



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 277-83

To regulate the use of land and buildings on part of Lot 7, Concession 1, W.H.S.

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

1.0 By-law 200-82, as amended, is hereby further amended:

- (1) by changing the zoning classification of the lands shown outlined on Schedule A to this by-law from RESIDENTIAL HOLDING (RH) to COMMERCIAL ONE - SECTION 184 (C1 - SECTION 184),
- (2) by deleting Sheet 6 of Schedule A thereto, and substituting therefor Schedule B to this by-law,
- (3) by adding thereto, as Schedule C-184, Schedule C to this by-law,
- (4) by adding to the list of plans comprising Schedule C, as set out in section 3.2, after Schedule C - Section 182, the following:

"Schedule C - Section 184", and

- (5) by adding thereto the following section:

"184. The lands designated C1 - SECTION 184 on Schedule A to this by-law:

184.1 shall only be used for the following purposes:

(a) Commercial

- (1) a retail establishment having no outside storage
- (2) a grocery store
- (3) a service shop
- (4) a personal service shop
- (5) a bank, trust company, finance company
- (6) an office

- (7) a dry cleaning and laundry distribution station
- (8) a laundromat
- (9) a parking lot
- (10) a dining room restaurant
- (11) in conjunction with and within the dining room restaurant, take-out and packaged fast food service from a separate customer serving area

(b) Accessory

- (1) purposes accessory to the other permitted purposes

184.2 shall be subject to the following requirements and restrictions:

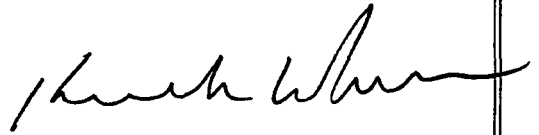
- (a) minimum lot width: 39 metres
- (b) minimum lot depth: 96 metres
- (c) minimum lot area: 4600 square metres
- (d) only one building shall be permitted, and it shall be located within the area shown as BUILDING AREA on Schedule C - 184
- (e) minimum front yard depth, rear yard depth and side yard width shall be as shown on Schedule C -184
- (f) the total gross leasable commercial floor area of the building shall not exceed 1,444 square metres
- (g) maximum building height shall not exceed two storeys
- (h) offices for medical, dental or drugless practitioners shall occupy not more than 300 square metres of gross leasable commercial floor area
- (i) not more than 465 square metres of gross leasable commercial floor area shall be used for a dining room restaurant
- (j) one off-street parking space shall be provided for each 19 square metres of fraction thereof of gross leasable commercial floor area
- (k) any entrances to the building used for the retail sale of liquor or beer, or for a dining room restaurant, shall be located at least 30 metres distant from the nearest point of intersection between a lot line and the closest driveway access
- (l) no entertainment appealing to, or designed to appeal to, erotic or sexual appetites or inclinations shall be permitted in a dining room restaurant
- (m) garbage and refuse containers shall be located only within a building
- (n) garbage and refuse containers for a dining room restaurant shall be located within a climate controlled area within the building

- (o) no outside storage or display of goods shall be permitted
- (p) landscaped open space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on Schedule C -184
- (q) the customer serving area used for the provision of take-out and packaged fast food shall not exceed 1.5 per cent of the gross floor area used for the dining room restaurant

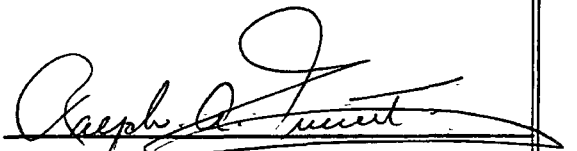
184.3 shall also be subject to the requirements and restrictions of the C1 zone which are not in conflict with the ones set out in section 184.2".

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

This 12th day of October, 1983.



KENNETH G. WHILLANS - MAYOR



RALPH A. EVERETT - CLERK

Street

STREET

MAIN

Reg. Plan A-21

Reg. Plan
43M-486

Vodden St.
West

Vodden St.

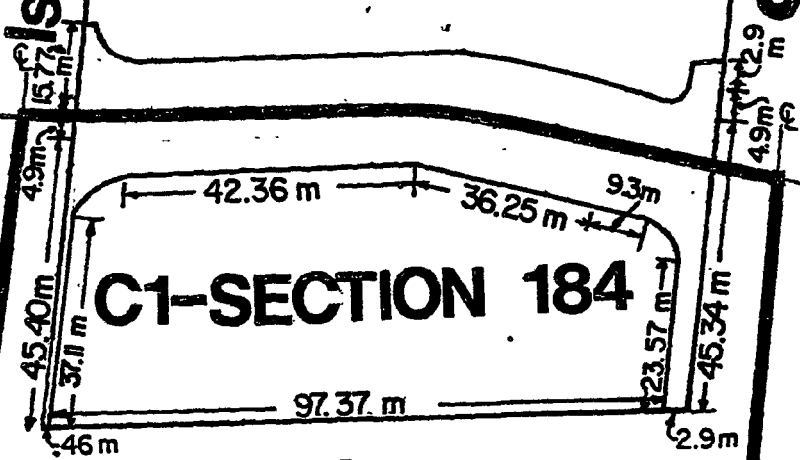
C1-SECTION 184

Reg. Plan
43M-487

Blossom
Avenue

Dale Avenue

Reg. Plan D-12



Zone Boundary

Schedule A
BY-LAW 277-83



1:1200

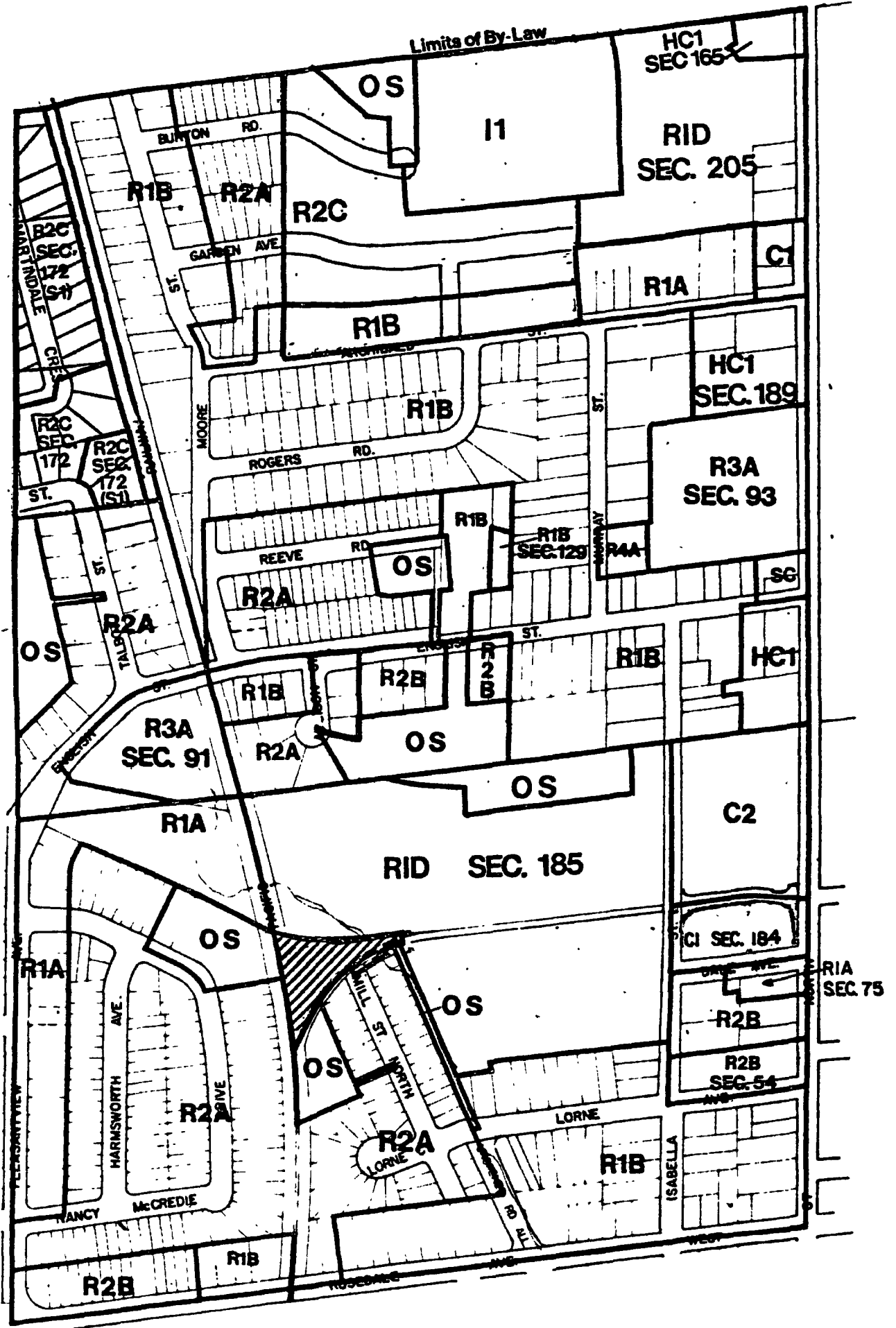
CITY OF BRAMPTON
Planning and Development

Date: 83 06 07

Drawn by: RB

File no. C1W7.12

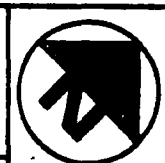
Map no. 42-56B



 Lands not included in this By-law

Schedule A Sheet 6
BY-LAW 200-82

Schedule B By-Law 277-83



CITY OF BRAMPTON
 Planning and Development

Date: 83 09 23 Drawn by: RB
 File no. C1W7.7 Map no. 42-62F

1:4800



Ontario

Ontario Municipal Board

original
behind bylaw
200-82

R80473

IN THE MATTER OF Section 39
of The Planning Act (R.S.O.
1980, c. 379),

RECEIVED
CLERK'S DEPT.

JAN 30 1984

- and -

REG NO.
FILE NO.

354
C10712
C10720

IN THE MATTER OF Restricted Area
By-law 200-82 of The Corporation
of the City of Brampton passed
the 27th day of September, 1982

B E F O R E :

D.H. McROBB
Vice-Chairman

- and -

J.A. WHEELER
Member

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Wednesday, the 4th day
of January, 1984

UPON CONSIDERATION of the order of the Board made on
the 15th day of December, 1982 approving By-law 200-82
and adjourning sine die the lands of Chelsea Homes Limited
and council having on the 26th day of September, 1983
passed By-law 273-83 and on the 12th day of October, 1983
passed By-law 277-83 and it appearing that notice of
application for approval of such by-laws having been given
as required and no objections to approval having been received;

THE BOARD ORDERS that By-law 200-82 as amended by By-laws
273-83 and 277-83 is hereby approved in so far as such
approval applies to the lands of Chelsea Homes Limited,
located at Main and Vodden Streets and bounded on the south
by Dale Avenue, on the west by Isabella Avenue, on the
north limit of the C2 zone of the Loblaws site and on the
east by Main Street.

SECRETARY

ENTERED
R80-7
283
126 1984

