



Brampton

Zoning By-Law Office Consolidation

(28-2010)(102-2024)(H 4-2024)

2031 The lands designated OC - 2031 on Schedule A to this by-law:

2031.1 shall only be used for the following purposes:

- (a) an office;
- (b) a research and development facility;
- (c) a hotel;
- (d) a conference centre;
- (e) only in conjunction with and ancillary to the uses permitted in sections 2031.1 (a) and (b), light manufacturing and repairing and assembly of finished goods but shall not include the following purposes:

- 1. a warehouse;
- 2. a distribution facility or operation;
- 3. the processing of raw foods or by-products;
- 4. a motor vehicle repair shop or a motor vehicle body shop;
- 5. a transport terminal;
- 6. a taxi or bus station;
- 7. a motor vehicle parts or boat parts sales establishment;
- 8. a salvage, junk, scrap or bulk storage yard;
- 9. outdoor storage including intermodal containers on chassis;
- 10. a parking lot;
- 11. the cleaning of goods or products;

(f) only in conjunction with the uses permitted in sections 2031.1 (a), (b), (c) and (d), the following purposes:

1. a bank, trust company or financial institution;
2. a retail establishment;
3. a convenience store;
4. a banquet hall;
5. a dry cleaning and laundry establishment;
6. a dining room restaurant, a take-out restaurant
7. a service shop;
8. a personal service shop, but excluding a massage or body rub parlour;
9. a printing or copying establishment;
10. a commercial school;
11. a community club;
12. a fitness club;
13. a health centre;
14. a day nursery;

(g) a park, playground, recreational facility;

(h) the purposes permitted by the F zone; and,

(i) purposes accessory to the other permitted purposes.

2031.2 shall be subject to the following requirements and restrictions:

(a) (Deleted in accordance with By-Law 102-2024)

(b) Minimum Lot Area: No requirement

(c) Minimum Lot Width: No requirement

(d) Minimum Front Yard Depth: 4.0 metres;

- (e) Minimum Interior Side Yard Width: 3.0 metres;
- (f) Minimum Exterior Side Yard Width: 6.0 metres;
- (g) Minimum Rear Yard Depth: 6.0 metres;
- (h) Minimum Lot Depth: 45 metres;
- (i) Minimum Building Setback to a Floodplain zone shall be 5 metres;
- (j) Minimum Building Height: 22 metres;
- (k) Minimum Landscaped Open Space along the Front and Side Lot Lines: 3 metres
- (l) Uses permitted in Section 2031.1(e) shall be limited to a maximum of 30 per cent of the gross floor area and shall not be located within a freestanding building;
- (m) Uses permitted in Section 2031.1 (f) shall be limited to a maximum of 20 per cent of the office building's gross floor area;
- (n) The openings for waste disposal and loading facilities of any buildings shall face away from an adjacent public street or be screened;
- (o) No outdoor storage, or outdoor display or outdoor sales of goods and materials shall be permitted accessory to or in association with any of the permitted uses;

- (p) All garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed within a building;
- (q) An adult entertainment parlour or an adult videotape store shall not be permitted.
- (r) For the purpose of this by-law lands zoned OC-3785 and OC-2031 shall be treated as one lot for the purposes of bicycle and vehicle parking.

2031.3 shall also be subject to the requirements and restrictions of the OC zone and all the general provisions of this by-law which are not in conflict with those set out in Section 2031.2.

2031.4 for the purposes of Section 2031.1(d) :

CONFERENCE CENTRE shall mean a building or place which is used for the assembly of persons for private or public activities of a religious, political, charitable, educational, social, business, cultural, recreational, and like purposes, and may include media communication and dining room facilities accessory to the main assembly function, but shall not include a public or private school or a religious institution.