

## EXPLANATORY NOTE

### THE PURPOSE OF BY-LAW <sup>135</sup>-95

The purpose of By-law <sup>135</sup>-95 is to amend comprehensive zoning by-law 56-83, as amended, pursuant to an application by Candevcon Limited (File No. C7E6.17).

### EFFECT OF THE BY-LAW

The effect of By-law <sup>135</sup>-95 is to permit the development of the site for office, retail and service commercial uses, in accordance with the uses and requirements set out in the by-law.

### LOCATION OF LANDS AFFECTED

The lands affected by By-law <sup>135</sup>-95 are located in the north-east quadrant of the intersection of Airport Road and Highway Number 7 within Lot 6, Concession 7, Northern Division.

Any further inquiries or questions should be directed to Mr. Rob Nykyforchyn, City of Brampton Planning Department, 874-2060.



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* 135-95

To amend By-law 56-83 as amended

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

1. By-law 56-83, as amended, is hereby further amended:

(1) by changing, on Sheet 13 of Schedule "A" thereto, the zoning designation of the lands shown outlined on Schedule "A" to this by-law from AGRICULTURAL (A) and SERVICE COMMERCIAL - SECTION 576 (SC-SECTION 576) to SERVICE COMMERCIAL (HOLDING)- SECTION 635 (SC(H) - SECTION 635).

(2) by adding thereto, the following section:

"635. The lands designated SC(H) - Section 635 on Sheet 13 of Schedule A to this by-law:

635.1 shall only be used for the following purposes:

- (1) an office;
- (2) a bank, trust company and financial company;
- (3) a retail establishment subject to the requirement set out in section 635.2 (7);
- (4) a personal service shop;
- (5) a dry cleaning and laundry distribution station;
- (6) a dining room restaurant, a standard restaurant and a take-out restaurant;
- (7) a community club;
- (8) a recreation facility or structure;
- (9) a hotel or motel;
- (10) a banquet hall; and,
- (11) purposes accessory to the other permitted purposes.

635.2 shall be subject to the following requirements and restrictions:

- (1) minimum lot area - 4047 square metres;
- (2) maximum coverage - 28 per cent;
- (3) all buildings and structures shall be located a minimum of 14.0 metres from the Highway Number 7 right-of-way, as widened;
- (4) maximum building height - no restriction;
- (5) a landscaped area, not less than 3.0 metres in width, shall be provided and maintained where the lands abut a road;
- (6) a landscaped area, not less than 9.0 metres in width, shall be provided and maintained where the lands abut Highway Number 7;
- (7) the maximum gross floor area devoted to the sale of food in any retail establishment shall be 929 square metres;
- (8) the maximum floor space index for office purposes shall be 0.5;
- (9) the maximum floor space index for office purposes may exceed 0.5, to a maximum of 1.0, provided that:
  - (i) the lot has a minimum lot area of 12,141 square metres;
  - (ii) the lot has a minimum lot width of 60 metres;
  - (iii) the lot has a maximum coverage of 25 per cent; and,

- (iv) the maximum gross commercial floor area of an office building devoted to those uses permitted in 635.1(2) to (11), shall not exceed 15 per cent of an office building;
- (10) parking shall be provided in accordance with Section 20 of this by-law;
- (11) no outside storage of goods, materials or machinery except seasonal goods in a contained package shall be permitted provided that such storage shall not occupy any required parking space or landscaped area;
- (12) all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed and screened from Highway Number 7 and Airport Road;
- (13) an adult entertainment parlour, an adult video store or an adult bookstore shall not be permitted;
- (14) the holding (H) symbol on any portion of the lot shall not be removed until the Council of the City of Brampton has determined that: satisfactory arrangements have been made with the City and the Ministry of Transportation (Ontario) to obtain vehicular access to the property; and,
- (15) in addition to Section 635(2) (14), the holding (H) symbol shall not be removed until the Council of the City of Brampton has determined that a tertiary plan, for the most northerly 80 metres and the most westerly 85 metres of the site, has been approved by the Commissioner of Planning and Building,

indicating how these lands can be developed in a comprehensive manner with the abutting lands to the north and west, respectively; and,

- (16) until the holding (H) symbol is removed, the lands designated SC(H)-SECTION 635 shall only be used for those purposes permitted in an A zone, subject to the requirements and restrictions of an A zone.

635.3 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 those set out in Section 635.2."

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

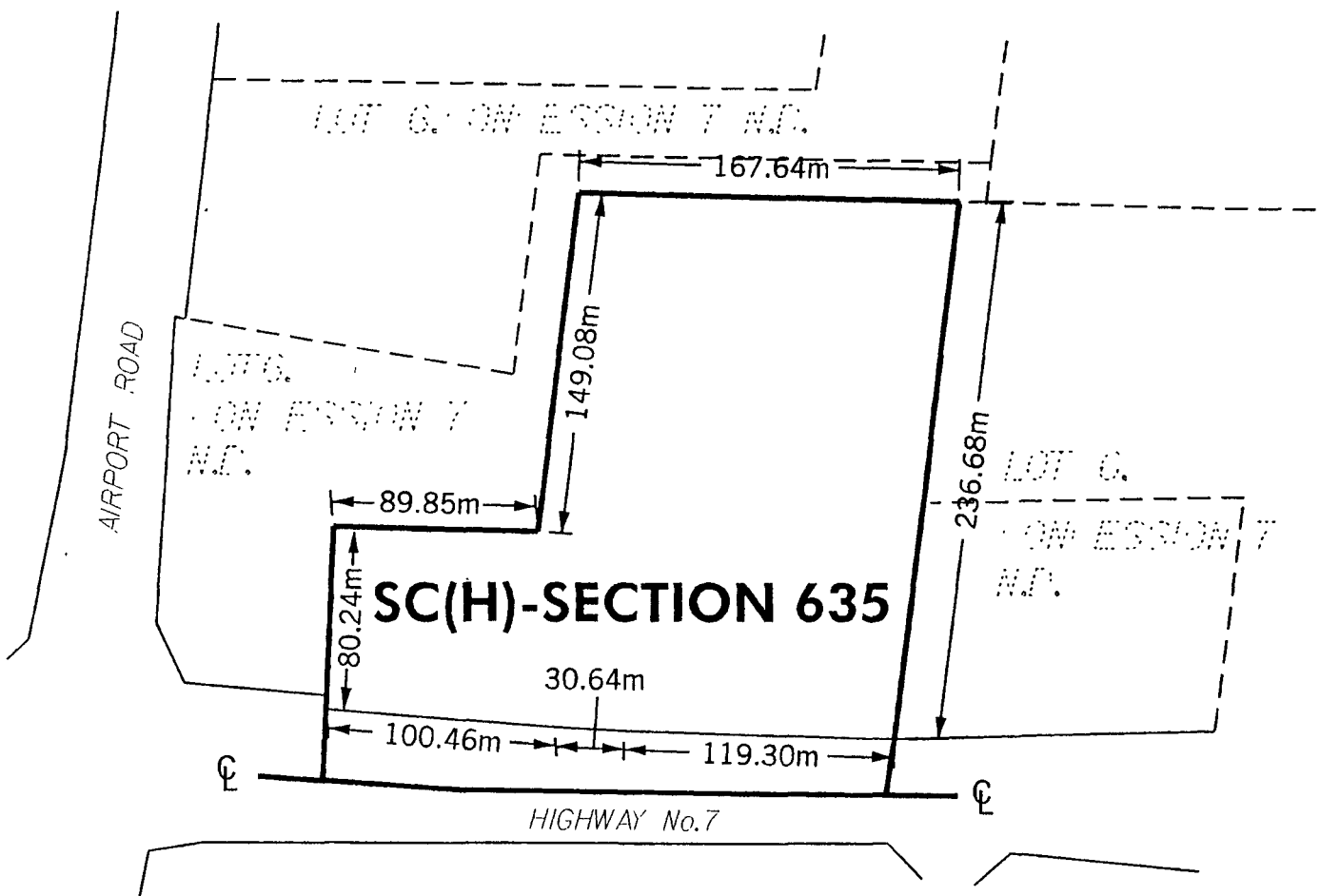
APPROVED AS TO FORM LAW DEPT BRAMPTON
DATE



PETER ROBERTSON - MAYOR



LEONARD J. MIKULICH - CITY CLERK



LEGEND

- ZONE BOUNDARY
- ⊕ CENTRELINE OF ORIGINAL ROAD ALLOWANCE
- m METRES



**PART LOT 6, CONCESSION 7, N.D.**

**BY-LAW 56-83**

**SCHEDULE A**

**By-Law 135-95**

**Schedule A**



**CITY OF BRAMPTON**  
Planning and Building

Date: 1994 12 13

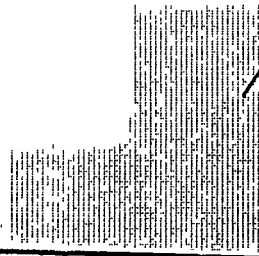
Drawn by: CJK

File no C7E6.17

Map no. 49-32E

**AIRPORT ROAD**

**SUBJECT PROPERTY**



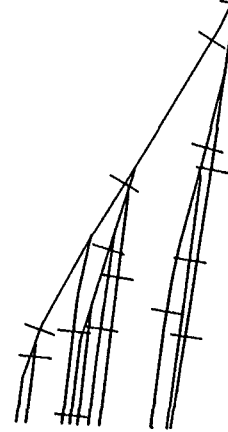
C.N.R.

**HIGHWAY No. 7**

TRACEY BLVD

NEVETS RD

DELTA PARK BV



0 100 200 300



Metres

**CITY OF BRAMPTON**  
Planning and Development

Date: 1994 08 09

Drawn by: CJK

File no. C7E6.17

Map no. 49-31D

Key Map By-Law

135-95

