



# Brampton

## Zoning By-Law Office Consolidation

(94-2012)(134-2013)

2262 The lands designated M1-2262 on Schedule A to the by-law:

2262.1 Shall only be used for the following purposes:

(1) Industrial

- a) Manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building;
- b) A warehouse (subject to Section 2262.2(1));

(2) Non-Industrial

- a) An office;
- b) A bank, trust company, and finance company;
- c) A research and development facility in conjunction with an office;
- d) A dining room restaurant (subject to Section 2262.2(2));
- e) A place of worship (subject to Section 2262.2(3));
- f) A hotel;
- g) A conference centre or banquet hall, only in conjunction with a hotel;
- h) A convenience store;
- i) A dry cleaning and laundry distribution station;
- j) A service shop;
- k) A personal service shop, excluding a massage or body rub parlour;
- l) A printing or copying establishment;
- m) A recreational facility or structure;
- n) An animal hospital.

2262.2 shall be subject to the following requirements and restrictions:

- (1) A warehouse use shall only be permitted in conjunction with an associated office use. The associated office use shall have a minimum gross floor area of 20% of the total gross floor area of the warehouse

- (2) For the lands zoned M1-2262, (located north and south of the SC-2259 zone), a maximum of two dining room restaurants in total shall be permitted.
- (3) For the lands zoned M1-2262, (located north and south of the SC-2259 zone), a maximum of one place of worship in total shall be permitted having a maximum gross floor area of 3,000 square metres.
- (4) For the purpose of this section, the front lot line shall be the lot line abutting Dixie Road.
- (5) Setbacks:
  - a) For, lots abutting Dixie Road, north of Inspire Boulevard, one building on a lot shall have a maximum setback of 20 metres from Dixie Road.
  - b) For lots abutting Dockstader Road, one building on a lot shall have a maximum setback of 8.0 metres from Dockstader Road.
  - c) Minimum Yards:
    - i. Front yard Depth: 4.5 metres
    - ii. Interior Side Yard Width: 2.0 metres
    - iii. Exterior Side Yard Width: 3.0 metres
    - iv. Rear Yard Depth: 3.0 metres
- (6) Minimum width of Landscaped Open Space:
  - a) Except at approved driveway and building locations, 6.0 metres along Dixie Road and 3.0 metres along all other streets.
- (7) Building Height:
  - a) The maximum building height for building located within 50 metres of a residential zone shall be 2 storeys.
- (8) Outside storage shall not be permitted.
- (9) Lots zoned M1-2262 that abut Dixie Road and are located south of Inspire Blvd and north of Tasker Road shall be considered one lot for the purposes of this Section.