



# Brampton

## Zoning By-Law Office Consolidation

(266-2006)

### SECTION 29.1 CENTRAL AREA MIXED USE ONE – CMU1

The lands zoned CMU1 on Schedule A to the by-law:

<b>(a) Commercial</b>	
	(1) a retail establishment that has a gross floor area of less than 1,500 square metres with or without outdoor display and sales pursuant to Section 29.1.3(j), but which does not include a drive-through facility.
	(2) a service shop but which does not include a drive-through facility
	(3) a personal service shop but which does not include a drive-through facility, a body art and/or tattoo parlour or a massage or a body rub parlour
	(4) a bank, trust company, or financial company but which does not include a drive-through facility
	(5) an office
	(6) a dry cleaning and laundry distribution station but which does not include a drive-through facility
	(7) a Laundromat but which does not include a drive-through facility
	(8) a parking lot
	(9) a dining room restaurant, a convenience restaurant, a take-out restaurant, none of which shall include a drive –through facility
	(10) a printing or copying establishment
	(11) a community club
	(12) an art gallery or studio
	(13) an animal hospital
<b>(b) Institutional</b>	
	(1) a religious institution
	(2) a day nursery

<b>(c) Other</b>	
	(1) purposes accessory to the other permitted purposes

29.1.2 shall not be used for the following purposes:

<b>(a) Prohibited Uses</b>	
	(1) an adult video store
	(2) an adult entertainment parlour
	(3) an amusement arcade
	(4) a body art and/or tattoo parlour
	(5) a massage or body rub parlour

29.1.3 shall be subject to the following requirements and restrictions:

a) Maximum Floor Space Index (FSI)	2.0
b) Minimum Street Line Setback	0 metres, except as shown on Schedule B-2 to this By-law plus an additional 3.0 metres from where the building is located at grade for that portion of the building that is 15.0 metres or greater above grade.
c) Maximum Streetline Setbacks	As shown on Schedule B-1 to this By-law
d) Minimum Interior Side Yard Width	<p>(i) Where the interior side lot line abuts a Commercial Zone – 0.0 metres plus an additional 3.0 metres from where the building is located at grade for that portion of the building that is 15.0 metres or greater above grade.</p> <p>(ii) Where the interior side lot line abuts a zone other than a Commercial Zone – 1.5 metre plus an</p>

	additional 3.0 metres from where the building is located a grade for that portion of the building that is 15.0 metres or greater above grade or except as shown on Schedule B-4 to this By-law.
e) Minimum Rear Yard Depth	6.0 metres, except as shown on Schedule B-4 of this By-law.
f) Windows and Doors at Grade	(i) On any wall adjacent to a streetline that is subject to a Condition A on Schedule B-1, no less than 70% of the gross area of the portion of the wall that is less than 4.6 metres above grade shall have windows and/or doors. (ii) On any wall adjacent to a streetline that is subject to Condition B on Schedule B-1, no less than 35% of the gross area of the portion of the wall that is less than 4.6 metres above grade shall have windows and/or doors.
g) Minimum and Maximum Building Height	As shown on Schedule B-3 to this By-law. Minimum building height requirements shall only apply to that portion of the building that is within 12 metres of any streetline.
h) Motor Vehicle Parking Provisions	All motor vehicle parking on a lot shall be located within a rear and/or interior side yard
i) Special Setbacks for Residential Living Areas from Interior Side or Rear Lot Lines	Notwithstanding any other provisions in this By-law, any portion of a building that is 15.0 metres or greater above grade having windows for a dwelling unit shall be located no less than 6.0 metres from an interior side or rear lot line.
j) Outdoor Display and Sales	The outdoor display and sale of goods is permitted as an accessory use provided the display area is accessible to the public and occupies no more than 25% of the gross floor area of the use it is accessory to.
k) Minimum Setback for a Place of Commercial Recreation	i) From a Residential zone – 30 metres ii) From an Institutional zone – 100.0 metres
l) Loading, Unloading and Waste Disposal	Loading, unloading and waste disposal facilities shall not be located on the wall facing a Residential zone or

	a public road, nor shall be located in the yard adjacent to a Residential Zone or a public road.
m) Garbage, Refuse and Waste	All garbage, refuse and waste containers for any use shall be located within a climate controlled area within the same building containing the use.