

## EXPLANATORY NOTE

### THE PURPOSE OF BY-LAW #12595

*The purpose of By-law 125-95 is to amend comprehensive Zoning By-law 151-88, as amended, pursuant to an application by Vahe Kouyoumdjian (File No. C5E5.13).*

### EFFECT OF THE BY-LAW

*The effect of By-law 12595 is to permit the subject property to be developed for predominately service commercial purposes with the south-west portion of the site being used for a park.*

### LOCATION OF THE LANDS AFFECTED

*The lands affected by By-law 125-95 are located on the south side of Highway 7 approximately 63 metres west of the centreline of Bramalea Road within Lot 5, Concession 5, East of Hurontario Street.*

*Any further enquiries or questions should be directed to Mr. Al Rezoski, City of Brampton Planning Department, 874-2060.*

**NOTE:** *Amendment Number 259 and Amendment Number 259A to the 1984 Official Plan and Amendment Number OP93-28 to the Official Plan of the City of Brampton Planning Area related to this application have been referred to the Ministry of Municipal Affairs for approval. Any objections to these Official Plan Amendments should be referred to the Ministry of Municipal Affairs.*



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* 125-95

To amend By-law 151-88 as amended

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The Council of the Corporation of the City of Brampton ENACTS as follows:

1. By-law 151-88, as amended, is hereby further amended:
  - (1) by changing, on Sheet 64A of Schedule "A" thereto, the zoning designation of the lands shown outlined on Schedule "A" to this by-law from HIGHWAY COMMERCIAL - SECTION 222 and OPEN SPACE (OS) to SERVICE COMMERCIAL - SECTION 773 (SC - SECTION 773) and OPEN SPACE (OS).
  - (2) by adding thereto the following section:

"773. The lands designated SC - Section 733 on Sheet 64A of Schedule A to this by-law:

773.1 shall only be used for the following purposes:

    - (1) a retail establishment having no outdoor storage;
    - (2) a service shop;
    - (3) a personal service shop;
    - (4) a bank, trust company, finance

company;

- (5) an office;
- (6) a dry cleaning and laundry distribution station;
- (7) a laundromat;
- (8) a dining room restaurant, a drive-in restaurant, a standard restaurant, a take-out restaurant;
- (9) a printing or copying establishment
- (10) a garden centre sales establishment;
- (11) a community club;
- (12) a health centre;
- (13) a custom workshop;
- (14) a convenience store;
- (15) a motor vehicle repair shop;
- (16) a day nursery;
- (17) crisis care facilities subject to requirements and restrictions of section 30.6;
- (18) a religious institution including an associated place of public assembly; and,

- (19) purposes accessory to the other permitted purposes.

733.2

shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth:

19 metres

- (2) Minimum Interior Side Yard Width:

3.0 metres, except that where the interior side yard abuts an OS zone, the minimum interior side yard width shall be 1.2 metres;

- (3) Minimum Rear Yard Depth:

7.0 metres, except that where the rear yard abuts the westerly 52 metres of the south property boundary, the minimum rear yard shall be 1.2 metres;

- (4) Minimum Landscaped Open Space:

3 metre wide landscaped open space area abutting Highway 7 and 1.2 metre wide landscaped open space area abutting all other property boundaries, except at approved driveway access locations from Highway 7 or another commercial zone;

- (5) the use permitted in section 733.1(15) shall be located a

minimum of 30 metres from a Residential zone;

- (6) no outside storage or display of goods shall be permitted;
- (7) all garbage, refuse and waste containers for a motor vehicle repair shop shall be located within the building containing the motor vehicle repair shop;
- (8) all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the building containing the restaurant;
- (9) all garbage and refuse storage, other than refuse storage for a restaurant or a motor vehicle repair shop, but including any containers for the storage of recyclable materials, shall be enclosed within a building; and
- (10) an adult video store, an adult entertainment parlour or an amusement arcade shall not be permitted.

733.3

shall also be subject to the requirements and restrictions relating to the SC zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 733.2.

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN  
COUNCIL, this 12th day of June, 1995.

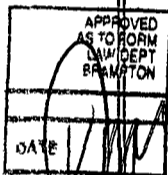


PETER ROBERTSON - MAYOR



LEONARD J. MIKULICH - CITY CLERK

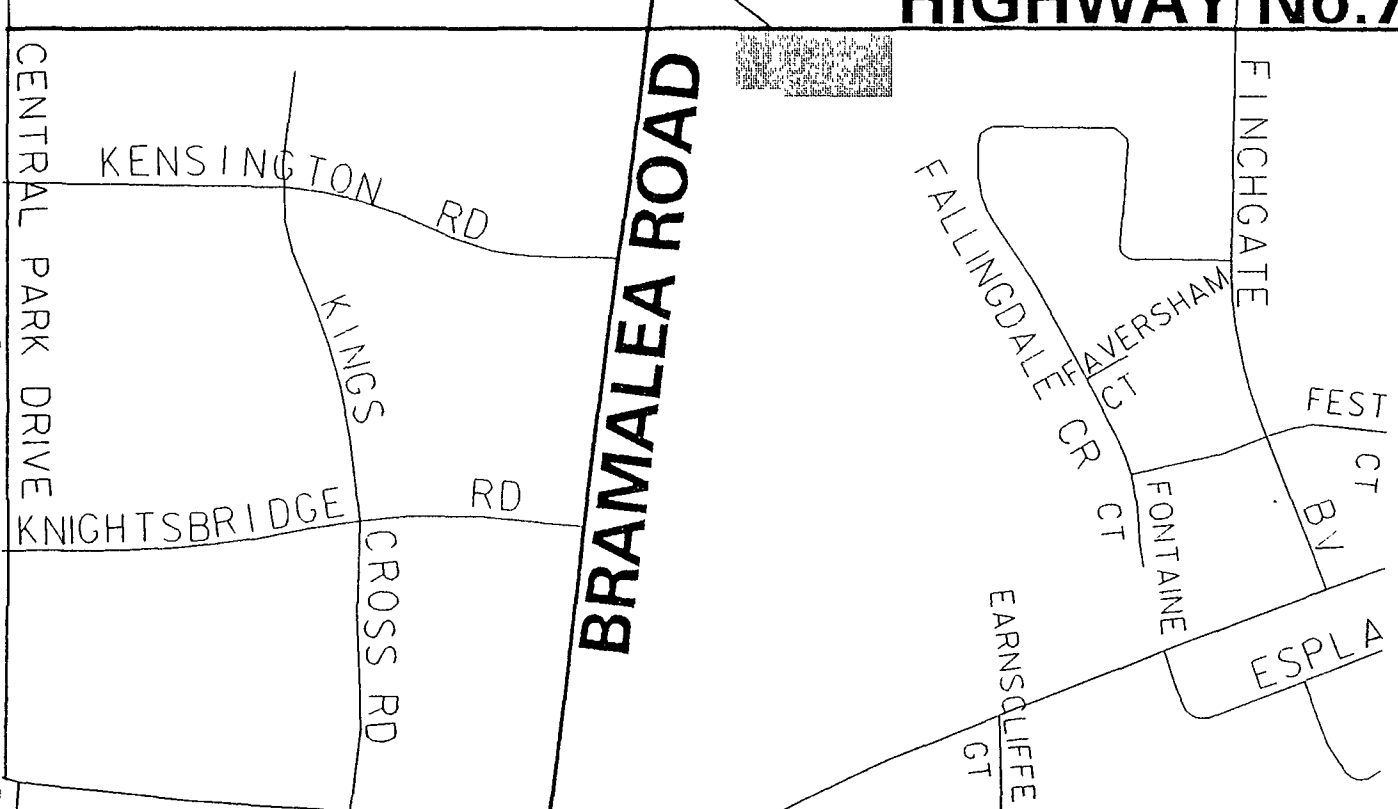
50/94



**SUBJECT PROPERTY**

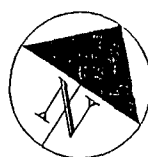
**HIGHWAY No.7**

**BRAMALEA ROAD**



**Key Map By-Law**

**125-95**



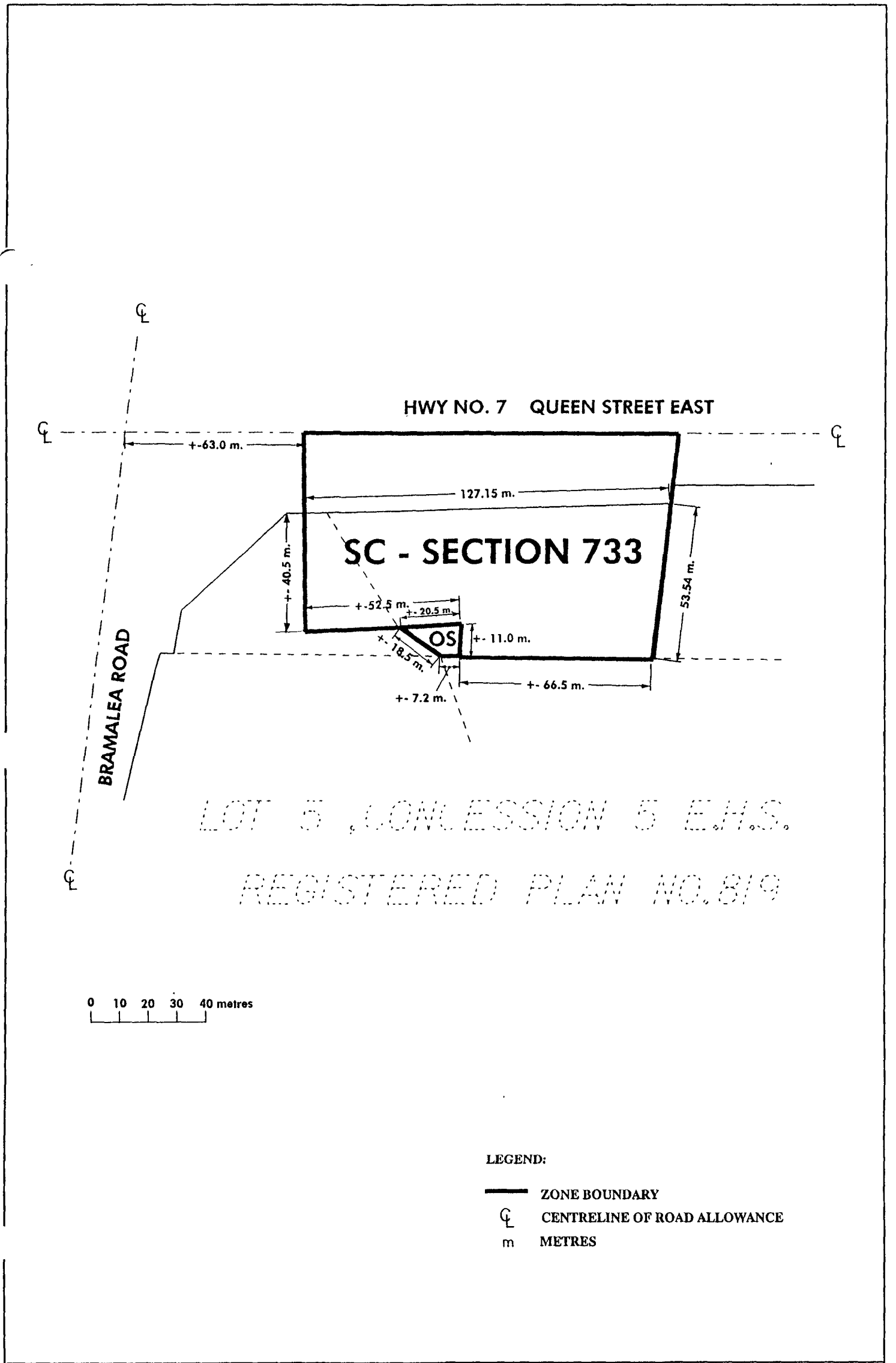
**CITY OF BRAMPTON**  
Planning and Development

Date. 1994 08 30

Drawn by. CJK

File no. C5E5.13

Map no. 64-25D



PART LOT 5, CONCESSION 5 E.H.S.  
BY-LAW 151-88 SCHEDULE A



**CITY OF BRAMPTON**  
Planning and Building Department

Date: 1994 11 10 Drawn by: K.M.H

File no. C5E5.13 Map no 64\_25F

By-Law 125-95 Schedule A