



Brampton

Zoning By-Law Office Consolidation

SECTION 30.0 GENERAL PROVISIONS FOR INDUSTRIAL ZONES

30.1 The following provisions shall apply to all industrial zones as shown on Schedule A to this by-law, in addition to the General Provisions for All Zones included in this by-law.

30.2 Environmental Concerns

Obnoxious industrial uses shall not be permitted.

30.3 Accessory Buildings

- (a) Accessory buildings or structures used for a purpose other than an office are permitted in any industrial zone, subject to the requirements and restrictions of this by-law for the particular zone in which said buildings or structures are located, but shall:
 - (1) not be used for human habitation;
 - (2) not exceed 4.5 metres in height;
 - (3) not have a gross floor area in excess of 100 square metres;
 - (4) be at least 3 metres from any lot line, and,
 - (5) except for a gatehouse, not be constructed in a minimum required front yard or minimum required exterior side yard.
- (b) Accessory buildings used for the purpose of an office are permitted in any industrial zone, subject to the requirements and restrictions of this by-law for the particular zone in which said buildings or structures are located, but the gross commercial floor area of any accessory building or buildings on a lot shall not exceed the gross industrial floor area of the main building.

30.4 Loading Spaces

Loading spaces are required to be provided and maintained on a lot in accordance with the following provisions:

(a) Gross Industrial Floor Area

of building in square metres Number of loading spaces

280 or less 1 loading space

over 280 up to 7,450 2 loading spaces

over 7,450 up to 14,000 3 loading spaces

over 14,000 3 loading spaces, plus 1 additional loading

space for each 9,300 square metres of gross industrial floor area or part thereof in excess of 14,000 square metres

(b) Each loading spaces shall:

- (i) be a rectangular area measuring not less than 3.7 metres in width and 9 metres in length;
- (ii) have a minimum vertical clearance of 4.25 metres; and,
- (iii) have an unobstructed ingress and egress of not less than 6 metres in width to and from a street by means of driveways, aisles, manoeuvring or similar areas, no part of which shall be used for the parking or temporary storage of motor vehicles.

30.5 Parking Spaces

Use	Minimum Parking Spaces Required
Industrial – Manufacturing, Cleaning, Packaging, Processing, Repairing, Assembling, or Printing	a. If the associated office, retail, and educational gross floor areas are 15% or less of the total gross floor area: • Up to 5,000 square metres: 1 parking space per 60 square metres gross floor area or portion thereof; • 5,000 to 10,000 square metres: 83 parking spaces plus 1 parking space per 90 square metres gross floor area or portion thereof that is over 5,000 square metres; • over 10,000 square metres: 139 parking spaces plus 1 parking space per 170 square metres gross floor area or portion thereof that is over 10,000 square metres b. If the associated office, retail, and educational gross floor areas are more than 15% of the total gross floor area:

	In addition to the above, the applicable gross floor areas exceeding 15% shall be subject to the applicable office, retail, or educational parking requirements.
Warehouse	a. If the associated office, retail, and educational gross floor areas are 15% or less of the total gross floor area: If the associated office, retail, and educational gross floor areas are 15% or less of the total gross floor area: • Up to 7,000 square metres: 1 parking space per 90 square metres gross floor area or portion thereof; • 7,000 to 20,000 square metres: 78 parking spaces plus 1 parking space per 145 square metres gross floor area or portion thereof that is over 7,000 square metres; • over 20,000 square metres: 168 parking spaces plus 1 parking space per 170 square metres gross floor area or portion thereof that is over 20,000 square metres b. If the associated office, retail, and educational gross floor areas are more than 15% of the total gross floor area In addition to the above, the applicable gross floor areas exceeding 15% shall be subject to the applicable office, retail, or educational parking requirements.
Industrial Mall	The same requirements as that of the Industrial – Manufacturing, except for motor vehicle repair or body shop or any non-industrial use which shall provide parking in accordance with applicable standards for that use.
Non-industrial uses	Parking requirements in accordance with that outlined in the General Provisions for Commercial and Residential Zones.

30.6 Fences

No fences shall be permitted in the front yard of any lot in an industrial zone.

30.7 Commercial Uses in Industrial Zones

The following ancillary commercial uses shall be permitted within any industrial zone, provided such uses are located in an industrial mall as defined in this by-law:

- (a) a bank, trust company or financial institution;
- (b) a dining room restaurant or a convenience restaurant, to a maximum of one restaurant per industrial mall, and a maximum gross leasable area of 465 square metres or 5% of the total gross floor area of the building whichever is less.
- (c) a commercial, technical, or recreational school;
- (d) a banquet hall; and,
- (e) an office, excluding offices for medical, health care and dental practitioners; administrative offices of school boards and governments; and offices of accredited or licensed professionals, such as accountants, architects, engineers, financial advisors, insurance agents/brokers, landscape architects, lawyers, real estate agents/brokers/appraisers and urban planners.

Parking requirements for commercial uses in industrial zones shall be in accordance with section 20.

30.8 Restaurant Uses in Industrial Zones

Refuse storage for restaurant uses permitted in any industrial zone of this by-law shall be contained in a climate controlled area within a building.

(327-07)

30.9 Waste Transfer or Processing Station

A Waste Disposal Use shall only be permitted in Industrial Two – M2, Industrial Three – M3 and Industrial Three A – M3A zones in accordance with Sections 32.1, 33.1 and 33.2 respectively. Notwithstanding the Industrial Two – M2, Industrial Three – M3 and Industrial Three A – M3A zone provisions to the contrary, no outside storage associated with a Waste Disposal Use shall be permitted, unless such storage is located within enclosed bins or containers and conforms to all the provisions of the zone respecting outside storage.

Waste Disposal Uses, including those involving hazardous waste, owned, operated or managed by or used for the purposes of a waste program administered by the City of Brampton or the Regional Municipality of Peel are permitted in Industrial Two – M2, Industrial Three – M3 and Industrial Three A – M3A zones, provided that yard, outside storage, parking, and coverage regulations required for the zone where the lands are located are complied with.

(139-2025)

30.10 Outdoor Storage

- (a) Where outside storage is permitted, no storage shall be permitted on any portion of a lot required for parking, loading, driveway, or landscaped open space.
- (b) Notwithstanding the definition for "outside storage" in Section 5 of this By-law, where outside storage is permitted in an Industrial zone, nothing in this By-law shall prevent the parking and storage of oversized motor vehicles (trucks and/or transport trailers) not actively engaged in loading or unloading and which may or may not be in conjunction with a business operating from a building on the same lot provided that:
 - (1) Trucks and/or trailers shall not be parked stored on a vacant land or any lot that does not include a building;
 - (2) The location of the truck and/or trailer parking and storage area shall be limited to the area of the lot permitted to be used for outside storage as set out in the applicable zone;
 - (3) No trucks and/or trailers shall be parked or stored on any portion of a lot required for parking, loading, driveway, or landscaped open space;
 - (4) Trucks and/or trailers shall not exceed a maximum height of 4.15 metres;
 - (5) Truck and trailer parking and storage areas shall be screened from view from the street by fencing, architectural screening, landscape buffer, buildings placement, berms, or a combination of such treatment.

(SECTIONS 30.11, 30.12, AND 30.13 ARE RESERVED)

30.14 Automobile Impound Facilities

Within the area bounded Queen Street, Highway 410, Steeles Avenue, and Kennedy Road, an automobile impound facility shall be permitted subject to the following criteria:

- (a) the site is zoned of a zoning category of Industrial M2 or its subsection;

- (b) there is a permanent building on the site;
- (c) the site has a minimum lot area of 1800 square metres;
- (d) a minimum of 5 public parking spaces is provided on the site;
- (e) the pound area is screened from streets, open space, and properties not zoned to permit outside storage with an opaque fence; and
- (f) a minimum 3 metre wide landscaped strip is provided abutting a public street except at approved access locations.

30.15 Torbram Road

For lands located north of Steeles Avenue, no building or structure shall be higher than 9.0 metres above established grade if the building or structure is located within 178 metres east of the easterly limits of Torbram Road.

(327-07)

30.16 Mechanical Sterilization

Mechanical Sterilization shall be permitted as an accessory use to Animal Hospitals, Private or Public Hospitals, Institutional Uses, Nursing Homes, and Public Uses wherever those uses are permitted in this By-law.

(204-2010)

30.17 Places of Worship

Where a Place of Worship is listed as a permitted use in any Industrial parent zone, it is deemed to be a permitted use in any such parent zone with a special section unless a Place of Worship is specifically prohibited by the special section.

30.18 Except for those requirements and restrictions set out in site-specific zones, the following requirements and restrictions shall apply to a Place of Worship in all Industrial Business Zones (MBU), Industrial Zones located within the area shown as “Business Corridor” on Schedule G of this By-law, and Industrial One (M1) and Industrial One A (M1A) Zones located within 500 metres from a Residential Area as shown on Schedule H of this By-law.

- a) Maximum Gross Floor Area for all Places of Worship within a Lot: 5,000 metres.
- b) Minimum Building Setback for Buildings solely used for a Place of Worship: 7.5 metres to all lot lines.
- c) Minimum Landscaped Open Space for lots solely used for a Place of Worship: 3 metres abutting all lot lines except at approved access locations.
- d) Parking shall be maintained and provided in accordance with Sections 6 and 20 of this By-law.
- e) Shall be subject to all other requirements and restrictions of the zone in which the Place of Worship is located that do not conflict with 30.18 a) to d).

30.19 Except for those requirements and restrictions set out in site-specific zones, the following requirements and restrictions shall apply to a Place of Worship permitted in Industrial One (M1) and Industrial One A (M1A) Zones as shown on Schedule I to this By-law, except

those Industrial One (M1) and Industrial One A (M1A) Zones located within 500 metres of a Residential zone, or Industrial One (M1) and Industrial One A (M1A) Zones located within the area shown as “Business Corridor” on Schedule G of this By-law:

- a) Maximum Gross Floor Area for all Place of Worship within a Lot: 3,000 square metres.
- b) The following accessory uses to a place of worship shall not be permitted: a private school, a day care, and an outdoor play or activity area.
- c) Parking shall be maintained and provided in accordance with Sections 6 and 20 of this By-law.
- d) Shall be subject to all other requirements and restrictions of the zone in which the Place of Worship is located that do not conflict with 30.19 a) to c).