



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* 214-83  
To adopt Amendment Number 19 to the  
Official Plan of the City of Brampton  
Planning Area and to adopt Amendment  
Number 19A to the Consolidated Official  
Plan of the City of Brampton Planning  
Area.

The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Regional Municipality of Peel Act, and the Planning Act, hereby ENACTS as follows:

1. Amendment Number 19 to the Official Plan of the City of Brampton Planning Area and Amendment Number 19 A to the Consolidated Official Plan of the City of Brampton Planning Area, are hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for approval of Amendment Number 19 to the Official Plan of the City of Brampton Planning Area and Amendment Number 19A to the Consolidated Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME, and Passed In Open Council,

This 11th day of July, 1983.

KENNETH G. WHILLANS - MAYOR

CLERK

# 21-0P-0031-019

AMENDMENT NUMBER 19  
to the Official Plan for the  
City of Brampton Planning Area

AMENDMENT NUMBER 19 A  
to the Consolidated Official Plan for  
the City of Brampton Planning Area

- 8

CERTIFIED & TRUE COPY

.....  
City Clerk  
City of Brampton

..... 19 .....



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

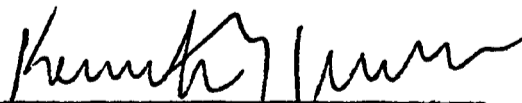
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READ a FIRST, SECOND and THIRD TIME, and Passed In Open Council,

This 11th day of July, 1983.

  
KENNETH G. WHILLANS - MAYOR

ROBERT D. TUFTS ACTING CLERK



AMENDMENT NUMBER 19  
to the Consolidated Official Plan for  
the City of Brampton Planning Area

and

AMENDMENT NUMBER 19A  
to the Official Plan for the  
City of Brampton Planning Area

This amendment to the Consolidated Official Plan for the City of Brampton Planning Area and to the Official Plan for the City of Brampton Planning Area, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby approved in accordance with Section 17 of the Planning Act as Amendment Number 19 to the Consolidated Official Plan for the City of Brampton Planning Area and Amendment Number 19A to the Official Plan for the City of Brampton Planning Area.

DATE: \_\_\_\_\_

AMENDMENT NUMBER 19  
to the Official Plan for the  
City of Brampton Planning Area

AMENDMENT NUMBER 19A  
to the Consolidated Official Plan for the  
City of Brampton Planning Area

1. Purpose:

The purpose of this amendment is to change the development principles relating to the lands within the Commercial Use Area designation in Amendment Number 1 to the Consolidated Official Plan.

2. Location:

The lands subject to this amendment are located at the northeast corner of the intersection of Dixie Road and Advance Boulevard, being Block A on Registered Plan M-216 in the City of Brampton.

3. Amendment:

3.1 The Official Plan of the City of Brampton Planning Area is hereby amended by deleting subsection 7.2.7.25 and substituting therefor the following:

"Amendment Number 1 to the Consolidated Official Plan of the City of Brampton Planning Area, as amended by Amendments 36, 41 and 85 and by Amendment Number 19 to this Official Plan, are combined and shall constitute the Steeles Industrial Secondary Plan."

3.2 Amendment Number 1 to the Consolidated Official Plan of the City of Brampton Planning Area is hereby amended by deleting Part B, Section 3.3, subsection 3.3.5 and substituting therefor the following:

"3.3.5 The lands within the Commercial Use Area designation may be used to serve both the employees of the adjacent industrial developments and the travelling public. The uses would include restaurants, retail establishments, banks, office facilities, personal service outlets and farmers' markets."



BACKGROUND MATERIAL TO  
AMENDMENT NUMBER 19 and 19A

Attached is a copy of a report dated April 8, 1983, including the report dated March 10, 1983 and the notes of a special meeting of the Planning Committee held on April 6, 1983 after publication of notices in the local newspapers and mailing of notices to assessed owners of properties within 121 metres of the subject site.

# INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

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1983 04 08

TO: The Chairman and Members of Planning Committee  
FROM: Planning and Development Department  
RE: Application to Amend the Official  
Plan and Restricted Area By-law  
DIXIE-ADVANCE REALTY LIMITED  
Block A, Registered Plan M-216  
Ward Number 8  
Our File: T4E15.8

---

The notes of the Public Meeting held on Wednesday, April 6, 1983 with respect to the above noted application are attached for the information of Planning Committee. No objections were made to this application.

Also attached are a copy of a revised site plan received recently and a copy of the planning report dated March 10, 1983 which was presented to the Planning Committee meeting held on March 14, 1983.

The revised site plan increases the proposed commercial floor area from previous 5582 square metres (60,092 square feet) to 5731.5 square metres (61,695.4 square feet). In addition, the area of the canopied pedestrian aisles for retail sales on a farmer's market concept has also been increased from 874 square metres (9,413 square feet) to 932.3 square metres (10,035.31 square feet). The parking facilities have been increased to 425 spaces in comparison to the previous provision of 409 spaces.

The revised site plan shows an improved distribution of parking facilities than that of the previous plan. Several potential circulation problems remain on the revised site plan which can



be resolved by modifications.

Nevertheless, staff cannot recommend endorsement of the proposal from a land use point of view.

It is recommended that Planning Committee review the concerns and submit a recommendation for the consideration of City Council.

AGREED:



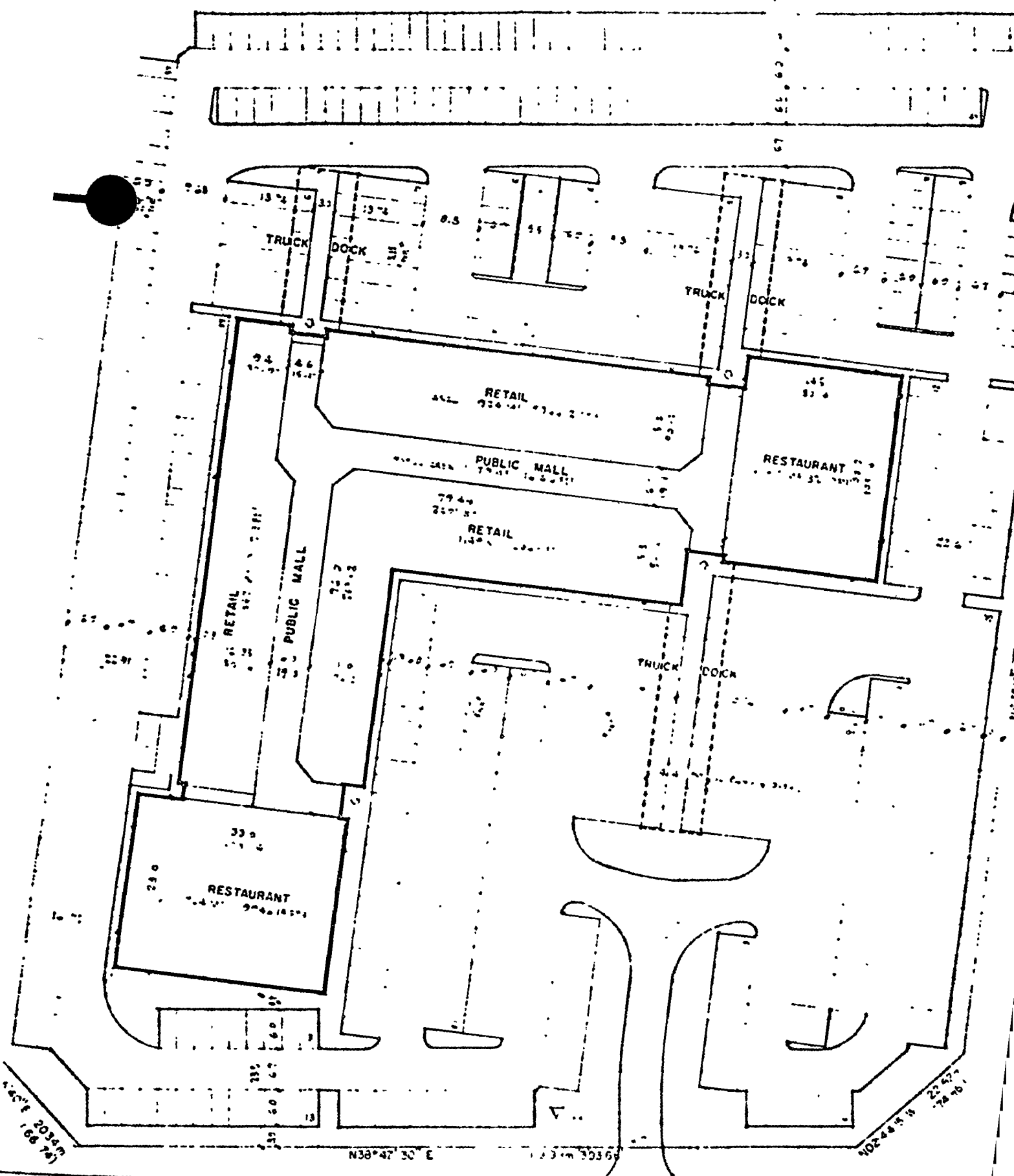
L.W.H. Laine,  
Director, Planning and  
Development Services.



F.R. Dalzell,  
Commissioner of Planning  
and Development.

LWHL/WL/kab

- Attachments:
1. Public Meeting Notes
  2. Revised Site Plan
  3. Planning Report dated March 10, 1983



ADVANCE BOULEVARD

REVISED SITE PLAN

TAE15.8

PUBLIC MEETING

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A Special Meeting of Planning Committee was held on Wednesday, April 6, 1983, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:34 p.m., with respect to an application by DIXIE-ADVANCE REALTY LIMITED (File: T4E15.8) to amend both the Official Plan and Restricted Area (Zoning) By-law to permit the applicant to construct a commercial mall of 5,582 square metres (60,092 square feet) and 874 square metres (9,413 square feet) of canopied pedestrian aisles for a farmer's market style of retail commercial development.

**Members Present:** Councillor I. Mitchell - Chairman  
Mayor K. Whillans  
Alderman I. Kee  
Alderman M. Amecchini

**Staff Present:** I. R. Dalzell, Commissioner of Planning and Development  
I.W.B. Laine, Director, Planning and Development Services  
J. Robinson, Development Planner  
W. Lee, Development Planner  
D. Ross, Development Planner  
J. Singh, Development Planner  
E. Coulson, Secretary

---

The Chairman enquired if notices to the property owners within 400 feet of the subject site were sent and whether notification of the public meeting was placed in the local newspapers.

Mr. Dalzell replied in the affirmative.

There were no interested members of the public in attendance.

The meeting adjourned at 7:35 p.m.

# INTER-OFFICE MEMORANDUM

*sent to PC  
Mar. 10/83*

## Office of the Commissioner of Planning & Development

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1983 03 10

**TO:** Chairman of the Development Team

**FROM:** Planning and Development Department

**RE:** Application to Amend the Official Plan  
and the Restricted Area By-law  
DIXIE-ADVANCE REALTY LIMITED  
Block A, Registered Plan M-216  
Ward Number 8  
Our File: T4E15.8

---

**1.0 BACKGROUND:**

An application to amend both the Official Plan and the Restricted Area By-law for the development of a retail mall with a farmer's market has been filed with the Clerk's office and referred to staff by City Council at its meeting on January 10, 1983.

**2.0 SITE DESCRIPTION:**

The 2.7 hectare (6.7 acre) vacant site is located at the north-east corner of the intersection of Dixie Road and Advance Boulevard as shown on the attached location map.

It has about 183 metres (600 feet) and 137 metres (450 feet) of frontage onto Strathearn Avenue and Advance Boulevard respectively, whereas the frontage onto Dixie Road is controlled by a 0.3 metre (one foot) reserve block (Block AA of Registered Plan M-216). To the east, west and north, lands are developed or vacant, but zoned for industrial purposes. In addition to industrial development, there is

a restaurant with banquet facilities on the land to the south on the south side of Advance Boulevard.

3.0 OFFICIAL PLAN AND ZONING STATUS:

The subject site is designated for Commercial use in Amendment 1 to the Consolidated Official Plan. The Development Principles of Commercial Use state that "The area intended to be developed will comprise about four to six acres to accommodate a development of 60,000 to 90,000 square feet of gross floor area... The type and number of uses that may be erected will be restricted to those that are deemed acceptable to Council. Notwithstanding the generality of the above, Council will permit the erection and operation of retail and service establishments designed in the form of a plaza and intended to provide a service to the principal use being industry...Such uses would include restaurants, banks, office facilities for firms such as consultants in various phasing of engineering, marketing, sales, etc., servicing manufacturing and wholesale establishments that will locate in the Industrial Use Area and selected retail and service outlet catering to Industrial firms and employees such as drafting supplies and drafting service, personnel agencies and small personal services outlets. Establishments that are conventionally located in residentially oriented shopping plazas service family shoppers are to be excluded."

In the new Official Plan, the site is designated Highway and Service Commercial. Further, Amendment 1 to the Consolidated Official Plan has been incorporated into the new Official Plan as the Steeles Industrial Secondary Plan.

The property is zoned Commercial C2 by By-law 136-77, being Section 759 of By-law 5500, which permits "banks; restaurants; clubs, whether fraternal or operated for profit; business, professional and administrative offices; exhibition and conference halls; shops for repair or manufacture of small goods and wares; shoe shops and

shop; beauty parlour; variety shop; printing establishment and any operation of the Municipal, Regional, Provincial and Federal Government."

4.0 PROPOSAL:

The applicant proposes to construct a commercial mall of 5582 square metres (60,092 square feet) including 2 restaurants with a total floor area of 167.2 square metres (18,000 square feet). In addition, several canopied pedestrian aisles with a floor area of 874 square metres (9,413 square feet) are proposed for the purpose of providing retail sales areas on a farmer's market concept - trucks parked along the covered pedestrian aisles which lead towards the entrance of the mall. The majority of the stores in the mall are intended to be food related retail shops.

The proposal provides 50 truck locations for the farmer's market concept. Besides the truck facilities, there are 409 parking spaces proposed, as shown on the attached site plan.

The farmer's market concept will be operated 6 to 7 days a week for about 8 months per year. During the winter season, the truck facilities will be used as parking spaces.

5.0 COMMENTS:

The Regional Municipality of Peel has indicated that sanitary and water services are available and a site plan review is required due to its proximity to Dixie Road (Regional Road Number 4).

In 1979, City Council reviewed and approved a development scheme on the site for 4 restaurants for a total of 2877 square metres (30,968 square feet) and 836 square metres (8,000 square feet) of service commercial floor area (Our File: T4E15.1B). The applicant has indicated that such scheme is no longer marketable and the uses

permitted by the existing by-law are too restrictive to generate enough interest for the development of the site.

The site is designated for the purpose of providing service commercial to the surrounding industrial development. A retail mall with farmer's market provision is a unique and interesting form of commercial development. However, it primarily serves a residential population. Therefore, it is questionable that the proposed use should be located in this site. Although the proposed land use may not have much direct adverse impact on the surrounding industrial developments, it may initiate a series of commercial development in the area adjacent to the site, especially those sites with the exposure to major arterial roads. Due to the potential noisy and littering problem, the farmer's market component of the proposal is not appropriate to be located in the residential communities. Planning Policy and Research Division staff have suggested that a farmer's market is best located in rural commercial areas or the four corner area. The retail commercial mall component of the proposal should be located adjacent to residential communities. From land use point of view, it is considered that the existing land use designation is most suitable to the site.

The site plan aspects of the proposal have also been studied by the staff. Although the proposal provides enough off-street parking spaces in accordance to the latest City commercial parking standards, the parking distribution is not adequate. There are more spaces adjacent to the Strathearn Avenue access than that adjacent to the Advance Boulevard access. It is staff's view that most patrons will travel to the site via Dixie Road and the Advance Boulevard access. Further, the location of the entrances to the two proposed restaurants are in the southerly portion of the site. From previous experience, it is possible that there would be congestion in the southerly parking areas, whereas many spaces are available in the rear. The design of the Advance Boulevard access is considered not satisfactory. Therefore, it is suggested that if this application

were to be approved, the building be relocated about 18 metres further north and 6 metres further west similar to the attached concept plan. In addition, the applicant should provide plans showing road pavement improvements on Advance Boulevard and other detailed plans subject to the site plan review process.

6.0 CONCLUSION:

Although the site layout deficiencies can be resolved by a revised site plan, staff cannot endorse the proposal in light of the foregoing discussion.

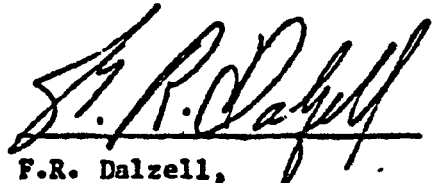
AGREED:



L.W.H. Laine,  
Director, Planning and  
Development Services.

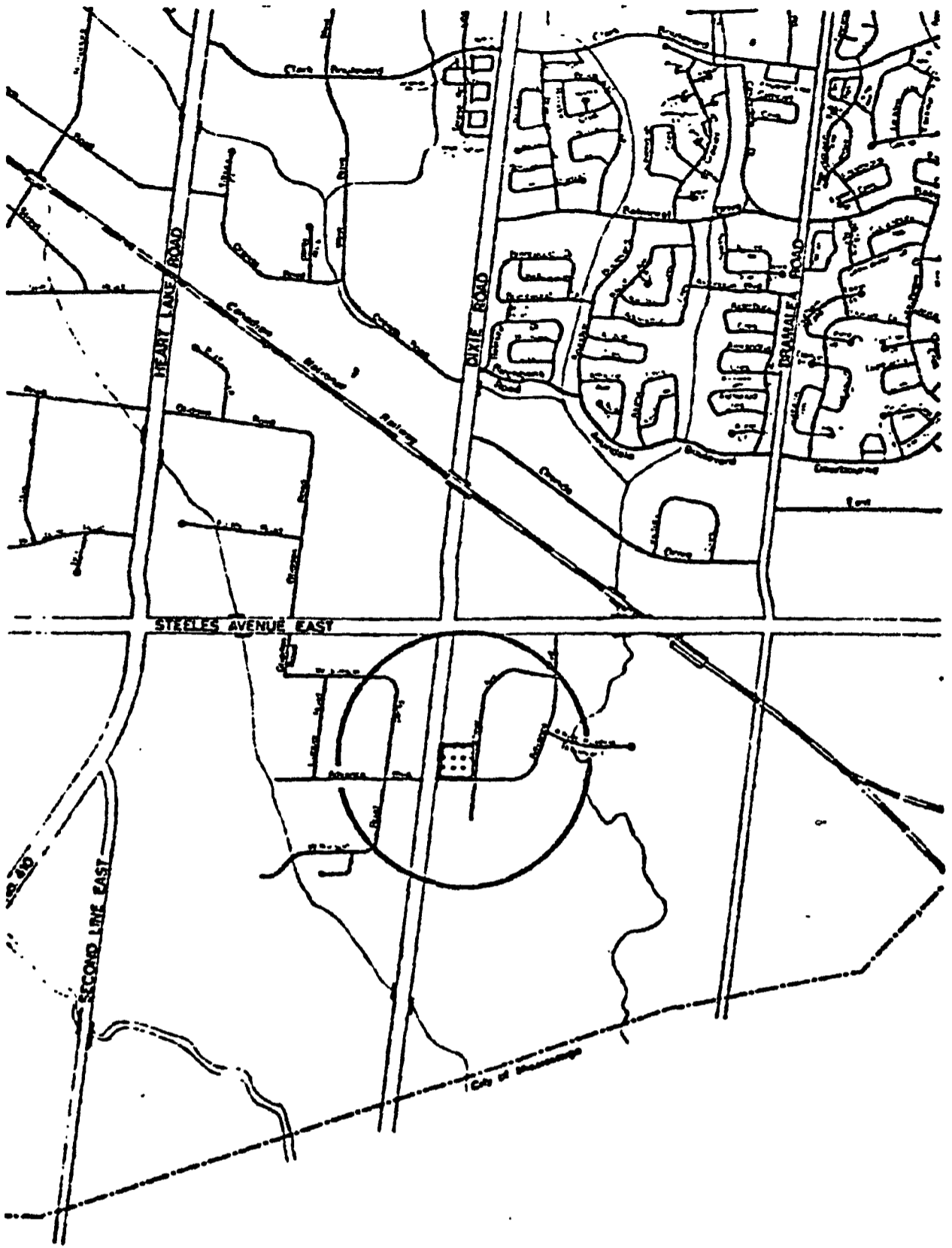
LWHL/WL/kab

Attachments - 3



F.R. Dalzell,  
Commissioner of Planning  
and Development.





**DIXIE ADVANCE REALTY LTD.**



**CITY OF BRAMPTON**  
 Planning and Development

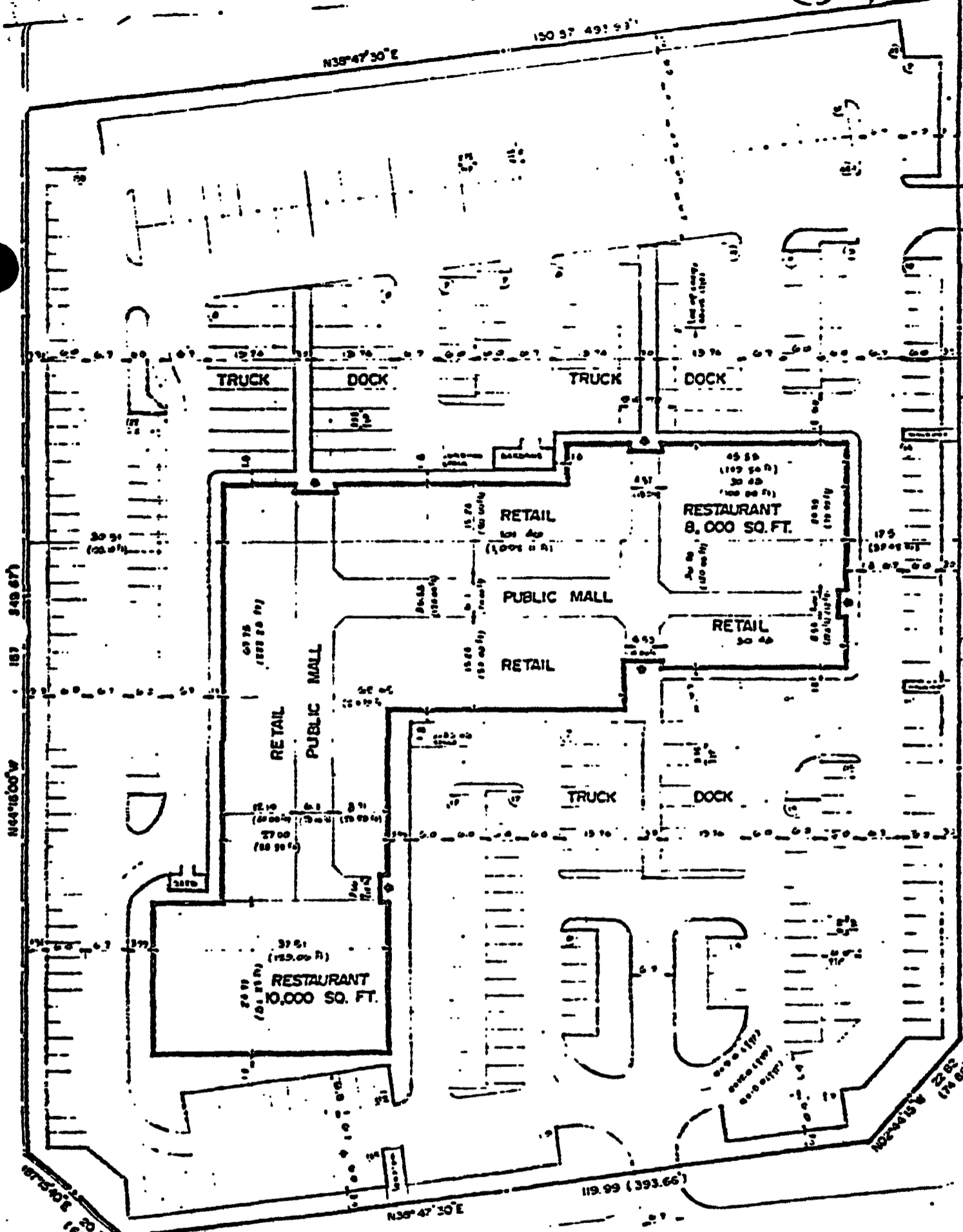
*Location Map*

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Date: 83 01 26  
 File no. T4E15.8

Drawn by: RB  
 Map no. 79-44A

C5-7 1

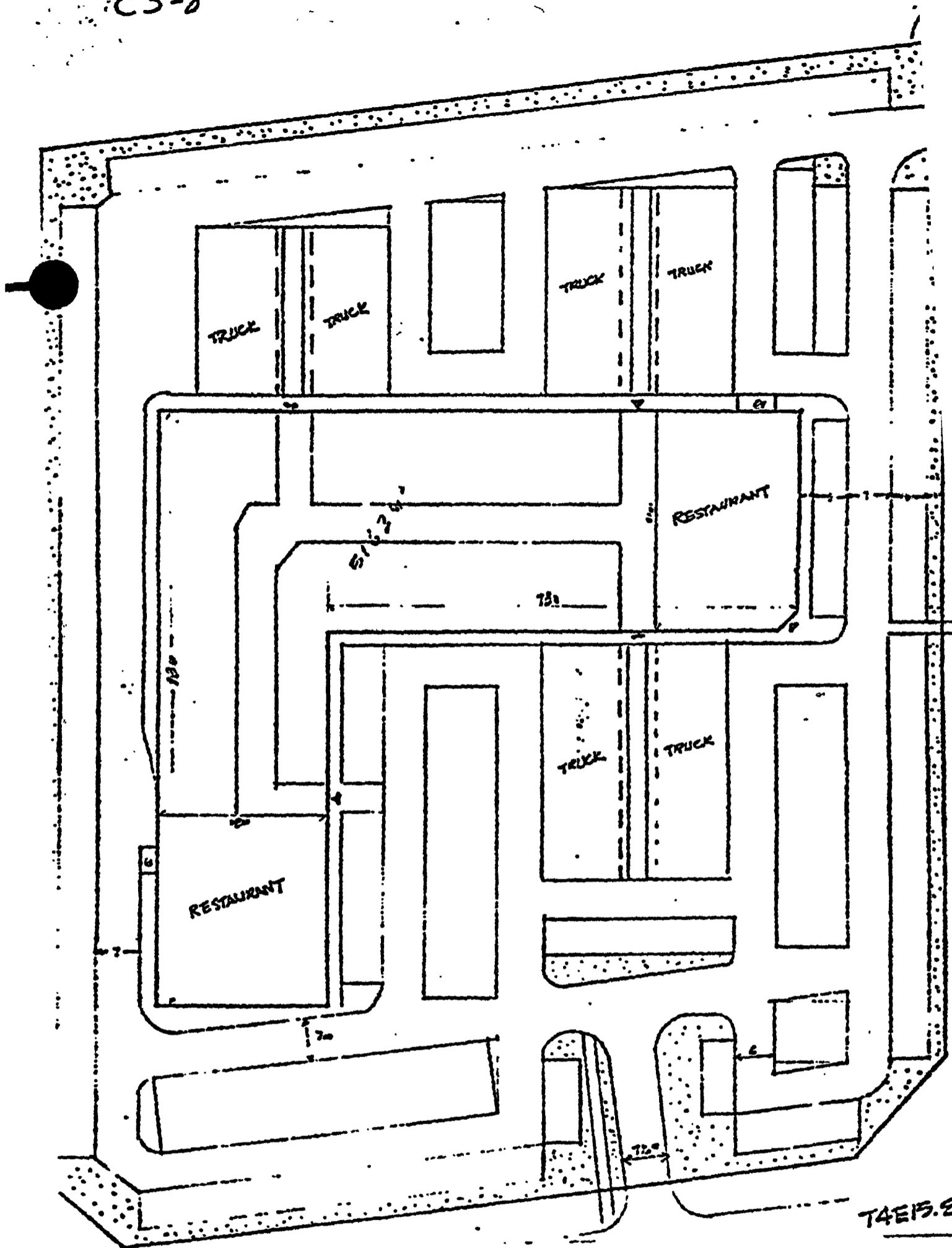


ADVANCE

BOULEVARD

TAEISS

C5-8



T4E15.2

ORIGINAL

# 21-0P-0031-019

AMENDMENT NUMBER 19  
to the Official Plan for the  
City of Brampton Planning Area

AMENDMENT NUMBER 19 A  
to the Consolidated Official Plan for  
the City of Brampton Planning Area

Amendment No. 19A  
to the  
Consolidated Official Plan for the  
City of Brampton Planning Area and  
Amendment 19 to the Official Plan  
for the City of Brampton Planning Area

I hereby approve, in accordance with Section 14(3) of the  
Planning Act, the further and final portions of  
Amendment 19 to the Official Plan for the City of  
Brampton Planning Area and Amendment 19A to the  
Consolidated Official Plan for the City of Brampton  
Planning Area:

1. Section 3.1, page 1, in its entirety.

Date ... Jan. 30/84 ... D. P. McHugh

D. P. McHUGH  
Director  
Plans Administration Branch  
Central and Southwest  
Ministry of Municipal Affairs and Housing

Amendment No. 19a  
to the  
Consolidated Official Plan for the  
City of Brampton Planning Area  
and  
Amendment 19 to the Official Plan for the  
City of Brampton Planning Area

This amendment to the Consolidated Official Plan for the City of Brampton Planning Area and to the Official Plan for the City of Brampton Planning Area, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby approved in accordance with section 17 of the Planning Act as Amendment 19a to the Consolidated Official Plan for the City of Brampton Planning Area and Amendment 19 to the Official Plan for the City of Brampton Planning Area, save and except the following which will be deferred for further consideration pursuant to section 14(3) of the Planning Act:

1. Section 3.1, page 1, in its entirety.

Date ..... *Aug. 26/83* .....                     *D. P. McHugh*                    

D. P. McHUGH  
Director  
Plans Administration Branch  
Central and Southwest  
Ministry of Municipal Affairs and Housing



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

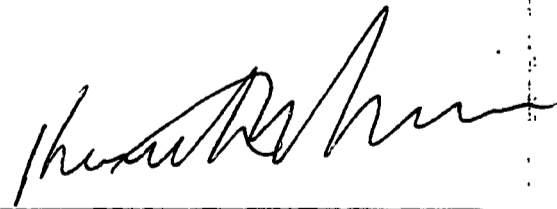

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READ a FIRST, SECOND and THIRD TIME, and Passed In Open Council,

This 11th day of July, 1983.

  
\_\_\_\_\_  
KENNETH G. WHILLANS - MAYOR  
\_\_\_\_\_  
ROBERT D. TUFTS ACTING CLERK

AMENDMENT NUMBER 19  
to the Consolidated Official Plan for  
the City of Brampton Planning Area

and

AMENDMENT NUMBER 19A  
to the Official Plan for the  
City of Brampton Planning Area

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DATE: \_\_\_\_\_



AMENDMENT NUMBER 19  
to the Official Plan for the  
City of Brampton Planning Area

AMENDMENT NUMBER 19A  
to the Consolidated Official Plan for the  
City of Brampton Planning Area

1. Purpose:

The purpose of this amendment is to change the development principles relating to the lands within the Commercial Use Area designation in Amendment Number 1 to the Consolidated Official Plan.

2. Location:

The lands subject to this amendment are located at the northeast corner of the intersection of Dixie Road and Advance Boulevard, being Block A on Registered Plan M-216 in the City of Brampton.

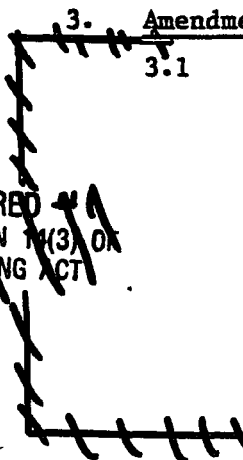
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DEFERRED  
UNDER SECTION 11(3) OF  
THE PLANNING ACT

APPROVED  
AS TO FORM  
LAW DEPT.  
BRAMPTON  
DATE 8/31/76

BACKGROUND MATERIAL TO  
AMENDMENT NUMBER 19 and 19A

Attached is a copy of a report dated April 8, 1983, including the report dated March 10, 1983 and the notes of a special meeting of the Planning Committee held on April 6, 1983 after publication of notices in the local newspapers and mailing of notices to assessed owners of properties within 121 metres of the subject site.

# INTER-OFFICE MEMORANDUM

## Office of the Commissioner of Planning & Development

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1983 04 08

TO: The Chairman and Members of Planning Committee  
FROM: Planning and Development Department  
RE: Application to Amend the Official  
Plan and Restricted Area By-law  
DIXIE-ADVANCE REALTY LIMITED  
Block A, Registered Plan M-216  
Ward Number 8  
Our File: T4E15.8

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The revised site plan shows an improved distribution of parking facilities than that of the previous plan. Several potential circulation problems remain on the revised site plan which can

...../2

be resolved by modifications.

Nevertheless, staff cannot recommend endorsement of the proposal from a land use point of view.

It is recommended that Planning Committee review the concerns and submit a recommendation for the consideration of City Council.

AGREED:



L.W.H. Laine,  
Director, Planning and  
Development Services.



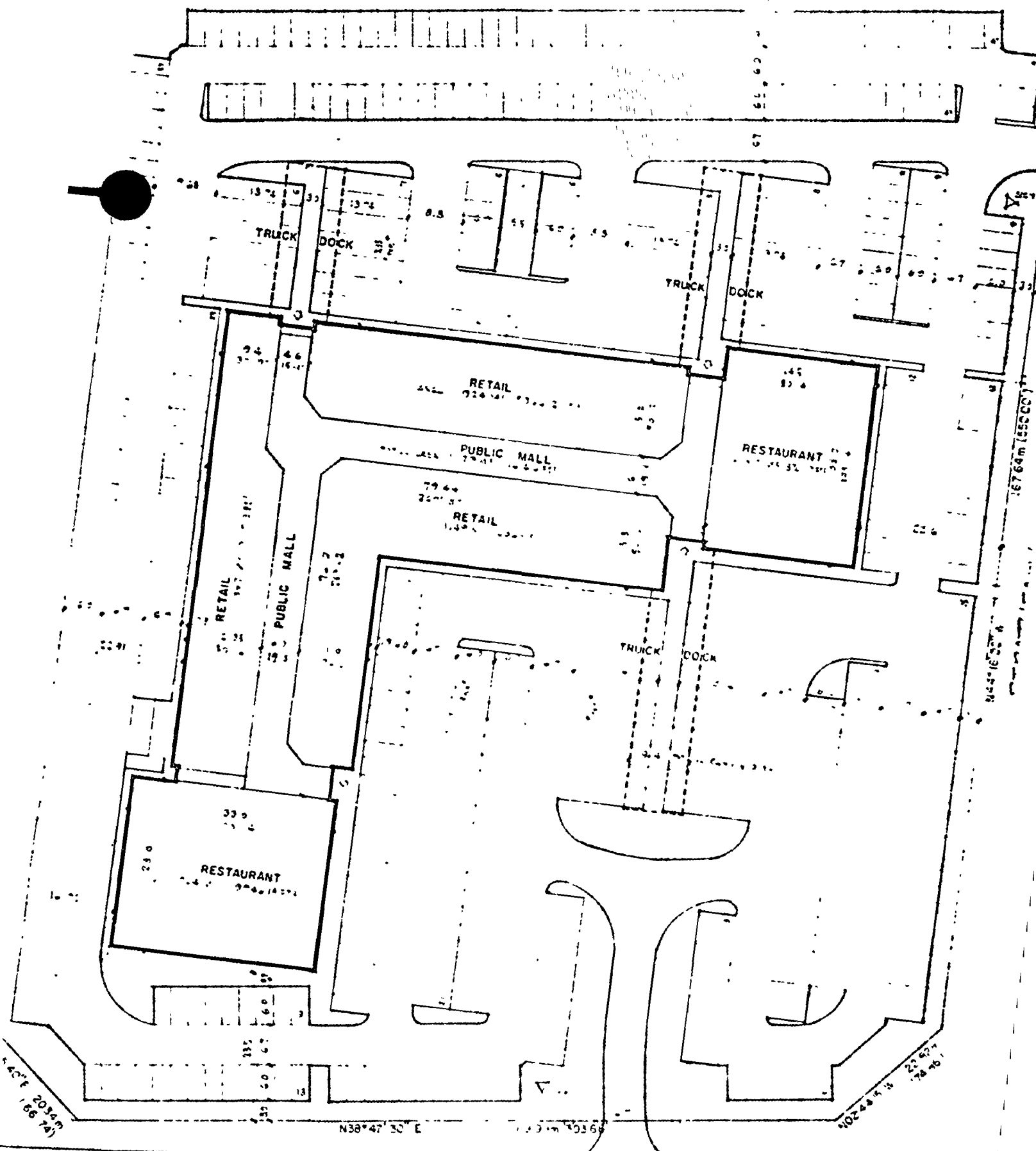
F.R. Dalzell,  
Commissioner of Planning  
and Development.

LWHL/WL/kab

- Attachments:
1. Public Meeting Notes
  2. Revised Site Plan
  3. Planning Report dated March 10, 1983

N38°47'30"E

150.57m (494.92')



ADVANCE BOULEVARD

REVISED SITE PLAN

TAE15.8

PUBLIC MEETING

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**Members Present:** Councillor L. Mitchell - Chairman  
Mayor K. Williams  
Alderman L. Kee  
Alderman M. Anecchini

**Staff Present:** L. R. Dalzell, Commissioner of Planning and Development  
L.W.H. Laine, Director, Planning and Development Services  
J. Robinson, Development Planner  
W. Lee, Development Planner  
D. Ross, Development Planner  
J. Singh, Development Planner  
E. Coulson, Secretary

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The Chairman enquired if notices to the property owners within 400 feet of the subject site were sent and whether notification of the public meeting was placed in the local newspapers.

Mr. Dalzell replied in the affirmative.

There were no interested members of the public in attendance.

The meeting adjourned at 7:35 p.m.

# INTER-OFFICE MEMORANDUM

*sent to PC  
Mar. 10/83*

## Office of the Commissioner of Planning & Development

---

1983 03 10

**TO:** Chairman of the Development Team

**FROM:** Planning and Development Department

**RE:** Application to Amend the Official Plan  
and the Restricted Area By-law  
DIXIE-ADVANCE REALTY LIMITED  
Block A, Registered Plan M-216  
Ward Number 8  
Our File: T4E15.8

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### 1.0 BACKGROUND:

An application to amend both the Official Plan and the Restricted Area By-law for the development of a retail mall with a farmer's market has been filed with the Clerk's office and referred to staff by City Council at its meeting on January 10, 1983.

### 2.0 SITE DESCRIPTION:

The 2.7 hectare (6.7 acre) vacant site is located at the north-east corner of the intersection of Dixie Road and Advance Boulevard as shown on the attached location map.

It has about 183 metres (600 feet) and 137 metres (450 feet) of frontage onto Strathearn Avenue and Advance Boulevard respectively, whereas the frontage onto Dixie Road is controlled by a 0.3 metre (one foot) reserve block (Block AA of Registered Plan M-216). To the east, west and north, lands are developed or vacant, but zoned for industrial purposes. In addition to industrial development, there is

a restaurant with banquet facilities on the land to the south on the south side of Advance Boulevard.

3.0 OFFICIAL PLAN AND ZONING STATUS:

The subject site is designated for Commercial use in Amendment 1 to the Consolidated Official Plan. The Development Principles of Commercial Use state that "The area intended to be developed will comprise about four to six acres to accommodate a development of 60,000 to 90,000 square feet of gross floor area... The type and number of uses that may be erected will be restricted to those that are deemed acceptable to Council. Notwithstanding the generality of the above, Council will permit the erection and operation of retail and service establishments designed in the form of a plaza and intended to provide a service to the principal use being industry...Such uses would include restaurants, banks, office facilities for firms such as consultants in various phasing of engineering, marketing, sales, etc., servicing manufacturing and wholesale establishments that will locate in the Industrial Use Area and selected retail and service outlet catering to Industrial firms and employees such as drafting supplies and drafting service, personnel agencies and small personal services outlets. Establishments that are conventionally located in residentially oriented shopping plazas service family shoppers are to be excluded."

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The property is zoned Commercial C2 by By-law 136-77, being Section 759 of By-law 5500, which permits "banks; restaurants; clubs, whether fraternal or operated for profit; business, professional and administrative offices; exhibition and conference halls; shops for repair or manufacture of small goods and wares; shoe shops and



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4.0 PROPOSAL:

The applicant proposes to construct a commercial mall of 5582 square metres (60,092 square feet) including 2 restaurants with a total floor area of 167.2 square metres (18,000 square feet). In addition, several canopied pedestrian aisles with a floor area of 874 square metres (9,413 square feet) are proposed for the purpose of providing retail sales areas on a farmer's market concept - trucks parked along the covered pedestrian aisles which lead towards the entrance of the mall. The majority of the stores in the mall are intended to be food related retail shops.

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The farmer's market concept will be operated 6 to 7 days a week for about 8 months per year. During the winter season, the truck facilities will be used as parking spaces.

5.0 COMMENTS:

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In 1979, City Council reviewed and approved a development scheme on the site for 4 restaurants for a total of 2877 square metres (30,968 square feet) and 836 square metres (8,000 square feet) of service commercial floor area (Our File: T4E15.1B). The applicant has indicated that such scheme is no longer marketable and the uses

permitted by the existing by-law are too restrictive to generate enough interest for the development of the site.

The site is designated for the purpose of providing service commercial to the surrounding industrial development. A retail mall with farmer's market provision is a unique and interesting form of commercial development. However, it primarily serves a residential population. Therefore, it is questionable that the proposed use should be located in this site. Although the proposed land use may not have much direct adverse impact on the surrounding industrial developments, it may initiate a series of commercial development in the area adjacent to the site, especially those sites with the exposure to major arterial roads. Due to the potential noisy and littering problem, the farmer's market component of the proposal is not appropriate to be located in the residential communities. Planning Policy and Research Division staff have suggested that a farmer's market is best located in rural commercial areas or the four corner area. The retail commercial mall component of the proposal should be located adjacent to residential communities. From land use point of view, it is considered that the existing land use designation is most suitable to the site.

The site plan aspects of the proposal have also been studied by the staff. Although the proposal provides enough off-street parking spaces in accordance to the latest City commercial parking standards, the parking distribution is not adequate. There are more spaces adjacent to the Strathearn Avenue access than that adjacent to the Advance Boulevard access. It is staff's view that most patrons will travel to the site via Dixie Road and the Advance Boulevard access. Further, the location of the entrances to the two proposed restaurants are in the southerly portion of the site. From previous experience, it is possible that there would be congestion in the southerly parking areas, whereas many spaces are available in the rear. The design of the Advance Boulevard access is considered not satisfactory. Therefore, it is suggested that if this application

were to be approved, the building be relocated about 18 metres further north and 6 metres further west similar to the attached concept plan. In addition, the applicant should provide plans showing road pavement improvements on Advance Boulevard and other detailed plans subject to the site plan review process.

6.0 CONCLUSION:

Although the site layout deficiencies can be resolved by a revised site plan, staff cannot endorse the proposal in light of the foregoing discussion.

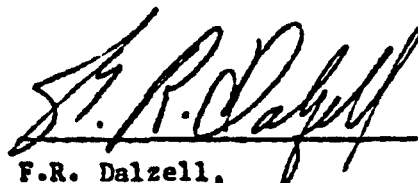
AGREED:



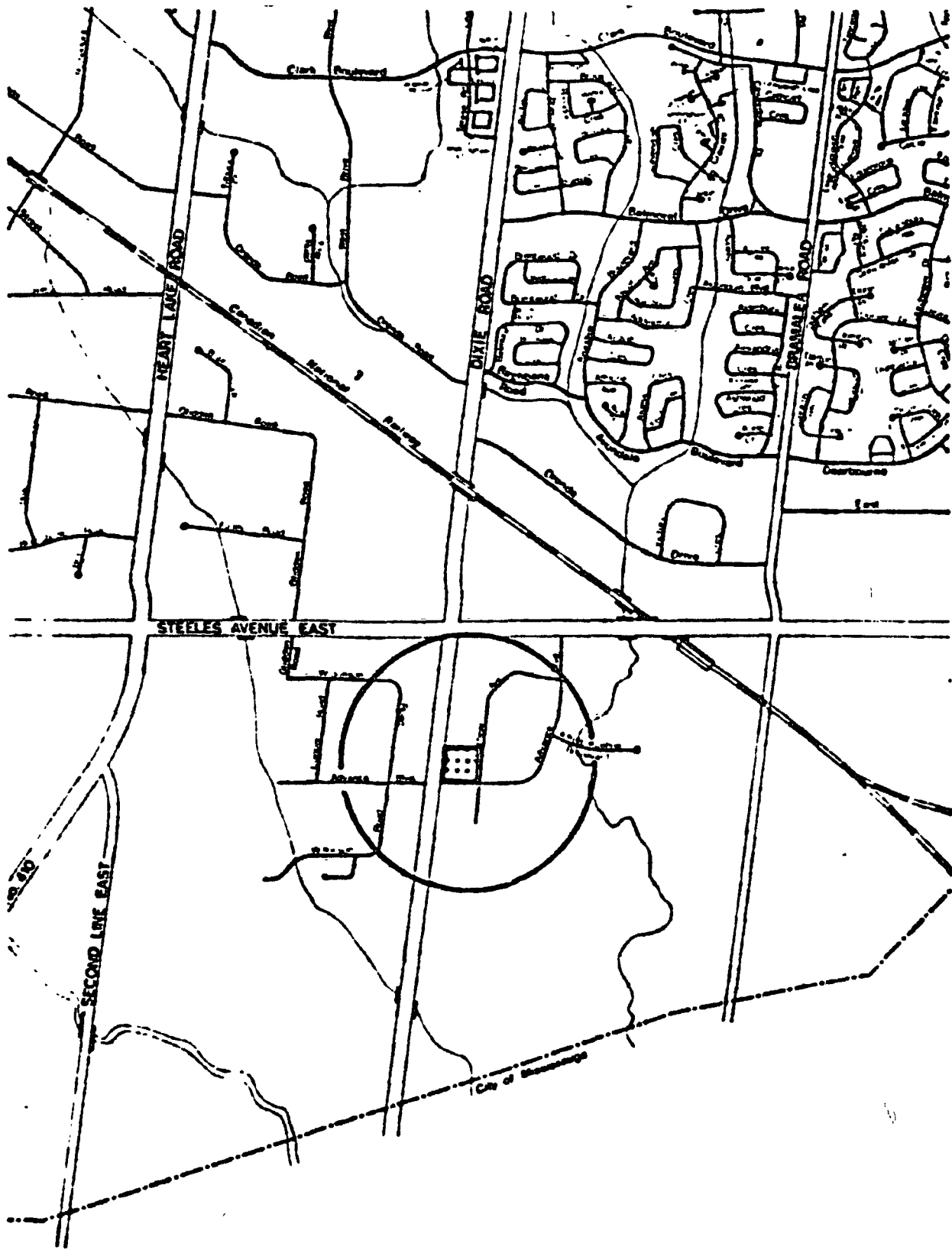
L.W.H. Laine,  
Director, Planning and  
Development Services.

LWHL/WL/kab

Attachments - 3

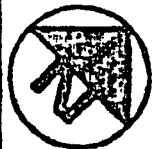


F.R. Dalzell,  
Commissioner of Planning  
and Development.



**DIXIE ADVANCE REALTY LTD.**

*Location Map*



1:25000

**CITY OF BRAMPTON**  
 Planning and Development

Date: 83 01 26  
 File no. T4E15.8

Drawn by: RB  
 Map no. 79-14A

C5-7

N35°47'30"E

150.57 (492.93')

N44°10'00"W  
187 (549.67')

N42°16'00"W  
187.58 (549.67')

TRUCK

DOCK

TRUCK

DOCK

RETAIL  
151.40  
(1,079.84')

RESTAURANT  
8,000 SQ. FT.

PUBLIC MALL

RETAIL  
50.40

RETAIL  
67.75  
(1,223.20')

PUBLIC MALL

RETAIL  
15.20  
(1,079.84')

TRUCK

DOCK

RESTAURANT  
10,000 SQ. FT.

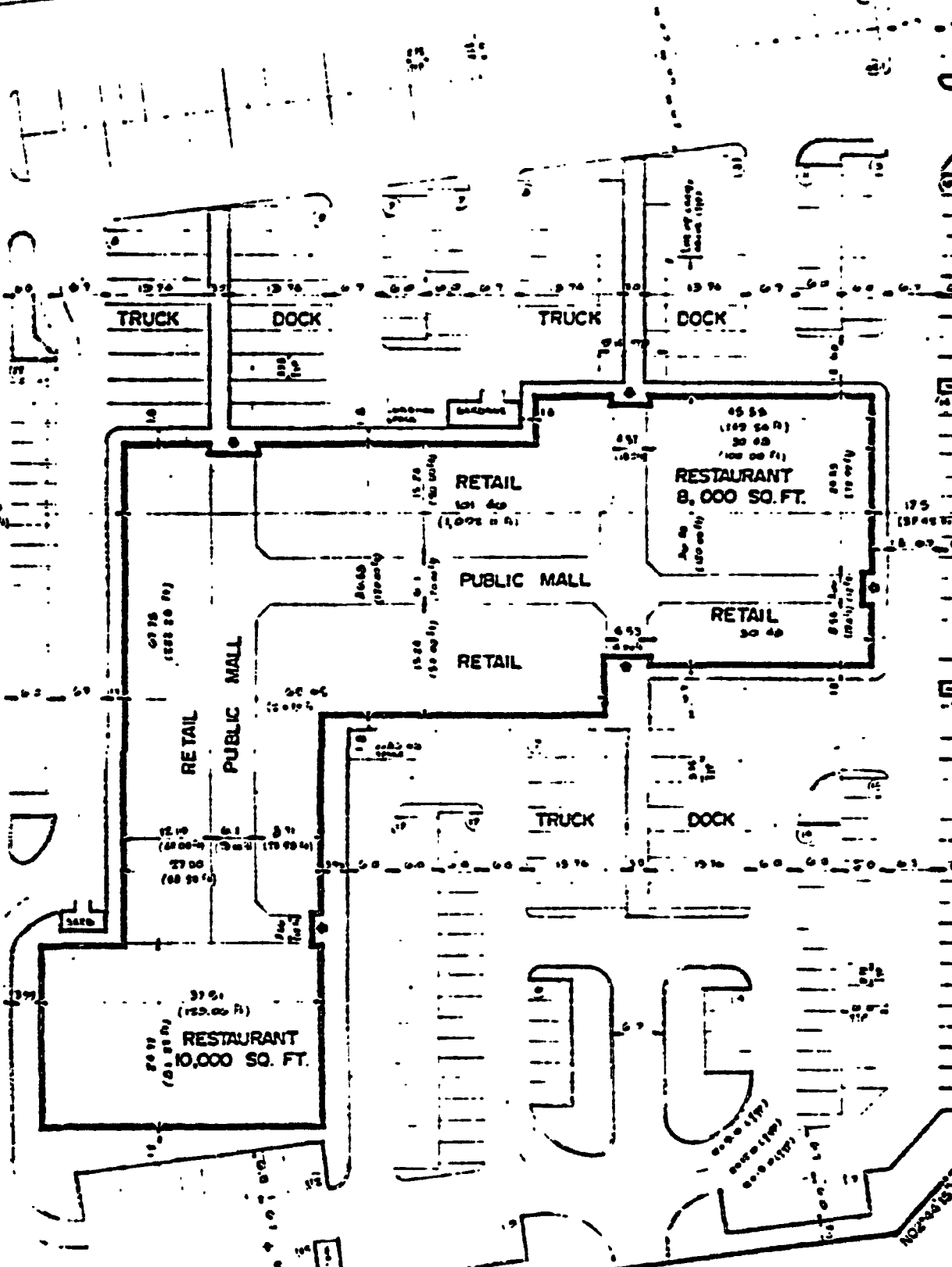
119.99 (393.66')

N35°47'30"E

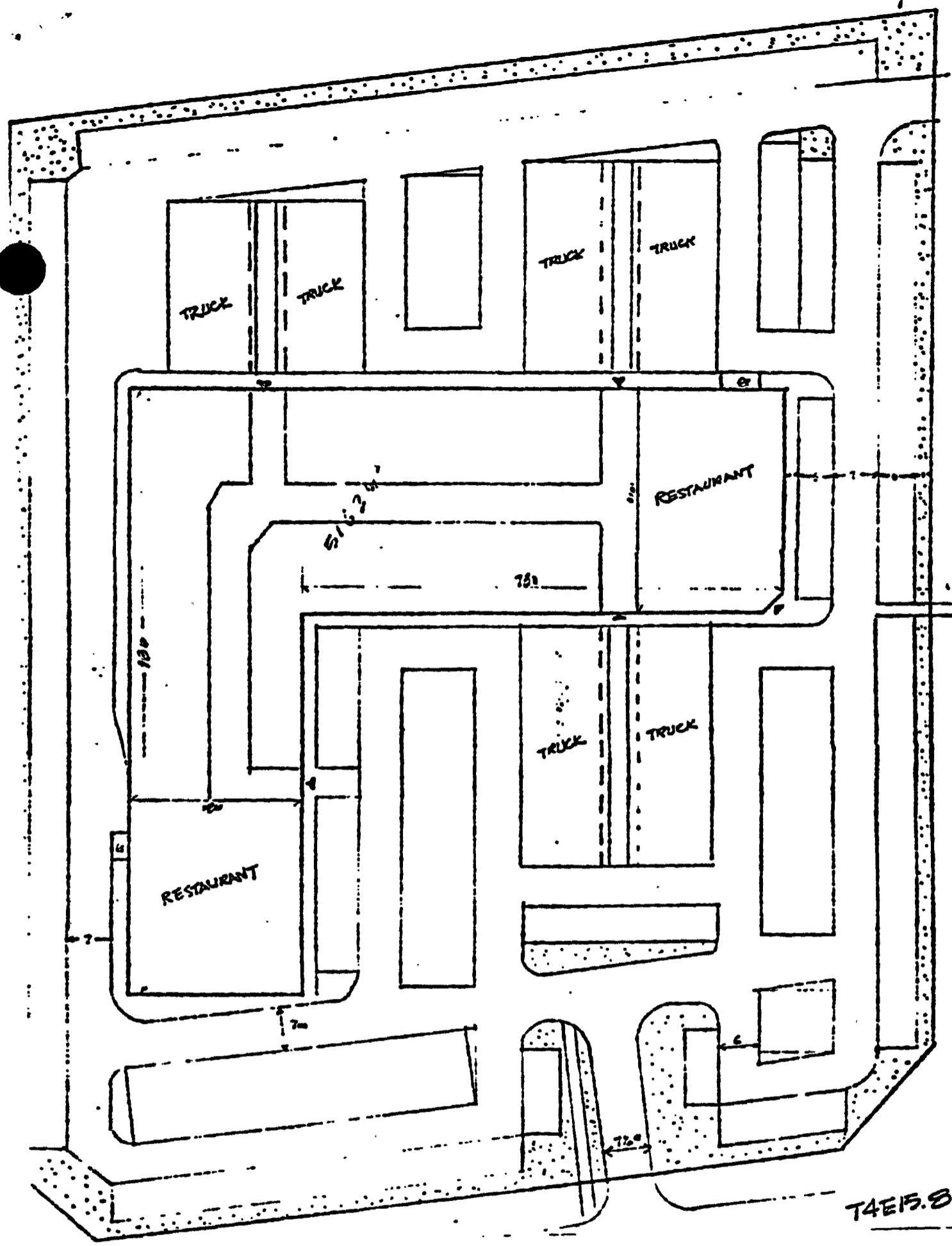
ADVANCE

BOULEVARD

T4E15.8



C5-8



T4E15.8