intent of the Official Plan is to limit commercial uses to those that are ancillary and maintain the overall employment function of business corridors. Generally, new retail in excess of 1,000 m<sup>2</sup> is not intended to be permitted. The zoning by-law, except through any relevant site-specific provisions as may be passed through a zoning amendment, does not include specific mechanisms for managing these limitations on non-employment uses where there are existing commercial zones. The industrial zone provisions, however, include some restrictions on ancillary commercial uses in the general provisions for industrial zones (Section 30.7). However, this would not be applicable to lands with a commercial zone.

### 3.3.2 Industrial Designation

Appendix C outlines the comparison of current land use permissions in the Industrial designation compared with existing permitted uses in the related zone categories. The following is noted:

- The majority of lands in the Industrial designation are suitably zoned by industrial zone categories, which appear to relate well to the permitted uses in the Industrial designation.
- Some lands are zoned commercial, which permit a broad range of commercial uses. Generally, there is an intent by the Official Plan to limit commercial uses within the Industrial designation. Depending on the detailed permissions of the secondary plans, the commercial zoning permissions may not be in line with the intent of the Industrial designation. Further, some of the industrial zones permit certain commercial uses in an unrestricted way, such as furniture/appliance stores.
- There are some zones which are not aligned with the Official Plan's intent, such as the Office Commercial and various commercial zones. This may be appropriate depending on the Secondary Plan designations.

### 3.3.3 Office Designation

Appendix C provides an evaluation of permitted uses between the Zoning By-law and the Official Plan's Office designation. This review focuses on how the applicable industrial and commercial zones, as identified in Section 3.2, compare with the uses permitted within the Office designation of the Official Plan. This analysis excludes a review of how certain zones conform to the designation, such as the Agriculture zone, which is likely applicable to lands not yet developed but designated for future Office development. Further, the residential zones are excluded. The Office designation does permit residential uses

in some circumstances, subject to the Official Plan and Secondary Plan policies.

Based on the review, the following is noted:

- The majority of land in the Office designation is zoned Office Commercial (OC) which is in line with the intent of the designation.
- A number of heavier industrial uses are permitted as-of-right by Industrial zones in the Office designation, ranging from manufacturing, motor vehicle repair/body shops, freight yards, warehouses, building supplies, waste processing, and other uses. The broad intent of the Office designation is to focus on office and similar pedestrian-friendly uses which can be suitably compatible with adjacent areas. Where the Secondary Plans do not provide for these uses, the permission of heavier industrial uses in the Office designation would represent a conformity issue that needs to be addressed.
- A wide range of commercial uses are permitted by the current commercial zones, which comprise a substantial portion of lands designated Office. There is an intent by the Official Plan to limit commercial uses to those that complement the Office designation, such as hotels/motels, convention centres, restaurants, and similar uses.

This analysis is also subject to the specific content of the Secondary Plans. Although conformity issues are noted above, there may be permissions identified in the Secondary Plans.

### 3.4 Review of Permitted Uses

WSP has reviewed the permitted uses in the eight employment zones, and based on a review of other Zoning By-laws, the following is noted:

- **Inclusivity:** It is important for Employment Zones to be inclusive of a wide range of appropriate permitted uses, in the interest of being open to

new business and employment growth and minimizing the need for zoning approvals. However, these permissions must be in line with the Official Plan and Secondary Plan. An in-depth review of other Zoning By-laws may be conducted to inform this review. The Zoning By-law takes a generalized approach to defining permitted uses in some cases (e.g., manufacturing and office), which is desirable.

- **Contemporary uses:** The generalized approach to defining permitted uses (such as simply “office”) in Brampton assists in ensuring that the names of uses will continue to be relevant over time.
- **Definitions of permitted uses:** It is beneficial to provide precision around the meaning of permitted uses and ensure that permitted development will be aligned with the intent of the Official Plan. An example is the “printing establishment” use, which is not defined, but is permitted broadly amongst the industrial zones. This could be interpreted as a print shop use (to support nearby businesses with a service) or it could be interpreted as a more large-scale printing use which is more similar to a manufacturing use. A definition of this use would benefit interpretation. This is important in the employment zones, since the policy framework has a very clear intent of limiting non-employment uses.
- **Permission of Open Storage:** Outdoor storage is generally limited to certain areas in Brampton subject to the Secondary Plans. Brampton’s Zoning By-law provides a clear approach to identifying where outdoor/open storage is permitted. The permissions are noted within each zone.
- **Zoning Nomenclature and Classification:** Some of the industrial zone categories in Brampton are not clearly aligned with the land use

designations of the Official Plan. There are several zones that have many similar permitted uses. There may be some opportunity for zone consolidation. It is also a desirable practice, in the interest of creating an easier-to-use Zoning By-law, to provide an intuitive name to describe the intent of the zone, rather than the numbering approach, such as “Industrial One”. Most other Zoning By-laws specifically name the zone, such as “Industrial – Business Park”.

### 3.5 Review of Zone Standards

This section compares the lot and building requirements for the employment zone standards under Zoning By-law 270-2004 with other Zoning By-laws. The intent of this analysis is to provide a general evaluation of how the lot and building requirements compare with some other more recent Zoning By-laws. This analysis considers examples that are comparable to evaluate the standards of the Brampton Industrial One (M1) zone, a general industrial zone; the Brampton Industrial Three (M3) zone, which is a heavy industrial zone; and the Office Commercial (OC) zone which is restricted to office uses and makes up the majority of zoning in the Office designation.

#### 3.5.1 Town of Oakville Zoning By-law 2014-014

The Town of Oakville Zoning By-law 2014-014 establishes standards for a wide range of industrial Zones. The Business Employment (E2) zone represents a general industrial zone which is somewhat comparable to the Brampton Industrial One (M1) zone, as they both permit manufacturing and warehousing. However, it is noted that the E2 zone in Oakville permits office uses more widely. Table 4 compares the standards between these zones.

**Table 4 – Comparison of Brampton M1 Zone to Oakville E2 Zone**

	<b>Brampton M1 Zone</b>	<b>Oakville E2 Zone</b>
<b>Min. Lot Width</b>	30.0m	30.0m
<b>Min. Front Yard Depth</b>	9.0m	3.0m
<b>Min. Interior Side Yard Width</b>	4.0m	3.0m
	0m where abutting a rail line	15.0m, abutting a lot in any Residential, Institutional, or Community Use Zone
<b>Min. Exterior Side Yard Width</b>	9.0m abutting a Residential or Institutional zone	7.5m, abutting any railway corridor
	6.0m	3.0m
<b>Min. Rear Yard Depth</b>	12.0m abutting a 0.3m reserve	
	7.0m	3.0m
<b>Max. Building Height</b>	0.0m abutting a rail line	15.0m, abutting a lot in any Residential, Institutional, or Community Use zone
	12.0m abutting a Residential or Institutional zone	7.5m, abutting any railway corridor
<b>Max. Building Height</b>	No restriction but maximum 2 storeys on a lot abutting a residential zone	5.0 m (within 23.0 m of sensitive zones) to up to 30.0m abutting a highway corridor
	Min. 3m strip along	10%

	<b>Brampton M1 Zone</b>	<b>Oakville E2 Zone</b>
<b>Min. Landscaped Open Space</b>	abutting any street or Institutional zone	
	Min. 6m strip abutting a Residential zone	
<b>Outside Storage</b>	Not permitted	Permitted
<b>Min. Lot Area</b>		0.2 hectares
<b>Max. Lot Coverage</b>		-
<b>Max. Floor Space Index for an Office</b>		-

Further to the zoning standards established through the City of Brampton Zoning By-law 270-2004, the Town of Oakville Zoning By-law contains additional standards, including the following:

- Maximum standards – some Employment zones have maximum front yards and flank age yards;
- Additional standards for front and side yards for corner lots on arterial or collector roads;
- Maximum heights for buildings on highway corridors;
- Height restrictions within a designated setback from Residential, Institutional, or Community Use zone;
- Provisions for gatehouse; and
- Provisions for main wall proportions to direct that a portion of the building in the E1 (Office) zone be directed to the front lot line.

### 3.5.2 City of Mississauga Zoning By-law 0225-2207

The City of Mississauga Zoning By-law 0225-2007 establishes standards for various

Employment zone categories. This analysis evaluates the City of Brampton Industrial Three (M3) zone with the City of Mississauga Industrial (E3) zone (Table 5), which both represent heavier industrial zones in each City. However, the E3 Zone in Mississauga is more permissive of office uses, subject to some limitations.

**Table 5 – Comparison of Brampton M3 Zone to Mississauga E3 Zone**

	<b>Brampton M3 Zone</b>	<b>Mississauga E3 Zone</b>
<b>Min. Lot Width</b>	30.0m	30.0m
<b>Min. Front Yard Depth</b>	9.0m	7.5m
		30.0m opposite a residential zone
<b>Min. Interior Side Yard Width</b>	4.0m	The greater of 10% of the frontage of lot, or 4.5m up to 7.5 m
	9.0m abutting Residential or Institutional Zone	15.0m when abutting a Residential Zone
<b>Min. Exterior Side Yard Width</b>	6.0m	7.5m
	15.0m abutting 0.3m reserve	15.0m, where opposite a Residential Zone
<b>Min. Rear Yard Depth</b>	7.0m	7.5m
	15.0m abutting 0.3 reserve, Residential, or Institutional zone	15.0m, abutting a Residential Zone
<b>Max. Building Height</b>	No restriction	No requirement is noted
	2.0m abutting residential zone	

	<b>Brampton M3 Zone</b>	<b>Mississauga E3 Zone</b>
<b>Min. Landscaped Open Space</b>	Except at approved driveway locations, a minimum 3.0m wide strip shall be provided along any lot line abutting a street or an Institutional Zone  A minimum 6.0m wide strip shall be provided along any lot line abutting a Residential Zone	Landscaped buffers apply to various lot lines with a minimum depth of between 3.0 and 7.5 m
<b>Outside Storage</b>	Permitted subject to provisions	Permitted subject to provisions

The City of Brampton M3 Zone and City of Mississauga E3 Zone contain similar lot and building requirements, with the exception that the front-yard setback of the E3 Zone is more restrictive when abutting a residential zone.

### 3.5.3 Town of Newmarket Zoning by-law 2010-40

The Town of Newmarket Zoning By-law No. 2010-40 was reviewed to identify comparable zone standards for the City of Brampton Office Commercial (OC) Zone. In this By-law, the CO-1 Zone was reviewed, which is a zone that permits only office uses (Table 6).

**Table 6 – Comparison of Brampton OC Zone to Newmarket CO-1 Zone**

	<b>Brampton OC Zone</b>	<b>Newmarket CO-1 Zone</b>
<b>Min. Lot Width</b>	45.0m	15.0m
<b>Min. Front Yard Depth</b>	15.0m	7.5m
<b>Min. Interior Side Yard Width</b>	6.0m  9.0m where abutting Residential or Institutional Zone	1.2 m on one side and 3.6 m on the other
<b>Min. Exterior Side Yard Width</b>	5.0m	Not specified
<b>Min. Rear Yard Depth</b>	6.0m  9.0m where abutting Residential or Institutional Zone	9.0 m
<b>Max. Building Height</b>	3 storeys	11.0 m (3 storeys)
<b>Min. Landscaped Open Space</b>	60% of required front and exterior side yards	Not specified
<b>Max. Lot Coverage</b>	Not specified	50%
<b>Max Floor Space Index</b>	Not specified	1.0
<b>Outside Storage</b>	Not permitted	Not permitted

### 3.5.4 Analysis

This selected review of lot and building standards in Brampton's employment zones has yielded some notable distinctions between Brampton's standards and the approaches used by other municipalities:

- Some of the Zoning By-laws reviewed introduce more design-oriented standards, particularly within office employment zones. This includes maximum front yard requirements, minimum building frontage requirements, as well as requirements for the building entrance to face the street.
- Some of the standards within Brampton's industrial zones are somewhat more restrictive than other comparable zones, particularly minimum front yard and lot frontage requirements.
- The approach of establishing setbacks based on abutting zones (i.e., higher setbacks required where uses are adjacent to residential or institutional zones) is also commonly used in other municipalities.
- There are a variety of different approaches to managing the scale of buildings and lot coverage, including FSI requirements, minimum landscaping and maximum coverage requirements. These are often paired with landscaped buffer requirements.

## 3.6 Review of Minimum Separation Distances for Waste-Related Uses

The separation of non-compatible land uses is a fundamental function of Euclidian zoning. One purpose of separating non-compatible land uses is to prevent or minimize the encroachment of sensitive and industrial land uses on one another. A common approach to avoid encroachment is to establish minimum separation distances or setbacks. Reasons for

this may be to avoid point source or fugitive air emissions such as noise, vibration, odour, dust, light, or other ancillary effects from normal industrial operation on sensitive lands.

A consideration when requiring minimum separation distances is to ensure that the distances are appropriate. If minimum distances are too restrictive, that is the minimum required setbacks are extensive, it may result in an inefficient land use pattern by restricting development that may otherwise be deemed compatible on surrounding lands. As the previous sub-sections have confirmed, there are large areas within the City of Brampton that are predominantly zoned for industrial uses.

The 2007 Waste Processing, Transfer and Disposal Study reviewed best practices and offered recommendations regarding incineration and waste processing facilities. Initially, an Interim-Control By-law was approved on October 12, 2005 to prohibit new and expanded incinerators and waste processing, transfer and disposal facilities in employment areas. The study recommended Official Plan policies and implementing zoning provisions. As this study was completed a number of years ago, the City has requested a review and comparison of associated provisions with more contemporary zoning by-laws.

### 3.6.1 City of Brampton Context

The Official Plan (2006) establishes policy regarding the location of industrial lands and waste facilities with sensitive land uses. The following Official Plan policies apply:

- The Official Plan requires that industrial development abutting residential land uses have regard for certain criteria, such as no outdoor storage, do not create point source or fugitive air emissions, and meet heightened building design standards (s.4.4.2.19).
- The range of uses adjacent to heavy industrial lands will be restricted to avoid incompatible development (s.4.4.2.19).

- Sensitive development is to be directed away from hazardous facilities that pose a risk to human safety and health. Hazardous facilities are to be separated from incompatible land uses with the implementation of buffer zones around these facilities, including minimum separation distances (s.4.16.5.3.2).
- The direction of waste management uses and associated standards and provisions will be guided and established through the Zoning By-law (s.4.8.5.1).
- Specific separation distances for non-hazardous and hazardous waste processing and transfer uses from Sensitive Land Uses are established through the Official Plan, as follows (s.4.8.5.8, 4.8.5.9):
  - Non-hazardous solid waste transfer use or non-hazardous solid waste processing use: 300.0m
  - Thermal degradation (non-energy producing) or thermal degradation (energy from waste): 1000.0m.
  - Hazardous waste transfer or mechanical sterilization: 300.0m.
  - Hazardous waste processing or thermal degradation (hazardous waste): 1000.0m.
  - Thermal degradation (hazardous waste): 1000.0m.

As reviewed previously, Zoning By-law 270-2004 establishes seven industrial zones, of which three permit industrial uses that require a minimum separation distance:

- Industrial Two – M2
- Industrial Three – M3 Zone
- Industrial Three A – M3A Zone

Section 30.9 establishes that waste transfer or processing stations are only permitted in the Industrial Two – M2, Industrial Three – M3 and Industrial Three A – M3A zones. Further, outdoor storage is not permitted in association with the use except in enclosed bins or containers and in conformity with the zone provisions for outdoor storage.

Table 7 reviews the required minimum separation distances of these facilities from Residential Zones, Open Space Zones, as well as the Institutional One and Institutional Two Zone as required in the Zoning By-law.

**Table 7: Zoning By-law 270-2004 Minimum Separation Distances**

Permitted Use	Minimum Separation Distance
Non-hazardous Solid Waste Processing Use, Non-hazardous Solid Waste Transfer Use, Power Generation (Fuel Combustion) Use, or Hazardous Waste Transfer Use for Hazardous Waste Chemicals or Manufacturing Intermediaries or Medical, Veterinary or Pathological Waste, or Mechanical Sterilization	300.0m
Hazardous Waste Processing Use for Hazardous Waste Chemicals or Manufacturing Intermediaries or Medical, Veterinary or Pathological Waste	1000.0m
Thermal Degradation (Non-Energy Producing) Use and Thermal Degradation (Energy from Waste) Use	1000.0m
Thermal Degradation (Hazardous Waste) Use for Medical, Veterinary or Pathological Waste	1000.0m

The Official Plan has very clear policy direction: minimum setbacks are to be required between these facilities and Sensitive Land Uses. Accordingly, the specific separation distances established in the zone requirements appear to

be an appropriate mechanism for implementing this policy.

### 3.6.2 Comparison Municipalities

The following review of comparison municipalities was completed to evaluate the minimum separation distances required by Zoning By-law 270-2004.

- City of Mississauga Zoning By-law 0225-2007: Waste processing and waste transfer stations are permitted as-of-right in the Employment E2 and E3 Zones. A minimum separation distance of 800.0 m is required from all Residential Zones. This separation applies to the buildings and structures associated with the proposed use to the nearest lot line of the Residential zone. It is interpreted that the separation distance would only apply to any proposed waste processing and waste transfer stations. Thus, any future residential uses in the vicinity of existing waste processing/transfer uses do not appear to be required to achieve the setback.
- Town of Oakville Zoning by-law 2014-014: Waste processing and transfer facilities are permitted as-of-right in the Employment E3 Zone. However, the facilities are prohibited within 800.0m of a residential zone within the Town of Oakville and neighbouring municipalities. It is noted that non-hazardous waste transfer stations are exempted from the setback. As the setbacks are only applicable to the waste processing/transfer facilities, it is assumed the separation would not be applicable to future proposed residential uses.
- City of Ottawa: Non-putrescible waste processing and transfer facilities are permitted as-of-right in the IG-General Industrial Zone, whereas putrescible waste processing and transfer facilities are only permitted in the IH-Heavy Industrial Zone or the RH-Rural Heavy

Industrial Zone. A 300.0m minimum separation distance is required from any building or use which is principally Residential or Institutional in the RH-Rural Heavy Zone.

### 3.6.3 Analysis

The following is noted with respect to the City's current zoning provisions for separation distances and approaches used in other municipalities:

- The Official Plan establishes specific minimum separation distances. Therefore, the Zoning By-law must provide separation distances that are at least as restrictive as those minimum distances required by the Official Plan. Zoning By-law 270-2004 establishes minimum separation distances within the zones for waste processing and transfer uses, implementing the intent of the Official Plan in this regard.
- Brampton's Zoning By-law provides more certainty and clarity around different types of waste processing/transfer uses than other municipalities.
- The City has suggested that the separation distances could be applicable (a) where a new waste disposal/transfer use is proposed, and also (b) where sensitive uses are proposed in the vicinity of an existing waste disposal/transfer use (i.e., a proposed new residential use would need to meet the separation in relation to existing waste disposal/transfer uses). However, WSP's interpretation of the City's provisions would be that only the industrial use is subject to the separation, since the separation distance is contained within the Industrial zone provisions. Lands not included within the industrial zone should not be subject to the zone provisions.

- Zoning By-law 270-2004 permits as-of-right certain waste processing facilities in the Industrial - M2, M3 and M3A Zones as-of-right. The permission is subject to specific performance criteria, such as minimum separation distances and provisions for outdoor storage.
- Minimum distance separation for waste processing and transfer facilities are generally in the same order of magnitude as other municipalities, ranging from 300 m for non-hazardous waste facilities to 1,000 m for hazardous waste facilities.

In conclusion, it appears the City's separation distances appropriately implement the City's Official Plan and are fairly similar to approaches used in other municipalities. Although the Official Plan does not explicitly direct for the inclusion of separation distances in the Zoning By-law, the requirements are an appropriate mechanism for implementing the policies.

An alternative approach is to be more restrictive than the Official Plan, by not permitting waste disposal/transfer uses as-of-right in the Zoning By-law. This approach would require a Zoning By-law Amendment for any proposed uses, in which there would be an opportunity to implement the Official Plan's separation distances through the site specific amendment. However, this approach would reduce current development entitlement within the employment areas. If the City has been experiencing difficulty in implementing these provisions, minor modifications may assist in ensuring that the provisions are not causing unintended administrative complications with the Zoning By-law.

## 4 Conclusions and Recommendations

### 4.1 Official Plan Conformity

As identified at the outset of this Technical Paper, the City is completing a review, and where appropriate, consolidation of some Secondary Plans. It is recommended that the proposed changes to the City's Secondary Plan structure, and the implementing Official Plan Amendments, be monitored throughout the Zoning By-law Review process. This is to ensure that any change to the Official Plan land use structure, as modified through the review of the Secondary Plans, is recognized and implemented through the new zoning by-law. The Secondary Plans Conformity Technical Paper will address the implications of this in more detail.

In many instances, the Secondary Plans often provide greater direction and more specific land use policy than those established through the Official Plan. This Paper has noted that some lands within the Employment designations are zoned for non-employment uses. Given that the Secondary Plans may provide more specific policy with regards to the City-wide Employment structure, a more thorough analysis of the associated Secondary Plans is required. To ensure conformity with the Official Plan and the Secondary Plans, further evaluation should not take place prior to the Secondary Plan Review being completed.

The permitted use conformity analysis evaluated permitted uses established through Zoning By-law 270-2004 with the Business Corridor, Industrial, and Office Employment designations. This preliminary review, subject to further consultation with City staff and the completion of the Secondary Plan Review, identified some potential non-conformities. In particular:

- The industrial zoning permits a range of industrial uses within some lands in the Business Corridor and Office designations, where heavier industrial

uses are more limited compared with the Industrial designation.

- The application of Commercial zones in the Employment designations provides as of right permissions for substantial commercial redevelopment. This may be appropriate in some areas, where the Secondary Plans have identified applicable sub-designations.
- The City has noted there are concerns with the suitability of parking rates in employment areas and administrative challenges. This will be examined as part of other technical work in the Zoning By-law review process.
- The Official Plan addresses criteria for certain uses, which may not always be explicitly addressed in the Zoning by-law.
- There are some uses in the Zoning By-law's industrial zones that would benefit from clearer definitions to ensure that development is in line with the intent of the zone (e.g., furniture/appliance store; building supply depot).
- Generally, the employment zones in Brampton are not well-aligned with the Official Plan employment structure. Some of the zones are very similar, and there may be an opportunity to better align the zone categories with the Official Plan (or Secondary Plan) designations and to consolidate some zones. However, given the broad range of uses (subject to criteria) permitted through the Official Plan, it is important that permitted uses in the employment zone structure conform to the specific policies of the Official Plan.

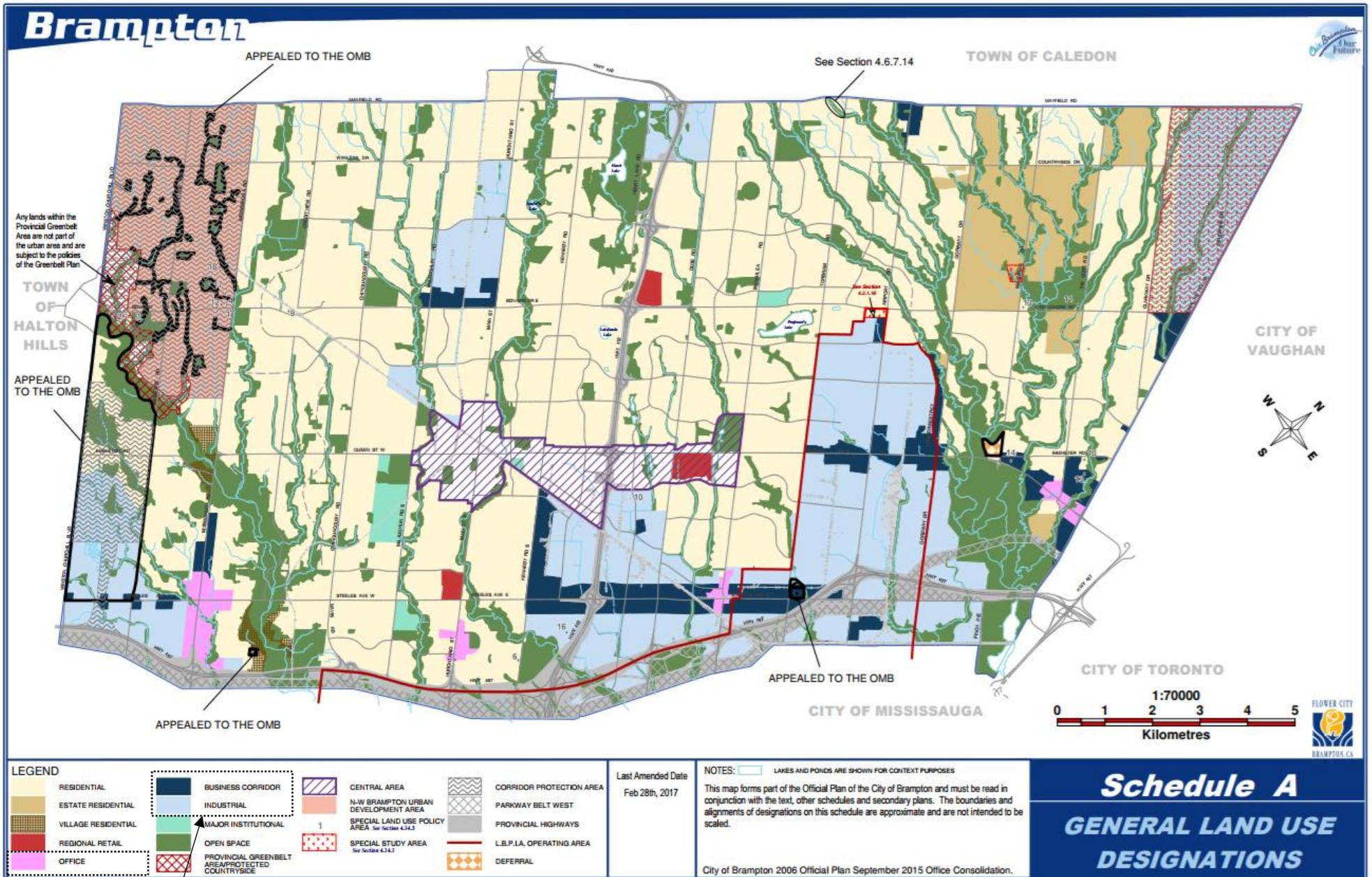
Generally, the policies of the Official Plan are more geared to guide the development of Secondary Plans, which should in turn be used to guide zoning. The Secondary Plans Conformity Technical Paper will provide additional insight and a methodology for ensuring that the zoning is in conformity with the Secondary Plans.

## 4.2 Review of Permitted Uses and Zone Standards

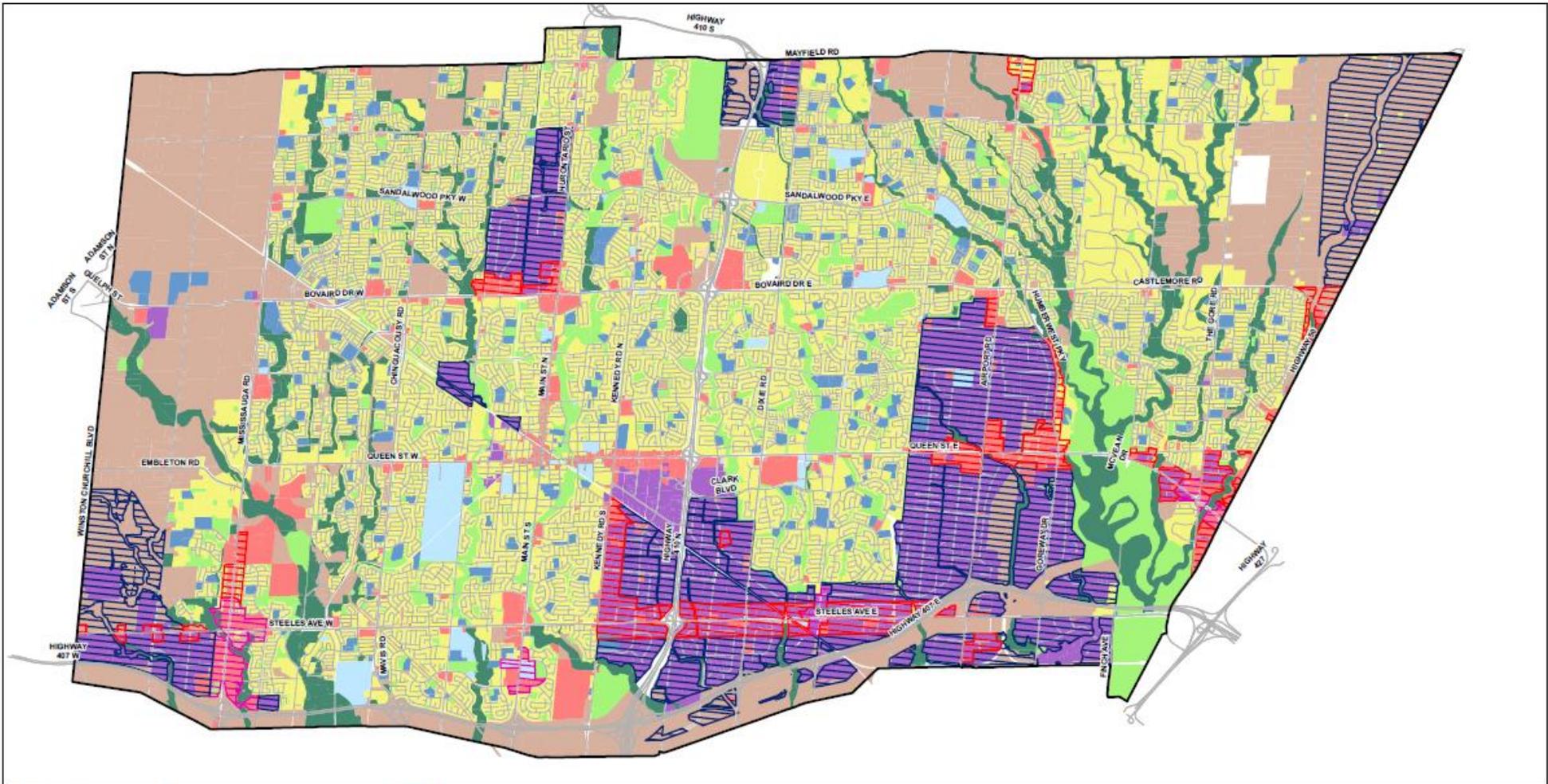
Sections 3.4 and 3.5 included a review of the permitted uses and lot and building requirements for the industrial zones, in comparison with other municipalities. The following has been identified:

- Some of the employment uses in Brampton's Zoning By-law are generally described (such as Office) which is a desirable approach to being inclusive of potential employment uses. It will be desirable to ensure the Zoning By-law is permissive and inclusive of contemporary employment uses in conformity with the permissions of the Official Plan.
- The readability of the Zoning By-law will benefit from more intuitive descriptions of the zones and their purpose, and to link the zone names to the Official Plan. Further, there may be opportunities to consolidate zones.
- Some of the lot and building requirements of Brampton's Employment zones were somewhat more restrictive than other similar zones in other municipalities (such as front yard setbacks). There is also some opportunity to expand the zoning requirements to better achieve urban design objectives, particularly in the office and mixed use employment areas.

Further, Section 3.6 included a review of separation distances associated with waste disposal/transfer facilities. Generally, it appears the zoning provisions appropriately implement the policies of the Official Plan, though there is opportunity to take a more restrictive approach as an option.



Employment Areas



<b>Legend</b>				Client: <b>City of Brampton</b>	
<b>OP Designation</b>	<b>Zone Category</b>	Institutional 1	Institutional 2	Title: <b>Employment Land Analysis</b>	
Business Corridor	Commercial	Open Space	Public Ownership and Utilities	Prepared by:	
Industrial	Development Permit System	Residential	Municipal Boundary	1416065-001	Scale as Shown
Office	Floodplain			Date: November, 2017	Review:
	Industrial			© Queen's Printer for Ontario	



**APPENDIX C: COMPARISON OF PERMITTED USES (OFFICE)**

**LEGEND:**

Use is not permitted (permission may be provided by the Secondary Plan in some cases)	Use is restricted/subject to criteria
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OFFICE DESIGNATION	INDUSTRIAL ONE – M1	INDUSTRIAL ONE A – M1A	INDUSTRIAL TWO – M2	INDUSTRIAL THREE A – M3A	INDUSTRIAL 4 – M4	INDUSTRIAL 4 A – M4A	OFFICE COMMERCIAL - OC
<ul style="list-style-type: none"> <li>– Major office</li> <li>– Business, professional or administrative offices</li> <li>– Hotels</li> <li>– Motels</li> <li>– Convention centres</li> <li>– Public and institutional uses</li> <li>– Business support activities</li> <li>– Compatible recreation</li> </ul> <p><b>Restricted Uses:</b></p> <ul style="list-style-type: none"> <li>– Convenience retail</li> <li>– Limited multiple residential uses</li> <li>– Accessory and personal service retailing</li> <li>– Food and beverage establishments</li> </ul>	<p><b>THE MANUFACTURING, CLEANING, PACKAGING, PROCESSING, REPAIRING, OR ASSEMBLY OF GOODS, FOODS OR MATERIALS WITHIN AN ENCLOSED BUILDING, INCLUDING A MOTOR VEHICLE REPAIR SHOP, BUT EXCLUDING A MOTOR VEHICLE BODY SHOP AS A PRINCIPAL OR ACCESSORY USE.</b></p>	<p><b>THE MANUFACTURING, CLEANING, PACKAGING, PROCESSING, REPAIRING, OR ASSEMBLY OF GOODS, FOODS OR MATERIALS WITHIN AN ENCLOSED BUILDING, BUT EXCLUDING A MOTOR VEHICLE REPAIR AND A MOTOR VEHICLE BODY SHOP AS A PRINCIPAL OR ACCESSORY USE</b></p>	<p><b>THE MANUFACTURING, CLEANING, PACKAGING, PROCESSING, REPAIRING, OR ASSEMBLY OF GOODS, FOODS OR MATERIALS INCLUDING A MOTOR VEHICLE REPAIR SHOP AND A MOTOR VEHICLE BODY SHOP</b></p>	<p><b>THE MANUFACTURING, CLEANING, PACKAGING, PROCESSING, REPAIRING, OR ASSEMBLY OF GOODS, FOODS OR MATERIALS WITHIN AN ENCLOSED BUILDING, BUT EXCLUDING A MOTOR VEHICLE REPAIR SHOP AND A MOTOR VEHICLE BODY SHOP AS A PRINCIPAL OR ACCESSORY USE</b></p>	<p><b>THE MANUFACTURING, CLEANING, PACKAGING, PROCESSING, REPAIRING, OR ASSEMBLY OF GOODS, FOODS OR MATERIALS WITHIN AN ENCLOSED BUILDING, BUT EXCLUDING A MOTOR VEHICLE REPAIR SHOP AND A MOTOR VEHICLE BODY SHOP AS A PRINCIPAL OR ACCESSORY USE</b></p>	<p><b>THE MANUFACTURING, CLEANING, PACKAGING, PROCESSING, REPAIRING, OR ASSEMBLY OF GOODS, FOODS OR MATERIALS WITHIN AN ENCLOSED BUILDING, BUT EXCLUDING A MOTOR VEHICLE REPAIR SHOP AND A MOTOR VEHICLE BODY SHOP AS A PRINCIPAL OR ACCESSORY USE</b></p>	OFFICE
	PRINTING ESTABLISHMENT	PRINTING ESTABLISHMENT	<p><b>NON-OBNOXIOUS INDUSTRIAL USES INVOLVING THE MANUFACTURE AND STORAGE OF GOODS AND MATERIALS IN</b></p>	<p><b>INDUSTRIAL USES INVOLVING THE STORAGE OF GOODS AND MATERIALS IN THE OPEN</b></p>	PRINTING ESTABLISHMENT	PRINTING ESTABLISHMENT	BANK, TRUST COMPANY, OR FINANCIAL INSTITUTION

OFFICE DESIGNATION	INDUSTRIAL ONE – M1	INDUSTRIAL ONE A – M1A	INDUSTRIAL TWO – M2	INDUSTRIAL THREE A – M3A	INDUSTRIAL 4 – M4	INDUSTRIAL 4 A – M4A	OFFICE COMMERCIAL - OC
			THE OPEN AND SUCH USES AS THE STORAGE, REPAIR AND RENTAL EQUIPMENT, AND A TRANSPORT TERMINAL, BUT NOT INCLUDING A JUNK YARD, SALVAGE YARD, WRECKING YARD, QUARRY OR PIT				
	WAREHOUSE	WAREHOUSE	PRINTING ESTABLISHMENT	PRINTING ESTABLISHMENT	WAREHOUSE	WAREHOUSE	
	PARKING LOT	PARKING LOT	WAREHOUSE	WAREHOUSE	PARKING LOT	PARKING LOT	
	<u>NON-INDUSTRIAL USES</u>	<u>NON-INDUSTRIAL USES</u>	PARKING LOT	PARKING LOT	<u>NON-INDUSTRIAL USES</u>	<u>NON-INDUSTRIAL USES</u>	
	RADIO OR TELEVISION BROADCASTING AND TRANSMISSION ESTABLISHMENT	RADIO OR TELEVISION BROADCASTING AND TRANSMISSION ESTABLISHMENT	FREIGHT CLASSIFICATION YARD	NON-HAZARDOUS SOLID WASTE PROCESSING USE, NON-HAZARDOUS SOLID WASTE TRANSFER USE, POWER GENERATION (FUEL COMBUSTION) USE, OR HAZARDOUS WASTE TRANSFER USE FOR HAZARDOUS WASTE CHEMICALS OR	RADIO OR TELEVISION BROADCASTING AND TRANSMISSION ESTABLISHMENT	RADIO OR TELEVISION BROADCASTING AND TRANSMISSION ESTABLISHMENT	

OFFICE DESIGNATION	INDUSTRIAL ONE - M1	INDUSTRIAL ONE A - M1A	INDUSTRIAL TWO - M2	INDUSTRIAL THREE A - M3A	INDUSTRIAL 4 - M4	INDUSTRIAL 4 A - M4A	OFFICE COMMERCIAL - OC
				<p>MANUFACTURING INTERMEDIARIES OR MEDICAL, VETERINARY OR PATHOLOGICAL WASTE, OR MECHANICAL STERILIZATION, PROVIDED SUCH USES ARE LOCATED A MINIMUM OF 300 METRES FROM ALL RESIDENTIAL ZONES, OPEN SPACE ZONE - OS, INSTITUTIONAL ONE ZONE - I1 AND INSTITUTIONAL TWO ZONE - I2.</p>			
	<p>FURNITURE AND APPLIANCE STORE</p>	<p>FURNITURE OR APPLIANCE STORE</p>	<p>NON-HAZARDOUS SOLID WASTE PROCESSING USE, NON-HAZARDOUS SOLID WASTE TRANSFER USE, POWER GENERATION (FUEL COMBUSTION) USE, OR HAZARDOUS WASTE TRANSFER USE FOR HAZARDOUS</p>	<p>HAZARDOUS WASTE PROCESSING USE FOR HAZARDOUS WASTE CHEMICALS OR MANUFACTURING INTERMEDIARIES OR MEDICAL, VETERINARY OR PATHOLOGICAL WASTE, PROVIDED SUCH USES ARE LOCATED A MINIMUM OF 1,000</p>	<p>RECREATIONAL FACILITY OR STRUCTURE</p>	<p>RECREATIONAL FACILITY OR STRUCTURE</p>	

OFFICE DESIGNATION	INDUSTRIAL ONE - M1	INDUSTRIAL ONE A - M1A	INDUSTRIAL TWO - M2	INDUSTRIAL THREE A - M3A	INDUSTRIAL 4 - M4	INDUSTRIAL 4 A - M4A	OFFICE COMMERCIAL - OC
			<p>WASTE CHEMICALS OR MANUFACTURING INTERMEDIARIES OR MEDICAL, VETERINARY OR PATHOLOGICAL WASTE, OR MECHANICAL STERILIZATION, PROVIDED SUCH USES ARE LOCATED A MINIMUM OF 300 METRES FROM ALL RESIDENTIAL ZONES, OPEN SPACE ZONE - OS, INSTITUTIONAL ONE ZONE - I1 AND INSTITUTIONAL TWO ZONE - I2.</p>	<p>METRES FROM ALL RESIDENTIAL ZONES, OPEN SPACE ZONE - OS, INSTITUTIONAL ONE ZONE - I1 AND INSTITUTIONAL TWO ZONE - I2.</p>			
	<p>RECREATIONAL FACILITY OR STRUCTURE</p>	<p>RECREATIONAL FACILITY OR STRUCTURE</p>	<p>HAZARDOUS WASTE PROCESSING USE FOR HAZARDOUS WASTE CHEMICALS OR MANUFACTURING INTERMEDIARIES OR MEDICAL, VETERINARY OR PATHOLOGICAL WASTE, PROVIDED SUCH USES ARE</p>	<p>THERMAL DEGRADATION (NON-ENERGY PRODUCING) USE AND THERMAL DEGRADATION (ENERGY FROM WASTE) USE, PROVIDED SUCH USE IS LOCATED A MINIMUM OF 1,000 METRES FROM ALL RESIDENTIAL</p>	<p>COMMUNITY CLUB</p>	<p>COMMUNITY CLUB</p>	

OFFICE DESIGNATION	INDUSTRIAL ONE – M1	INDUSTRIAL ONE A – M1A	INDUSTRIAL TWO – M2	INDUSTRIAL THREE A – M3A	INDUSTRIAL 4 – M4	INDUSTRIAL 4 A – M4A	OFFICE COMMERCIAL - OC
			LOCATED A MINIMUM OF 1,000 METRES FROM ALL RESIDENTIAL ZONES, OPEN SPACE ZONE - OS, INSTITUTIONAL ONE ZONE – I1 AND INSTITUTIONAL TWO ZONE – I2.	ZONES, OPEN SPACE ZONE - OS, INSTITUTIONAL ONE ZONE – I1 AND INSTITUTIONAL TWO ZONE –I2.			
	COMMUNITY CLUB	COMMUNITY CLUB	THERMAL DEGRADATION (NON-ENERGY PRODUCING) USE AND THERMAL DEGRADATION (ENERGY FROM WASTE) USE, PROVIDED SUCH USE IS LOCATED A MINIMUM OF 1,000 METRES FROM ALL RESIDENTIAL ZONES, OPEN SPACE ZONE - OS, INSTITUTIONAL ONE ZONE – I1 AND INSTITUTIONAL TWO ZONE – I2.	THERMAL DEGRADATION (HAZARDOUS WASTE) USE FOR A MEDICAL VETERINARY OF PATHOLOGICAL WASTE, PROVIDED SUCH USE IS LOCATED A MINIMUM OF 1,000 METRES FROM ALL RESIDENTIAL ZONES, OPEN SPACE ZONE –I1 AND INSTITUTION	ANIMAL HOSPITAL	ANIMAL HOSPITAL	
	ANIMAL HOSPITAL	ANIMAL HOSPITAL	THERMAL DEGRADATION (HAZARDOUS WASTE) USE FOR MEDICAL,	<u>NON-INDUSTRIAL USES</u>	PLACE OF WORSHIP ONLY WHEN LOCATED IN A BUSINESS CORRIDOR AREA	PLACE OF WORSHIP ONLY WHEN LOCATED IN A BUSINESS CORRIDOR AREA	

OFFICE DESIGNATION	INDUSTRIAL ONE – M1	INDUSTRIAL ONE A – M1A	INDUSTRIAL TWO – M2	INDUSTRIAL THREE A – M3A	INDUSTRIAL 4 – M4	INDUSTRIAL 4 A – M4A	OFFICE COMMERCIAL - OC
			VETERINARY OR PATHOLOGICAL WASTE, PROVIDED SUCH USE IS LOCATED A MINIMUM OF 1,000 METRES FROM ALL RESIDENTIAL ZONES, OPEN SPACE ZONE - OS, INSTITUTIONAL ONE ZONE – I1 AND INSTITUTIONAL TWO ZONE – I2.		AS SHOWN ON SCHEDULE 6 TO THIS BY-LAW	AS SHOWN ON SCHEDULE G TO THIS BY-LAW	
	PLACE OF WORSHIP ONLY WITHIN AREAS SHOWN ON SCHEDULES G, H, AND I	PLACE OF WORSHIP ONLY WITHIN AREAS SHOWN ON SCHEDULES G, H AND I	<u>NON-INDUSTRIAL USES</u>	A RADIO OR TELEVISION BROADCASTING AND TRANSMISSION ESTABLISHMENT	<u>ACCESSORY USES</u>	<u>ACCESSORY USES</u>	
	<u>ACCESSORY USES</u>	<u>ACCESSORY USES</u>	A RADIO OR TELEVISION BROADCASTING AND TRANSMISSION ESTABLISHMENT	RECREATIONAL FACILITY OR STRUCTURE	ASSOCIATED EDUCATION USE	ASSOCIATED EDUCATIONAL USE	
	ASSOCIATED EDUCATIONAL USE	ASSOCIATED EDUCATIONAL USE	<b>BUILDING SUPPLIES SALES ESTABLISHMENT</b>	COMMUNITY CLUB	ASSOCIATED OFFICE	ASSOCIATED OFFICE	
	ASSOCIATED OFFICE	ASSOCIATED OFFICE	RECREATIONAL FACILITY OR STRUCTURE	ANIMAL HOSPITAL	<b>RETAIL OUTLET OPERATED IN CONNECTION WITH A PARTICULAR PURPOSE</b>	<b>A RETAIL OUTLET OPERATED IN CONNECTION WITH A PARTICULAR PURPOSE</b>	

OFFICE DESIGNATION	INDUSTRIAL ONE - M1	INDUSTRIAL ONE A - M1A	INDUSTRIAL TWO - M2	INDUSTRIAL THREE A - M3A	INDUSTRIAL 4 - M4	INDUSTRIAL 4 A - M4A	OFFICE COMMERCIAL - OC
					<p>PERMITTED BY (A)(1) AND (A)(2) ABOVE PROVIDED THAT THE TOTAL GROSS COMMERCIAL FLOOR AREA OF THE RETAIL OUTLET IS NOT MORE THAN 15% OF THE TOTAL GROSS INDUSTRIAL FLOOR AREA OF THE PARTICULAR INDUSTRIAL USE</p>	<p>PERMITTED BY (A)(1) AND (A)(2) ABOVE PROVIDED THAT THE TOTAL GROSS COMMERCIAL FLOOR AREA OF THE RETAIL OUTLET IS NOT MORE THAN 15% OF THE TOTAL GROSS INDUSTRIAL FLOOR AREA OF THE PARTICULAR INDUSTRIAL USE</p>	
	<p>RETAIL OUTLET OPERATED IN CONNECTION WITH A PARTICULAR PURPOSE PERMITTED BY (INDUSTRIAL USES ABOVE) PROVIDED THAT THE TOTAL GROSS COMMERCIAL FLOOR AREA OF THE RETAIL OUTLET IS NOT MORE THAN 15% OF THE TOTAL GROSS INDUSTRIAL FLOOR AREA OF THE</p>	<p>RETAIL OUTLET OPERATED IN CONNECTION WITH A PARTICULAR PURPOSE PERMITTED BY (INDUSTRIAL USES ABOVE) PROVIDED THAT THE TOTAL GROSS COMMERCIAL FLOOR AREA OF THE RETAIL OUTLET IS NOT MORE THAN 15% OF THE TOTAL GROSS INDUSTRIAL FLOOR AREA OF THE</p>	<p>COMMUNITY CLUB</p>	<p>A PLACE OF WORSHIP ONLY WHEN LOCATED IN A BUSINESS CORRIDOR AREA AS SHOWN ON SCHEDULE G TO THIS BY-LAW</p>			

OFFICE DESIGNATION	INDUSTRIAL ONE - M1	INDUSTRIAL ONE A - M1A	INDUSTRIAL TWO - M2	INDUSTRIAL THREE A - M3A	INDUSTRIAL 4 - M4	INDUSTRIAL 4 A - M4A	OFFICE COMMERCIAL - OC
	PARTICULAR INDUSTRIAL USE	PARTICULAR INDUSTRIAL USE					
			ANIMAL HOSPITAL	<u>ACCESSORY USES</u>			
			PLACE OF WORSHIP ONLY WHEN LOCATED IN A BUSINESS CORRIDOR AREA AS SHOWN ON SCHEDULE G TO THIS BY-LAW	ASSOCIATED EDUCATIONAL USE			
			<u>ACCESSORY USES</u>	ASSOCIATED OFFICE			
			ASSOCIATED EDUCATIONAL USE	<b>A RETAIL OUTLET OPERATED IN CONNECTION WITH A PARTICULAR PURPOSE PERMITTED BY (A)(1) AND (A)(3) ABOVE PROVIDED THAT THE TOTAL GROSS COMMERCIAL FLOOR AREA OF THE RETAIL OUTLET IS NOT MORE THAN 15% OF THE TOTAL GROSS INDUSTRIAL FLOOR AREA OF THE PARTICULAR INDUSTRIAL USE</b>			

OFFICE DESIGNATION	INDUSTRIAL ONE - M1	INDUSTRIAL ONE A - M1A	INDUSTRIAL TWO - M2	INDUSTRIAL THREE A - M3A	INDUSTRIAL 4 - M4	INDUSTRIAL 4 A - M4A	OFFICE COMMERCIAL - OC
			ASSOCIATED OFFICE	THERMAL DEGRADATION (ENERGY FROM WASTE) USE, PROVIDED THAT THE SOURCE OF WASTE INPUT INTO THE ENERGY GENERATION IS A BY-PRODUCT OF THE PRIMARY USE OF THE SITE AND IS NOT A HAZARDOUS WASTE			
			RETAIL OUTLET OPERATED IN CONNECTION WITH A PARTICULAR PURPOSE PERMITTED BY (A)(1) AND (A)(3) ABOVE PROVIDED THAT THE TOTAL GROSS COMMERCIAL FLOOR AREA OF THE RETAIL OUTLET IS NOT MORE THAN 15% OF THE TOTAL GROSS INDUSTRIAL FLOOR AREA OF THE PARTICULAR INDUSTRIAL USE				

OFFICE DESIGNATION	INDUSTRIAL ONE - M1	INDUSTRIAL ONE A - M1A	INDUSTRIAL TWO - M2	INDUSTRIAL THREE A - M3A	INDUSTRIAL 4 - M4	INDUSTRIAL 4 A - M4A	OFFICE COMMERCIAL - OC
			THERMAL DEGRADATION (ENERGY FROM WASTE) USE PROVIDED THAT THE SOURCE OF WASTE INPUT INTO THE ENERGY GENERATION IS A BY-PRODUCT OF THE PRIMARY USE OF THE SITE AND IS NOT A HAZARDOUS WASTE.				

**APPENDIX C: COMPARISON OF PERMITTED USES (INDUSTRIAL)**

**LEGEND:**

Use is not permitted (permission may be provided by the Secondary Plan)	Use is restricted/subject to criteria
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INDUSTRIAL DESIGNATION	INDUSTRIAL ONE – M1	INDUSTRIAL ONE A – M1A	INDUSTRIAL TWO – M2	INDUSTRIAL THREE – M3	INDUSTRIAL THREE A – M3A	INDUSTRIAL 4– M4	INDUSTRIAL FOUR A – M4A	INDUSTRIAL BUSINESS - MBU	OFFICE COMMERCIAL - OC
<ul style="list-style-type: none"> <li>– Industrial</li> <li>– Manufacturing</li> <li>– Distribution</li> <li>– Mixed Industrial/commercial</li> <li>– Commercial self-storage warehouses</li> <li>– Data processing</li> </ul> <p><b>Restricted uses:</b></p> <ul style="list-style-type: none"> <li>– Limited office uses</li> <li>– Limited open space uses</li> <li>– Limited retail uses and business servicing uses</li> <li>– Restaurants</li> <li>– Limited public and institutional uses including limited government offices</li> <li>– Open storage</li> <li>– Truck trailer parking</li> <li>– Places of worship</li> </ul>	<p>MANUFACTURING, CLEANING, PACKAGING, PROCESSING, REPAIRING, OR ASSEMBLY OF GOODS, FOODS OR MATERIALS WITHIN AN ENCLOSED BUILDING, INCLUDING A MOTOR VEHICLE REPAIR SHOP, BUT EXCLUDING A MOTOR VEHICLE BODY SHOP AS A PRINCIPAL OR ACCESSORY USE.</p>	<p>THE MANUFACTURING, CLEANING, PACKAGING, PROCESSING, REPAIRING, OR ASSEMBLY OF GOODS, FOODS OR MATERIALS WITHIN AN ENCLOSED BUILDING, BUT EXCLUDING A MOTOR VEHICLE REPAIR AND A MOTOR VEHICLE BODY SHOP AS A PRINCIPAL OR ACCESSORY USE</p>	<p>THE MANUFACTURING, CLEANING, PACKAGING, PROCESSING, REPAIRING, OR ASSEMBLY OF GOODS, FOODS OR MATERIALS INCLUDING A MOTOR VEHICLE REPAIR SHOP AND A MOTOR VEHICLE BODY SHOP</p>	<p>THE MANUFACTURING, CLEANING, PACKAGING, PROCESSING, REPAIRING, OR ASSEMBLY OF GOODS, FOODS OR MATERIALS WITHIN AN ENCLOSED BUILDING, BUT EXCLUDING A MOTOR VEHICLE REPAIR SHOP AND A MOTOR VEHICLE BODY SHOP AS A PRINCIPAL OR ACCESSORY USE</p>	<p>THE MANUFACTURING, CLEANING, PACKAGING, PROCESSING, REPAIRING, OR ASSEMBLY OF GOODS, FOODS OR MATERIALS WITHIN AN ENCLOSED BUILDING, BUT EXCLUDING A MOTOR VEHICLE REPAIR SHOP AND A MOTOR VEHICLE BODY SHOP AS A PRINCIPAL OR ACCESSORY USE</p>	<p>THE MANUFACTURING, CLEANING, PACKAGING, PROCESSING, REPAIRING, OR ASSEMBLY OF GOODS, FOODS OR MATERIALS WITHIN AN ENCLOSED BUILDING, BUT EXCLUDING A MOTOR VEHICLE REPAIR SHOP AND A MOTOR VEHICLE BODY SHOP AS A PRINCIPAL OR ACCESSORY USE</p>	<p>THE MANUFACTURING, CLEANING, PACKAGING, PROCESSING, REPAIRING, OR ASSEMBLY OF GOODS, FOODS OR MATERIALS WITHIN AN ENCLOSED BUILDING, BUT EXCLUDING A MOTOR VEHICLE REPAIR SHOP AND A MOTOR VEHICLE BODY SHOP AS A PRINCIPAL OR ACCESSORY USE</p>	<p><b>OFFICE</b></p>	<p><b>OFFICE</b></p>
	<p>PRINTING ESTABLISHMENT</p>	<p>PRINTING ESTABLISHMENT</p>	<p>NON-OBNOXIOUS INDUSTRIAL USES INVOLVING THE</p>	<p>INDUSTRIAL USES INVOLVING THE STORAGE OF GOODS AND</p>	<p>INDUSTRIAL USES INVOLVING THE STORAGE OF GOODS AND</p>	<p>PRINTING ESTABLISHMENT</p>	<p>PRINTING ESTABLISHMENT</p>	<p><b>BANK, TRUST COMPANY, FINANCIAL INSTITUTION</b></p>	<p><b>BANK, TRUST COMPANY, OR</b></p>

INDUSTRIAL DESIGNATION	INDUSTRIAL ONE – M1	INDUSTRIAL ONE A – M1A	INDUSTRIAL TWO – M2	INDUSTRIAL THREE – M3	INDUSTRIAL THREE A – M3A	INDUSTRIAL 4– M4	INDUSTRIAL FOUR A – M4A	INDUSTRIAL BUSINESS - MBU	OFFICE COMMERCIAL - OC
			MANUFACTURE AND STORAGE OF GOODS AND MATERIALS IN THE OPEN AND SUCH USES AS THE STORAGE, REPAIR AND RENTAL EQUIPMENT, AND A TRANSPORT TERMINAL, BUT NOT INCLUDING A JUNK YARD, SALVAGE YARD, WRECKING YARD, QUARRY OR PIT	MATERIALS IN THE OPEN	MATERIALS IN THE OPEN				FINANCIAL INSTITUTION
	WAREHOUSE	WAREHOUSE	PRINTING ESTABLISHMENT	PRINTING ESTABLISHMENT	PRINTING ESTABLISHMENT	WAREHOUSE	WAREHOUSE	PERSONAL SERVICE SHOP	
	PARKING LOT	PARKING LOT	WAREHOUSE	WAREHOUSE	WAREHOUSE	PARKING LOT	PARKING LOT	DRY CLEANING AND LAUNDRY ESTABLISHMENT	

INDUSTRIAL DESIGNATION	INDUSTRIAL ONE – M1	INDUSTRIAL ONE A – M1A	INDUSTRIAL TWO – M2	INDUSTRIAL THREE – M3	INDUSTRIAL THREE A – M3A	INDUSTRIAL 4– M4	INDUSTRIAL FOUR A – M4A	INDUSTRIAL BUSINESS - MBU	OFFICE COMMERCIAL - OC
	<u>NON-INDUSTRIAL USES</u>	<u>NON-INDUSTRIAL USES</u>	<b>PARKING LOT</b>	<b>PARKING LOT</b>	<b>PARKING LOT</b>	<u>NON-INDUSTRIAL USES</u>	<u>NON-INDUSTRIAL USES</u>	<b>DINING ROOM RESTAURANT, CONVENIENCE RESTURANT, TAKE-OUT RESTAURANT</b>	
	RADIO OR TELEVISION BROADCASTING AND TRANSMISSION ESTABLISHMENT	RADIO OR TELEVISION BROADCASTING AND TRANSMISSION ESTABLISHMENT	FREIGHT CLASSIFICATION YARD	NON-HAZARDOUS SOLID WASTE PROCESSING USE, NON-HAZARDOUS SOLID WASTE TRANSFER USE, POWER GENERATION (FUEL COMBUSTION) USE, OR HAZARDOUS WASTE TRANSFER USE FOR HAZARDOUS WASTE CHEMICALS OR MANUFACTURING	NON-HAZARDOUS SOLID WASTE PROCESSING USE, NON-HAZARDOUS SOLID WASTE TRANSFER USE, POWER GENERATION (FUEL COMBUSTION) USE, OR HAZARDOUS WASTE TRANSFER USE FOR HAZARDOUS WASTE CHEMICALS OR MANUFACTURING	RADIO OR TELEVISION BROADCASTING AND TRANSMISSION ESTABLISHMENT	RADIO OR TELEVISION BROADCASTING AND TRANSMISSION ESTABLISHMENT	<b>CONVENIENCE STORE</b>	

INDUSTRIAL DESIGNATION	INDUSTRIAL ONE – M1	INDUSTRIAL ONE A – M1A	INDUSTRIAL TWO – M2	INDUSTRIAL THREE – M3	INDUSTRIAL THREE A – M3A	INDUSTRIAL 4– M4	INDUSTRIAL FOUR A – M4A	INDUSTRIAL BUSINESS - MBU	OFFICE COMMERCIAL - OC
				INTERMEDIARIES OR MEDICAL, VETERINARY OR PATHOLOGICAL WASTE, OR MECHANICAL STERILIZATION, PROVIDED SUCH USES ARE LOCATED A MINIMUM OF 300 METRES FROM ALL RESIDENTIAL ZONES, OPEN SPACE ZONE - OS, INSTITUTIONAL ONE ZONE – I1 AND INSTITUTIONAL TWO ZONE – I2.	INTERMEDIARIES OR MEDICAL, VETERINARY OR PATHOLOGICAL WASTE, OR MECHANICAL STERILIZATION, PROVIDED SUCH USES ARE LOCATED A MINIMUM OF 300 METRES FROM ALL RESIDENTIAL ZONES, OPEN SPACE ZONE - OS, INSTITUTIONAL ONE ZONE – I1 AND INSTITUTIONAL TWO ZONE – I2.				
	FURNITURE AND APPLIANCE STORE	FURNITURE OR APPLIANCE STORE	NON-HAZARDOUS SOLID WASTE PROCESSING USE, NON-HAZARDOUS SOLID	HAZARDOUS WASTE PROCESSING USE FOR HAZARDOUS CHEMICALS OR	HAZARDOUS WASTE PROCESSING USE FOR HAZARDOUS CHEMICALS OR	RECREATIONAL FACILITY OR STRUCTURE	RECREATIONAL FACILITY OR STRUCTURE	COMMUNITY CLUB	

INDUSTRIAL DESIGNATION	INDUSTRIAL ONE – M1	INDUSTRIAL ONE A – M1A	INDUSTRIAL TWO – M2	INDUSTRIAL THREE – M3	INDUSTRIAL THREE A – M3A	INDUSTRIAL 4– M4	INDUSTRIAL FOUR A – M4A	INDUSTRIAL BUSINESS - MBU	OFFICE COMMERCIAL - OC
			WASTE TRANSFER USE, POWER GENERATION (FUEL COMBUSTION) USE, OR HAZARDOUS WASTE TRANSFER USE FOR HAZARDOUS WASTE CHEMICALS OR MANUFACTURING INTERMEDIARIES OR MEDICAL, VETERINARY OR PATHOLOGICAL WASTE, PROVIDED SUCH USES ARE LOCATED A MINIMUM OF 300 METRES FROM ALL RESIDENTIAL ZONES,	MANUFACTURING INTERMEDIARIES OR MEDICAL, VETERINARY OR PATHOLOGICAL WASTE, PROVIDED SUCH USES ARE LOCATED A MINIMUM OF 1,000 METRES FROM ALL RESIDENTIAL ZONES, OPEN SPACE ZONE - OS, INSTITUTIONAL ONE ZONE – I1 AND INSTITUTIONAL TWO ZONE – I2.	MANUFACTURING INTERMEDIARIES OR MEDICAL, VETERINARY OR PATHOLOGICAL WASTE, PROVIDED SUCH USES ARE LOCATED A MINIMUM OF 1,000 METRES FROM ALL RESIDENTIAL ZONES, OPEN SPACE ZONE - OS, INSTITUTIONAL ONE ZONE – I1 AND INSTITUTIONAL TWO ZONE – I2.				

INDUSTRIAL DESIGNATION	INDUSTRIAL ONE – M1	INDUSTRIAL ONE A – M1A	INDUSTRIAL TWO – M2	INDUSTRIAL THREE – M3	INDUSTRIAL THREE A – M3A	INDUSTRIAL 4– M4	INDUSTRIAL FOUR A – M4A	INDUSTRIAL BUSINESS - MBU	OFFICE COMMERCIAL - OC
			OPEN SPACE ZONE - OS, INSTITUTIONAL ONE ZONE – I1 AND INSTITUTIONAL TWO ZONE – I2.						
	RECREATIONAL FACILITY OR STRUCTURE	RECREATIONAL FACILITY OR STRUCTURE	HAZARDOUS WASTE PROCESSING USE FOR HAZARDOUS WASTE CHEMICALS OR MANUFACTURING INTERMEDIARIES OR MEDICAL, VETERINARY OR PATHOLOGICAL WASTE, PROVIDED SUCH USES ARE LOCATED A MINIMUM OF 1,000 METRES FROM ALL RESIDENTIAL ZONES,	THERMAL DEGRADATION (NON-ENERGY PRODUCING) USE AND THERMAL DEGRADATION (ENERGY FROM WASTE) USE, PROVIDED SUCH USE IS LOCATED A MINIMUM OF 1,000 METRES FROM ALL RESIDENTIAL ZONES, OPEN SPACE ZONE - OS, INSTITUTIONAL ONE ZONE – I1 AND INSTITUTION	THERMAL DEGRADATION (NON-ENERGY PRODUCING) USE AND THERMAL DEGRADATION (ENERGY FROM WASTE) USE, PROVIDED SUCH USE IS LOCATED A MINIMUM OF 1,000 METRES FROM ALL RESIDENTIAL ZONES, OPEN SPACE ZONE - OS, INSTITUTIONAL ONE ZONE – I1 AND INSTITUTION	COMMUNITY CLUB	COMMUNITY CLUB	RECREATIONAL FACILITY OR STRUCTURE	

INDUSTRIAL DESIGNATION	INDUSTRIAL ONE – M1	INDUSTRIAL ONE A – M1A	INDUSTRIAL TWO – M2	INDUSTRIAL THREE – M3	INDUSTRIAL THREE A – M3A	INDUSTRIAL 4– M4	INDUSTRIAL FOUR A – M4A	INDUSTRIAL BUSINESS - MBU	OFFICE COMMERCIAL - OC
			OPEN SPACE ZONE - OS, INSTITUTIONAL ONE ZONE – I1 AND INSTITUTIONAL TWO ZONE – I2.	AL TWO ZONE – I2.	AL TWO ZONE –I2.				
	<b>COMMUNITY CLUB</b>	<b>COMMUNITY CLUB</b>	THERMAL DEGRADATION (NON-ENERGY PRODUCING) USE AND THERMAL DEGRADATION (ENERGY FROM WASTE) USE, PROVIDED SUCH USE IS LOCATED A MINIMUM OF 1,000 METRES FROM ALL RESIDENTIAL ZONES, OPEN SPACE ZONE - OS, INSTITUTIONAL ONE ZONE – I1 AND INSTITUTION	THERMAL DEGRADATION (HAZARDOUS WASTE) USE FOR MEDICAL, VETERINARY OR PATHOLOGICAL WASTE, PROVIDED SUCH USE IS LOCATED A MINIMUM OF 1,000 METRES FROM ALL RESIDENTIAL ZONES, OPEN SPACE ZONE - OS, INSTITUTIONAL ONE ZONE – I1 AND INSTITUTION	THERMAL DEGRADATION (HAZARDOUS WASTE) USE FOR A MEDICAL VETERINARY OF PATHOLOGICAL WASTE, PROVIDED SUCH USE IS LOCATED A MINIMUM OF 1,000 METRES FROM ALL RESIDENTIAL ZONES, OPEN SPACE ZONE –I1 AND INSTITUTION	<b>ANIMAL HOSPITAL</b>	<b>ANIMAL HOSPITAL</b>	<b>HOTEL OR MOTEL</b>	

INDUSTRIAL DESIGNATION	INDUSTRIAL ONE – M1	INDUSTRIAL ONE A – M1A	INDUSTRIAL TWO – M2	INDUSTRIAL THREE – M3	INDUSTRIAL THREE A – M3A	INDUSTRIAL 4– M4	INDUSTRIAL FOUR A – M4A	INDUSTRIAL BUSINESS - MBU	OFFICE COMMERCIAL - OC
			AL TWO ZONE – I2.	AL TWO ZONE – I2.					
	<b>ANIMAL HOSPITAL</b>	<b>ANIMAL HOSPITAL</b>	THERMAL DEGRADATION (HAZARDOUS WASTE) USE FOR MEDICAL, VETERINARY OR PATHOLOGICAL WASTE, PROVIDED SUCH USE IS LOCATED A MINIMUM OF 1,000 METRES FROM ALL RESIDENTIAL ZONES, OPEN SPACE ZONE - OS, INSTITUTIONAL ONE ZONE – I1 AND INSTITUTIONAL TWO ZONE – I2.	<u>NON-INDUSTRIAL USES</u>	<u>NON-INDUSTRIAL USES</u>	PLACE OF WORSHIP ONLY WHEN LOCATED IN A BUSINESS CORRIDOR AREA AS SHOWN ON SCHEDULE 6 TO THIS BY-LAW	PLACE OF WORSHIP ONLY WHEN LOCATED IN A BUSINESS CORRIDOR AREA AS SHOWN ON SCHEDULE 6 TO THIS BY-LAW	<b>BANQUET HALL</b>	
	<b>PLACE OF WORSHIP ONLY WITHIN AREAS</b>	<b>PLACE OF WORSHIP ONLY WITHIN AREAS</b>	<u>NON-INDUSTRIAL USES</u>	RADIO OR TELEVISION BROADCASTING AND	A RADIO OR TELEVISION BROADCASTING AND	<u>ACCESSORY USES</u>	<u>ACCESSORY USES</u>	<b>ANIMAL HOSPITAL</b>	

INDUSTRIAL DESIGNATION	INDUSTRIAL ONE – M1	INDUSTRIAL ONE A – M1A	INDUSTRIAL TWO – M2	INDUSTRIAL THREE – M3	INDUSTRIAL THREE A – M3A	INDUSTRIAL 4– M4	INDUSTRIAL FOUR A – M4A	INDUSTRIAL BUSINESS - MBU	OFFICE COMMERCIAL - OC
	SHOWN ON SCHEDULES G, H, AND I	SHOWN ON SCHEDULES G, H AND I		TRANSMISSION ESTABLISHMENT	TRANSMISSION ESTABLISHMENT				
	<u>ACCESSORY USES</u>	<u>ACCESSORY USES</u>	A RADIO OR TELEVISION BROADCASTING AND TRANSMISSION ESTABLISHMENT	RECREATIONAL FACILITY OR STRUCTURE	RECREATIONAL FACILITY OR STRUCTURE	ASSOCIATED EDUCATION USE	ASSOCIATED EDUCATIONAL USE	PLACE OF WORSHIP ONLY WITHIN AREAS SHOWN ON SCHEDULES G, H AND I	
	ASSOCIATED EDUCATIONAL USE	ASSOCIATED EDUCATIONAL USE	BUILDING SUPPLIES SALES ESTABLISHMENT	COMMUNITY CLUB	COMMUNITY CLUB	ASSOCIATED OFFICE	ASSOCIATED OFFICE		
	ASSOCIATED OFFICE	ASSOCIATED OFFICE	RECREATIONAL FACILITY OR STRUCTURE	ANIMAL HOSPITAL	ANIMAL HOSPITAL	RETAIL OUTLET OPERATED IN CONNECTION WITH A PARTICULAR PURPOSE PERMITTED BY (A)(1) AND (A)(2) ABOVE PROVIDED THAT THE TOTAL GROSS COMMERCIAL	A RETAIL OUTLET OPERATED IN CONNECTION WITH A PARTICULAR PURPOSE PERMITTED BY (A)(1) AND (A)(2) ABOVE PROVIDED THAT THE TOTAL GROSS COMMERCIAL		

INDUSTRIAL DESIGNATION	INDUSTRIAL ONE – M1	INDUSTRIAL ONE A – M1A	INDUSTRIAL TWO – M2	INDUSTRIAL THREE – M3	INDUSTRIAL THREE A – M3A	INDUSTRIAL 4– M4	INDUSTRIAL FOUR A – M4A	INDUSTRIAL BUSINESS - MBU	OFFICE COMMERCIAL - OC
						L FLOOR AREA OF THE RETAIL OUTLET IS NOT MORE THAN 15% OF THE TOTAL GROSS INDUSTRIAL FLOOR AREA OF THE PARTICULAR INDUSTRIAL USE	L FLOOR AREA OF THE RETAIL OUTLET IS NOT MORE THAN 15% OF THE TOTAL GROSS INDUSTRIAL FLOOR AREA OF THE PARTICULAR INDUSTRIAL USE		
	RETAIL OUTLET OPERATED IN CONNECTION WITH A PARTICULAR PURPOSE PERMITTED BY (INDUSTRIAL USES ABOVE) PROVIDED THAT THE TOTAL GROSS COMMERCIAL FLOOR AREA OF THE RETAIL	RETAIL OUTLET OPERATED IN CONNECTION WITH A PARTICULAR PURPOSE PERMITTED BY (INDUSTRIAL USES ABOVE) PROVIDED THAT THE TOTAL GROSS COMMERCIAL FLOOR AREA OF THE RETAIL	COMMUNITY CLUB	PLACE OF WORSHIP ONLY WHEN LOCATED IN A BUSINESS CORRIDOR AREA AS SHOWN ON SCHEDULE G TO THIS BY-LAW	A PLACE OF WORSHIP ONLY WHEN LOCATED IN A BUSINESS CORRIDOR AREA AS SHOWN ON SCHEDULE G TO THIS BY-LAW				

INDUSTRIAL DESIGNATION	INDUSTRIAL ONE – M1	INDUSTRIAL ONE A – M1A	INDUSTRIAL TWO – M2	INDUSTRIAL THREE – M3	INDUSTRIAL THREE A – M3A	INDUSTRIAL 4– M4	INDUSTRIAL FOUR A – M4A	INDUSTRIAL BUSINESS - MBU	OFFICE COMMERCIAL - OC
	OUTLET IS NOT MORE THAN 15% OF THE TOTAL GROSS INDUSTRIAL FLOR AREA OF THE PARTICULAR INDUSTRIAL USE	OUTLET IS NOT MORE THAN 15% OF THE TOTAL GROSS INDUSTRIAL FLOR AREA OF THE PARTICULAR INDUSTRIAL USE							
			ANIMAL HOSPITAL	<u>ACCESSORY USES</u>	<u>ACCESSORY USES</u>				
			PLACE OF WORSHIP ONLY WHEN LOCATED IN A BUSINESS CORRIDOR AREA AS SHOWN ON SCHEDULE G TO THIS BY-LAW	ASSOCIATED EDUCATIONA L USE	ASSOCIATED EDUCATIONA L USE				
			<u>ACCESSORY USES</u>	ASSOCIATED OFFICE	ASSOCIATED OFFICE				
			ASSOCIATED EDUCATIONA L USE	A RETAIL OUTLET OPERATED IN CONNECTION WITH A PARTICULAR PURPOSE	A RETAIL OUTLET OPERATED IN CONNECTION WITH A				

INDUSTRIAL DESIGNATION	INDUSTRIAL ONE – M1	INDUSTRIAL ONE A – M1A	INDUSTRIAL TWO – M2	INDUSTRIAL THREE – M3	INDUSTRIAL THREE A – M3A	INDUSTRIAL 4– M4	INDUSTRIAL FOUR A – M4A	INDUSTRIAL BUSINESS - MBU	OFFICE COMMERCIAL - OC
				<p>PERMITTED BY (A)(1) AND (A)(3) ABOVE PROVIDED THAT THE TOTAL GROSS COMMERCIAL FLOOR AREA OF THE RETAIL OUTLET IS NOT MORE THAN 15% OF THE TOTAL GROSS INDUSTRIAL FLOOR AREA OF THE PARTICULAR INDUSTRIAL USE</p>	<p>PARTICULAR PURPOSE PERMITTED BY (A)(1) AND (A)(3) ABOVE PROVIDED THAT THE TOTAL GROSS COMMERCIAL FLOOR AREA OF THE RETAIL OUTLET IS NOT MORE THAN 15% OF THE TOTAL GROSS INDUSTRIAL FLOOR AREA OF THE PARTICULAR INDUSTRIAL USE</p>				
			<p><b>ASSOCIATED OFFICE</b></p>	<p>THERMAL DEGRADATION (ENERGY FROM WASTE) USE PROVIDED THAT THE SOURCE OF WASTE INPUT INTO THE ENERGY</p>	<p>THERMAL DEGRADATION (ENERGY FROM WASTE) USE, PROVIDED THAT THE SOURCE OF WASTE INPUT INTO THE ENERGY</p>				

INDUSTRIAL DESIGNATION	INDUSTRIAL ONE – M1	INDUSTRIAL ONE A – M1A	INDUSTRIAL TWO – M2	INDUSTRIAL THREE – M3	INDUSTRIAL THREE A – M3A	INDUSTRIAL 4– M4	INDUSTRIAL FOUR A – M4A	INDUSTRIAL BUSINESS - MBU	OFFICE COMMERCIAL - OC
				GENERATION IS A BY-PRODUCT OF THE PRIMARY USE OF THE SITE AND IS NOT A HAZARDOUS WASTE	GENERATION IS A BY-PRODUCT OF THE PRIMARY USE OF THE SITE AND IS NOT A HAZARDOUS WASTE				
			RETAIL OUTLET OPERATED IN CONNECTION WITH A PARTICULAR PURPOSE PERMITTED BY (A)(1) AND (A)(3) ABOVE PROVIDED THAT THE TOTAL GROSS COMMERCIAL FLOOR AREA OF THE RETAIL OUTLET IS NOT MORE THAN 15% OF THE TOTAL GROSS INDUSTRIAL						

INDUSTRIAL DESIGNATION	INDUSTRIAL ONE – M1	INDUSTRIAL ONE A – M1A	INDUSTRIAL TWO – M2	INDUSTRIAL THREE – M3	INDUSTRIAL THREE A – M3A	INDUSTRIAL 4– M4	INDUSTRIAL FOUR A – M4A	INDUSTRIAL BUSINESS - MBU	OFFICE COMMERCIAL - OC
			<p>FLOOR AREA OF THE PARTICULAR INDUSTRIAL USE</p> <p>THERMAL DEGRADATION (ENERGY FROM WASTE) USE PROVIDED THAT THE SOURCE OF WASTE INPUT INTO THE ENERGY GENERATION IS A BY-PRODUCT OF THE PRIMARY USE OF THE SITE AND IS NOT A HAZARDOUS WASTE.</p>						

**APPENDIX C: COMPARISON OF PERMITTED USES (BUSINESS CORRIDOR)**

**LEGEND:**

Use is not permitted (permission may be provided by the Secondary Plan)	Use is restricted/subject to criteria
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BUSINESS CORRIDOR DESIGNATION	INDUSTRIAL ONE – M1	INDUSTRIAL ONE A – M1A	INDUSTRIAL TWO – M2	INDUSTRIAL THREE – M3	INDUSTRIAL THREE A – M3A	INDUSTRIAL 4– M4	INDUSTRIAL FOUR A – M4A	INDUSTRIAL BUSINESS - MBU	OFFICE COMMERCIAL - OC
<ul style="list-style-type: none"> <li>– Office uses</li> <li>– Prestige industrial</li> <li>– Mixed commercial/industrial</li> <li>– Highway commercial</li> <li>– Service commercial</li> <li>– Business</li> </ul> Restricted uses: <ul style="list-style-type: none"> <li>– Major offices</li> <li>– Retail uses</li> <li>– Restaurant uses</li> <li>– Industrial uses</li> <li>– Entertainment uses</li> <li>– Hotels and motels</li> <li>– Places of worship</li> <li>– Supportive housing facilities</li> </ul>	<b>MANUFACTURING, CLEANING, PACKAGING, PROCESSING, REPAIRING, OR ASSEMBLY OF GOODS, FOODS OR MATERIALS WITHIN AN ENCLOSED BUILDING, INCLUDING A MOTOR VEHICLE REPAIR SHOP, BUT EXCLUDING A MOTOR VEHICLE BODY SHOP AS A PRINCIPLE OR</b>	<b>THE MANUFACTURING, CLEANING, PACKAGING, PROCESSING, REPAIRING, OR ASSEMBLY OF GOODS, FOODS OR MATERIALS WITHIN AN ENCLOSED BUILDING, BUT EXCLUDING A MOTOR VEHICLE REPAIR AND A MOTOR VEHICLE BODY SHOP AS A PRINCIPAL OR</b>	<b>THE MANUFACTURING, CLEANING, PACKAGING, PROCESSING, REPAIRING, OR ASSEMBLY OF GOODS, FOODS OR MATERIALS INCLUDING A MOTOR VEHICLE REPAIR SHOP AND A MOTOR VEHICLE BODY SHOP</b>	<b>THE MANUFACTURING, CLEANING, PACKAGING, PROCESSING, REPAIRING, OR ASSEMBLY OF GOODS, FOODS OR MATERIALS WITHIN AN ENCLOSED BUILDING, BUT EXCLUDING A MOTOR VEHICLE REPAIR SHOP AND A MOTOR VEHICLE BODY SHOP AS A PRINCIPAL</b>	<b>THE MANUFACTURING, CLEANING, PACKAGING, PROCESSING, REPAIRING, OR ASSEMBLY OF GOODS, FOODS OR MATERIALS WITHIN AN ENCLOSED BUILDING, BUT EXCLUDING A MOTOR VEHICLE REPAIR SHOP AND A MOTOR VEHICLE BODY SHOP AS A PRINCIPAL</b>	<b>THE MANUFACTURING, CLEANING, PACKAGING, PROCESSING, REPAIRING, OR ASSEMBLY OF GOODS, FOODS OR MATERIALS WITHIN AN ENCLOSED BUILDING, BUT EXCLUDING A MOTOR VEHICLE REPAIR SHOP AND A MOTOR VEHICLE BODY SHOP AS A PRINCIPAL</b>	<b>THE MANUFACTURING, CLEANING, PACKAGING, PROCESSING, REPAIRING, OR ASSEMBLY OF GOODS, FOODS OR MATERIALS WITHIN AN ENCLOSED BUILDING, BUT EXCLUDING A MOTOR VEHICLE REPAIR SHOP AND A MOTOR VEHICLE BODY SHOP AS A PRINCIPAL</b>	OFFICE	OFFICE

BUSINESS CORRIDOR DESIGNATION	INDUSTRIAL ONE – M1	INDUSTRIAL ONE A – M1A	INDUSTRIAL TWO – M2	INDUSTRIAL THREE – M3	INDUSTRIAL THREE A – M3A	INDUSTRIAL 4– M4	INDUSTRIAL FOUR A – M4A	INDUSTRIAL BUSINESS - MBU	OFFICE COMMERCIAL - OC
	ACCESSORY USE.	ACCESSORY USE		OR ACCESSORY USE	OR ACCESSORY USE	OR ACCESSORY USE	OR ACCESSORY USE		
	PRINTING ESTABLISHMENT	PRINTING ESTABLISHMENT	NON-OBNOXIOUS INDUSTRIAL USES INVOLVING THE MANUFACTURE AND STORAGE OF GOODS AND MATERIALS IN THE OPEN AND SUCH USES AS THE STORAGE, REPAIR AND RENTAL EQUIPMENT, AND A TRANSPORT TERMINAL, BUT NOT INCLUDING A JUNK YARD, SALVAGE YARD, WRECKING YARD, QUARRY OR PIT	INDUSTRIAL USES INVOLVING THE STORAGE OF GOODS AND MATERIALS IN THE OPEN	INDUSTRIAL USES INVOLVING THE STORAGE OF GOODS AND MATERIALS IN THE OPEN	PRINTING ESTABLISHMENT	PRINTING ESTABLISHMENT	BANK, TRUST COMPANY, FINANCIAL INSTITUTION	BANK, TRUST COMPANY, OR FINANCIAL INSTITUTION

BUSINESS CORRIDOR DESIGNATION	INDUSTRIAL ONE – M1	INDUSTRIAL ONE A – M1A	INDUSTRIAL TWO – M2	INDUSTRIAL THREE – M3	INDUSTRIAL THREE A – M3A	INDUSTRIAL 4– M4	INDUSTRIAL FOUR A – M4A	INDUSTRIAL BUSINESS - MBU	OFFICE COMMERCIAL - OC
	<b>WAREHOUSE</b>	<b>WAREHOUSE</b>	PRINTING ESTABLISHMENT	PRINTING ESTABLISHMENT	PRINTING ESTABLISHMENT	<b>WAREHOUSE</b>	<b>WAREHOUSE</b>	<b>PERSONAL SERVICE SHOP</b>	
	PARKING LOT	PARKING LOT	<b>WAREHOUSE</b>	<b>WAREHOUSE</b>	<b>WAREHOUSE</b>	PARKING LOT	PARKING LOT	<b>DRY CLEANING AND LAUNDRY ESTABLISHMENT</b>	
	<u>NON-INDUSTRIAL USES</u>	<u>NON-INDUSTRIAL USES</u>	PARKING LOT	PARKING LOT	PARKING LOT	<u>NON-INDUSTRIAL USES</u>	<u>NON-INDUSTRIAL USES</u>	<b>DINING ROOM RESTAURANT, CONVENIENCE RESTURANT, TAKE-OUT RESTAURANT</b>	
	RADIO OR TELEVISION BROADCASTING AND TRANSMISSION ESTABLISHMENT	RADIO OR TELEVISION BROADCASTING AND TRANSMISSION ESTABLISHMENT	<b>FREIGHT CLASSIFICATION YARD</b>	<b>NON-HAZARDOUS SOLID WASTE PROCESSING USE, NON-HAZARDOUS SOLID WASTE TRANSFER USE, POWER GENERATION (FUEL</b>	<b>NON-HAZARDOUS SOLID WASTE PROCESSING USE, NON-HAZARDOUS SOLID WASTE TRANSFER USE, POWER GENERATION (FUEL</b>	RADIO OR TELEVISION BROADCASTING AND TRANSMISSION ESTABLISHMENT	RADIO OR TELEVISION BROADCASTING AND TRANSMISSION ESTABLISHMENT	<b>CONVENIENCE STORE</b>	

BUSINESS CORRIDOR DESIGNATION	INDUSTRIAL ONE – M1	INDUSTRIAL ONE A – M1A	INDUSTRIAL TWO – M2	INDUSTRIAL THREE – M3	INDUSTRIAL THREE A – M3A	INDUSTRIAL 4– M4	INDUSTRIAL FOUR A – M4A	INDUSTRIAL BUSINESS - MBU	OFFICE COMMERCIAL - OC
				<p>COMBUSTION USE, OR HAZARDOUS WASTE TRANSFER USE FOR HAZARDOUS WASTE CHEMICALS OR MANUFACTURING INTERMEDIARIES OR MEDICAL, VETERINARY OR PATHOLOGICAL WASTE, OR MECHANICAL STERILIZATION, PROVIDED SUCH USES ARE LOCATED A MINIMUM OF 300 METRES FROM ALL RESIDENTIAL ZONES, OPEN SPACE ZONE - OS, INSTITUTIONAL ONE</p>	<p>COMBUSTION USE, OR HAZARDOUS WASTE TRANSFER USE FOR HAZARDOUS WASTE CHEMICALS OR MANUFACTURING INTERMEDIARIES OR MEDICAL, VETERINARY OR PATHOLOGICAL WASTE, OR MECHANICAL STERILIZATION, PROVIDED SUCH USES ARE LOCATED A MINIMUM OF 300 METRES FROM ALL RESIDENTIAL ZONES, OPEN SPACE ZONE - OS, INSTITUTIONAL ONE</p>				

BUSINESS CORRIDOR DESIGNATION	INDUSTRIAL ONE – M1	INDUSTRIAL ONE A – M1A	INDUSTRIAL TWO – M2	INDUSTRIAL THREE – M3	INDUSTRIAL THREE A – M3A	INDUSTRIAL 4– M4	INDUSTRIAL FOUR A – M4A	INDUSTRIAL BUSINESS - MBU	OFFICE COMMERCIAL - OC
				ZONE – 11 AND INSTITUTIONAL TWO ZONE – 12.	ZONE – 11 AND INSTITUTIONAL TWO ZONE – 12.				
	FURNITURE AND APPLIANCE STORE	FURNITURE OR APPLIANCE STORE	NON-HAZARDOUS SOLID WASTE PROCESSING USE, NON-HAZARDOUS SOLID WASTE TRANSFER USE, POWER GENERATION (FUEL COMBUSTION) USE, OR HAZARDOUS WASTE TRANSFER USE FOR HAZARDOUS WASTE CHEMICALS OR MANUFACTURING INTERMEDIARIES OR MEDICAL, VETERINARY OR PATHOLOGICAL WASTE, PROVIDED SUCH USES ARE LOCATED A MINIMUM OF 1,000 METRES FROM ALL RESIDENTIAL ZONES, OPEN SPACE ZONE - OS, INSTITUTION	HAZARDOUS WASTE PROCESSING USE FOR HAZARDOUS WASTE CHEMICALS OR MANUFACTURING INTERMEDIARIES OR MEDICAL, VETERINARY OR PATHOLOGICAL WASTE, PROVIDED SUCH USES ARE LOCATED A MINIMUM OF 1,000 METRES FROM ALL RESIDENTIAL ZONES, OPEN SPACE ZONE - OS, INSTITUTION	HAZARDOUS WASTE PROCESSING USE FOR HAZARDOUS WASTE CHEMICALS OR MANUFACTURING INTERMEDIARIES OR MEDICAL, VETERINARY OR PATHOLOGICAL WASTE, PROVIDED SUCH USES ARE LOCATED A MINIMUM OF 1,000 METRES FROM ALL RESIDENTIAL ZONES, OPEN SPACE ZONE - OS, INSTITUTION	RECREATIONAL FACILITY OR STRUCTURE	RECREATIONAL FACILITY OR STRUCTURE	COMMUNITY CLUB	

BUSINESS CORRIDOR DESIGNATION	INDUSTRIAL ONE – M1	INDUSTRIAL ONE A – M1A	INDUSTRIAL TWO – M2	INDUSTRIAL THREE – M3	INDUSTRIAL THREE A – M3A	INDUSTRIAL 4– M4	INDUSTRIAL FOUR A – M4A	INDUSTRIAL BUSINESS - MBU	OFFICE COMMERCIAL - OC
			PATHOLOGICAL WASTE, OR MECHANICAL STERILIZATION, PROVIDED SUCH USES ARE LOCATED A MINIMUM OF 300 METRES FROM ALL RESIDENTIAL ZONES, OPEN SPACE ZONE - OS, INSTITUTIONAL ONE ZONE – I1 AND INSTITUTIONAL TWO ZONE – I2.	AL ONE ZONE – I1 AND INSTITUTIONAL TWO ZONE – I2.	AL ONE ZONE – I1 AND INSTITUTIONAL TWO ZONE – I2.				
	RECREATIONAL FACILITY OR STRUCTURE	RECREATIONAL FACILITY OR STRUCTURE	HAZARDOUS WASTE PROCESSING USE FOR HAZARDOUS WASTE CHEMICALS OR MANUFACTURING INTERMEDIA	THERMAL DEGRADATION (NON-ENERGY PRODUCING) USE AND THERMAL DEGRADATION (ENERGY FROM WASTE) USE,	THERMAL DEGRADATION (NON-ENERGY PRODUCING) USE AND THERMAL DEGRADATION (ENERGY FROM WASTE) USE,	COMMUNITY CLUB	COMMUNITY CLUB	RECREATIONAL FACILITY OR STRUCTURE	

BUSINESS CORRIDOR DESIGNATION	INDUSTRIAL ONE – M1	INDUSTRIAL ONE A – M1A	INDUSTRIAL TWO – M2	INDUSTRIAL THREE – M3	INDUSTRIAL THREE A – M3A	INDUSTRIAL 4– M4	INDUSTRIAL FOUR A – M4A	INDUSTRIAL BUSINESS - MBU	OFFICE COMMERCIAL - OC
			RIES OR MEDICAL, VETERINARY OR PATHOLOGICAL WASTE, PROVIDED SUCH USES ARE LOCATED A MINIMUM OF 1,000 METRES FROM ALL RESIDENTIAL ZONES, OPEN SPACE ZONE - OS, INSTITUTIONAL ONE ZONE – 11 AND INSTITUTIONAL TWO ZONE – 12.	PROVIDED SUCH USE IS LOCATED A MINIMUM OF 1,000 METRES FROM ALL RESIDENTIAL ZONES, OPEN SPACE ZONE - OS, INSTITUTIONAL ONE ZONE – 11 AND INSTITUTIONAL TWO ZONE – 12.	PROVIDED SUCH USE IS LOCATED A MINIMUM OF 1,000 METRES FROM ALL RESIDENTIAL ZONES, OPEN SPACE ZONE - OS, INSTITUTIONAL ONE ZONE – 11 AND INSTITUTIONAL TWO ZONE – 12.				
	COMMUNITY CLUB	COMMUNITY CLUB	THERMAL DEGRADATION (NON-ENERGY PRODUCING) USE AND THERMAL DEGRADATION (ENERGY FROM	THERMAL DEGRADATION (HAZARDOUS WASTE) USE FOR MEDICAL, VETERINARY OR PATHOLOGIC	THERMAL DEGRADATION (HAZARDOUS WASTE) USE FOR A MEDICAL VETERINARY OF PATHOLOGIC	ANIMAL HOSPITAL	ANIMAL HOSPITAL	HOTEL OR MOTEL	

BUSINESS CORRIDOR DESIGNATION	INDUSTRIAL ONE – M1	INDUSTRIAL ONE A – M1A	INDUSTRIAL TWO – M2	INDUSTRIAL THREE – M3	INDUSTRIAL THREE A – M3A	INDUSTRIAL 4– M4	INDUSTRIAL FOUR A – M4A	INDUSTRIAL BUSINESS - MBU	OFFICE COMMERCIAL - OC
			WASTE) USE, PROVIDED SUCH USE IS LOCATED A MINIMUM OF 1,000 METRES FROM ALL RESIDENTIAL ZONES, OPEN SPACE ZONE - OS, INSTITUTIONAL ONE ZONE – I1 AND INSTITUTIONAL TWO ZONE – I2.	AL WASTE, PROVIDED SUCH USE IS LOCATED A MINIMUM OF 1,000 METRES FROM ALL RESIDENTIAL ZONES, OPEN SPACE ZONE - OS, INSTITUTIONAL ONE ZONE – I1 AND INSTITUTIONAL TWO ZONE – I2.	AL WASTE, PROVIDED SUCH USE IS LOCATED A MINIMUM OF 1,000 METRES FROM ALL RESIDENTIAL ZONES, OPEN SPACE ZONE –I1 AND INSTITUTION				
	ANIMAL HOSPITAL	ANIMAL HOSPITAL	THERMAL DEGRADATION (HAZARDOUS WASTE) USE FOR MEDICAL, VETERINARY OR PATHOLOGICAL WASTE, PROVIDED SUCH USE IS LOCATED A MINIMUM OF 1,000	<u>NON-INDUSTRIAL USES</u>	<u>NON-INDUSTRIAL USES</u>	PLACE OF WORSHIP ONLY WHEN LOCATED IN A BUSINESS CORRIDOR AREA AS SHOWN ON SCHEDULE 6 TO THIS BY-LAW	PLACE OF WORSHIP ONLY WHEN LOCATED IN A BUSINESS CORRIDOR AREA AS SHOWN ON SCHEDULE G TO THIS BY-LAW	BANQUET HALL	

BUSINESS CORRIDOR DESIGNATION	INDUSTRIAL ONE – M1	INDUSTRIAL ONE A – M1A	INDUSTRIAL TWO – M2	INDUSTRIAL THREE – M3	INDUSTRIAL THREE A – M3A	INDUSTRIAL 4– M4	INDUSTRIAL FOUR A – M4A	INDUSTRIAL BUSINESS - MBU	OFFICE COMMERCIAL - OC
			METRES FROM ALL RESIDENTIAL ZONES, OPEN SPACE ZONE - OS, INSTITUTIONAL ONE ZONE – I1 AND INSTITUTIONAL TWO ZONE – I2.						
	PLACE OF WORSHIP ONLY WITHIN AREAS SHOWN ON SCHEDULES G, H, AND I	PLACE OF WORSHIP ONLY WITHIN AREAS SHOWN ON SCHEDULES G, H AND I	<u>NON-INDUSTRIAL USES</u>	RADIO OR TELEVISION BROADCASTING AND TRANSMISSION ESTABLISHMENT	A RADIO OR TELEVISION BROADCASTING AND TRANSMISSION ESTABLISHMENT	<u>ACCESSORY USES</u>	<u>ACCESSORY USES</u>	ANIMAL HOSPITAL	
	<u>ACCESSORY USES</u>	<u>ACCESSORY USES</u>	A RADIO OR TELEVISION BROADCASTING AND TRANSMISSION ESTABLISHMENT	RECREATIONAL FACILITY OR STRUCTURE	RECREATIONAL FACILITY OR STRUCTURE	ASSOCIATED EDUCATION USE	ASSOCIATED EDUCATIONAL USE	PLACE OF WORSHIP ONLY WITHIN AREAS SHOWN ON SCHEDULES G, H AND I	
	ASSOCIATED EDUCATIONAL USE	ASSOCIATED EDUCATIONAL USE	<b>BUILDING SUPPLIES SALES</b>	COMMUNITY CLUB	COMMUNITY CLUB	ASSOCIATED OFFICE	ASSOCIATED OFFICE		

BUSINESS CORRIDOR DESIGNATION	INDUSTRIAL ONE – M1	INDUSTRIAL ONE A – M1A	INDUSTRIAL TWO – M2	INDUSTRIAL THREE – M3	INDUSTRIAL THREE A – M3A	INDUSTRIAL 4– M4	INDUSTRIAL FOUR A – M4A	INDUSTRIAL BUSINESS - MBU	OFFICE COMMERCIAL - OC
			ESTABLISHMENT						
	ASSOCIATED OFFICE	ASSOCIATED OFFICE	RECREATIONAL FACILITY OR STRUCTURE	ANIMAL HOSPITAL	ANIMAL HOSPITAL	RETAIL OUTLET OPERATED IN CONNECTION WITH A PARTICULAR PURPOSE PERMITTED BY (A)(1) AND (A)(2) ABOVE PROVIDED THAT THE TOTAL GROSS COMMERCIAL FLOOR AREA OF THE RETAIL OUTLET IS NOT MORE THAN 15% OF THE TOTAL GROSS INDUSTRIAL FLOOR AREA OF THE PARTICULAR INDUSTRIAL USE	A RETAIL OUTLET OPERATED IN CONNECTION WITH A PARTICULAR PURPOSE PERMITTED BY (A)(1) AND (A)(2) ABOVE PROVIDED THAT THE TOTAL GROSS COMMERCIAL FLOOR AREA OF THE RETAIL OUTLET IS NOT MORE THAN 15% OF THE TOTAL GROSS INDUSTRIAL FLOOR AREA OF THE PARTICULAR INDUSTRIAL USE		
	RETAIL OUTLET	RETAIL OUTLET	COMMUNITY CLUB	PLACE OF WORSHIP	A PLACE OF WORSHIP				

BUSINESS CORRIDOR DESIGNATION	INDUSTRIAL ONE – M1	INDUSTRIAL ONE A – M1A	INDUSTRIAL TWO – M2	INDUSTRIAL THREE – M3	INDUSTRIAL THREE A – M3A	INDUSTRIAL 4– M4	INDUSTRIAL FOUR A – M4A	INDUSTRIAL BUSINESS - MBU	OFFICE COMMERCIAL - OC
	OPERATED IN CONNECTION WITH A PARTICULAR PURPOSE PERMITTED BY (INDUSTRIAL USES ABOVE) PROVIDED THAT THE TOTAL GROSS COMMERCIAL FLOOR AREA OF THE RETAIL OUTLET IS NOT MORE THAN 15% OF THE TOTAL GROSS INDUSTRIAL FLOR AREA OF THE PARTICULAR INDUSTRIAL USE	OPERATED IN CONNECTION WITH A PARTICULAR PURPOSE PERMITTED BY (INDUSTRIAL USES ABOVE) PROVIDED THAT THE TOTAL GROSS COMMERCIAL FLOOR AREA OF THE RETAIL OUTLET IS NOT MORE THAN 15% OF THE TOTAL GROSS INDUSTRIAL FLOR AREA OF THE PARTICULAR INDUSTRIAL USE		ONLY WHEN LOCATED IN A BUSINESS CORRIDOR AREA AS SHOWN ON SCHEDULE G TO THIS BY LAW	ONLY WHEN LOCATED IN A BUSINESS CORRIDOR AREA AS SHOWN ON SCHEDULE G TO THIS BY-LAW				
			ANIMAL HOSPITAL	<u>ACCESSORY USES</u>	<u>ACCESSORY USES</u>				

BUSINESS CORRIDOR DESIGNATION	INDUSTRIAL ONE – M1	INDUSTRIAL ONE A – M1A	INDUSTRIAL TWO – M2	INDUSTRIAL THREE – M3	INDUSTRIAL THREE A – M3A	INDUSTRIAL 4– M4	INDUSTRIAL FOUR A – M4A	INDUSTRIAL BUSINESS - MBU	OFFICE COMMERCIAL - OC
			<p><b>PLACE OF WORSHIP ONLY WHEN LOCATED IN A BUSINESS CORRIDOR AREA AS SHOWN ON SCHEDULE G TO THIS BY-LAW</b></p>	ASSOCIATED EDUCATIONA L USE	ASSOCIATED EDUCATIONA L USE				
			<u>ACCESSORY USES</u>	ASSOCIATED OFFICE	ASSOCIATED OFFICE				
			ASSOCIATED EDUCATIONA L USE	<p><b>A RETAIL OUTLET OPERATED IN CONNECTION WITH A PARTICULAR PURPOSE PERMITTED BY (A)(1) AND (A)(3) ABOVE PROVIDED THAT THE TOTAL GROSS COMMERCIA L FLOOR AREA OF THE RETAIL OUTLET IS NOT MORE</b></p>	<p><b>A RETAIL OUTLET OPERATED IN CONNECTION WITH A PARTICULAR PURPOSE PERMITTED BY (A)(1) AND (A)(3) ABOVE PROVIDED THAT THE TOTAL GROSS COMMERCIA L FLOOR AREA OF THE RETAIL OUTLET IS NOT MORE</b></p>				

BUSINESS CORRIDOR DESIGNATION	INDUSTRIAL ONE – M1	INDUSTRIAL ONE A – M1A	INDUSTRIAL TWO – M2	INDUSTRIAL THREE – M3	INDUSTRIAL THREE A – M3A	INDUSTRIAL 4– M4	INDUSTRIAL FOUR A – M4A	INDUSTRIAL BUSINESS - MBU	OFFICE COMMERCIAL - OC
				THAN 15% OF THE TOTAL GROSS INDUSTRIAL FLOOR AREA OF THE PARTICULAR INDUSTRIAL USE	THAN 15% OF THE TOTAL GROSS INDUSTRIAL FLOOR AREA OF THE PARTICULAR INDUSTRIAL USE				
			ASSOCIATED OFFICE	THERMAL DEGRADATION (ENERGY FROM WASTE) USE PROVIDED THAT THE SOURCE OF WASTE INPUT INTO THE ENERGY GENERATION IS A BY-PRODUCT OF THE PRIMARY USE OF THE SITE AND IS NOT A HAZARDOUS WASTE	THERMAL DEGRADATION (ENERGY FROM WASTE) USE, PROVIDED THAT THE SOURCE OF WASTE INPUT INTO THE ENERGY GENERATION IS A BY-PRODUCT OF THE PRIMARY USE OF THE SITE AND IS NOT A HAZARDOUS WASTE				
			RETAIL OUTLET OPERATED IN						

BUSINESS CORRIDOR DESIGNATION	INDUSTRIAL ONE – M1	INDUSTRIAL ONE A – M1A	INDUSTRIAL TWO – M2	INDUSTRIAL THREE – M3	INDUSTRIAL THREE A – M3A	INDUSTRIAL 4– M4	INDUSTRIAL FOUR A – M4A	INDUSTRIAL BUSINESS - MBU	OFFICE COMMERCIAL - OC
			<p>CONNECTION WITH A PARTICULAR PURPOSE PERMITTED BY (A)(1) AND (A)(3) ABOVE PROVIDED THAT THE TOTAL GROSS COMMERCIAL FLOOR AREA OF THE RETAIL OUTLET IS NOT MORE THAN 15% OF THE TOTAL GROSS INDUSTRIAL FLOOR AREA OF THE PARTICULAR INDUSTRIAL USE</p> <p>THERMAL DEGRADATION (ENERGY FROM WASTE) USE PROVIDED THAT THE SOURCE OF WASTE</p>						

BUSINESS CORRIDOR DESIGNATION	INDUSTRIAL ONE – M1	INDUSTRIAL ONE A – M1A	INDUSTRIAL TWO – M2	INDUSTRIAL THREE – M3	INDUSTRIAL THREE A – M3A	INDUSTRIAL 4– M4	INDUSTRIAL FOUR A – M4A	INDUSTRIAL BUSINESS - MBU	OFFICE COMMERCIAL - OC
			INPUT INTO THE ENERGY GENERATION IS A BY-PRODUCT OF THE PRIMARY USE OF THE SITE AND IS NOT A HAZARDOUS WASTE.						