



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 239-85

To amend By-law 200-82 (4 Wilson Avenue)

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

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

- (1) by changing the zoning classification of the land shown outlined on Schedule A to this by-law from RESIDENTIAL SINGLE-FAMILY B (R1B) to SERVICE COMMERCIAL-SECTION 233 (SC-SECTION 233), such lands being part of Lot 6, Concession 1, E.H.S., in the geographic Township of Chinguacousy, now in the City of Brampton.
- (2) by deleting therefrom Sheet 11 of Schedule A thereto, and substituting therefor Schedule B to this by-law.
- (3) by adding thereto the following section:

"233 The lands designated SC-SECTION 233 on Schedule A to this by-law:

233.1 shall only be used for the following purposes:

- (1) offices other than:
 - (a) offices for a health care practitioner, or
 - (b) a real estate office.
- (2) a dwelling unit, and
- (3) purposes accessory to the other permitted purposes.

233.2 shall be subject to the following requirements and restrictions:


- (a) the minimum lot width shall be 15 metres;
- (b) the minimum front yard setback shall be 11.5 metres from the centre line of Wilson Avenue;

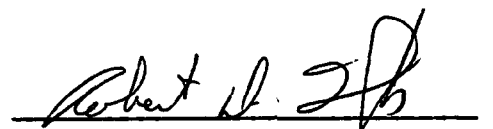
- (c) the minimum rear yard depth shall be 7.1 metres;
- (d) the minimum side yard width shall be 1.2 metres, provided that the total width of both side yards shall not be less than 6 metres;
- (e) the height of the building shall not exceed 2 storeys;
- (f) the building shall be a residential-type building in appearance, compatible with the residential buildings in the surrounding area;
- (g) 60% of the front yard shall be provided and maintained as landscaped open space;
- (h) a minimum of 7 parking spaces shall be provided in the rear yard;
- (i) a driveway not less than 4.7 metres in width shall be provided as an access to the required parking spaces;
- (j) the maximum floor area of the dwelling unit shall not exceed 130 square metres;
- (k) no outside storage or display of goods shall be permitted, and
- (l) all garbage and refuse containers shall be located within a building.


233.3 shall also be subject to the requirements and restrictions of the SC zone which are not in conflict with the ones set out in section 233.2."

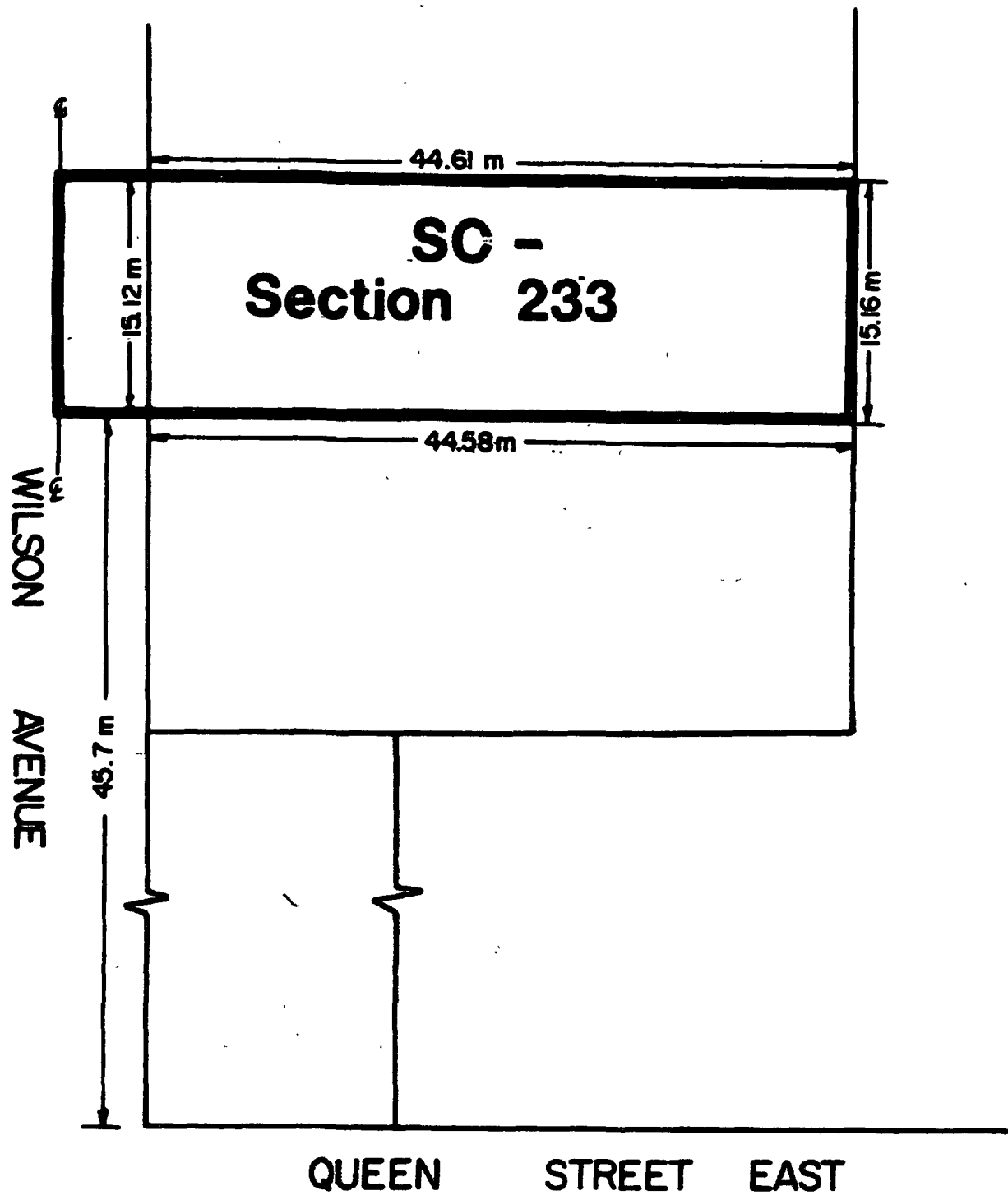
READ a FIRST, SECOND and THIRD TIME and Passed in Open Council.

This 12th day of August, 1985.


KENNETH G. WHILLANS - MAYOR


ROBERT D. TUFTS -ACTING CLERK

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON

DATE 8/8/85



Zone Boundary

PART LOT 6, CONCESSION I E.H.S.

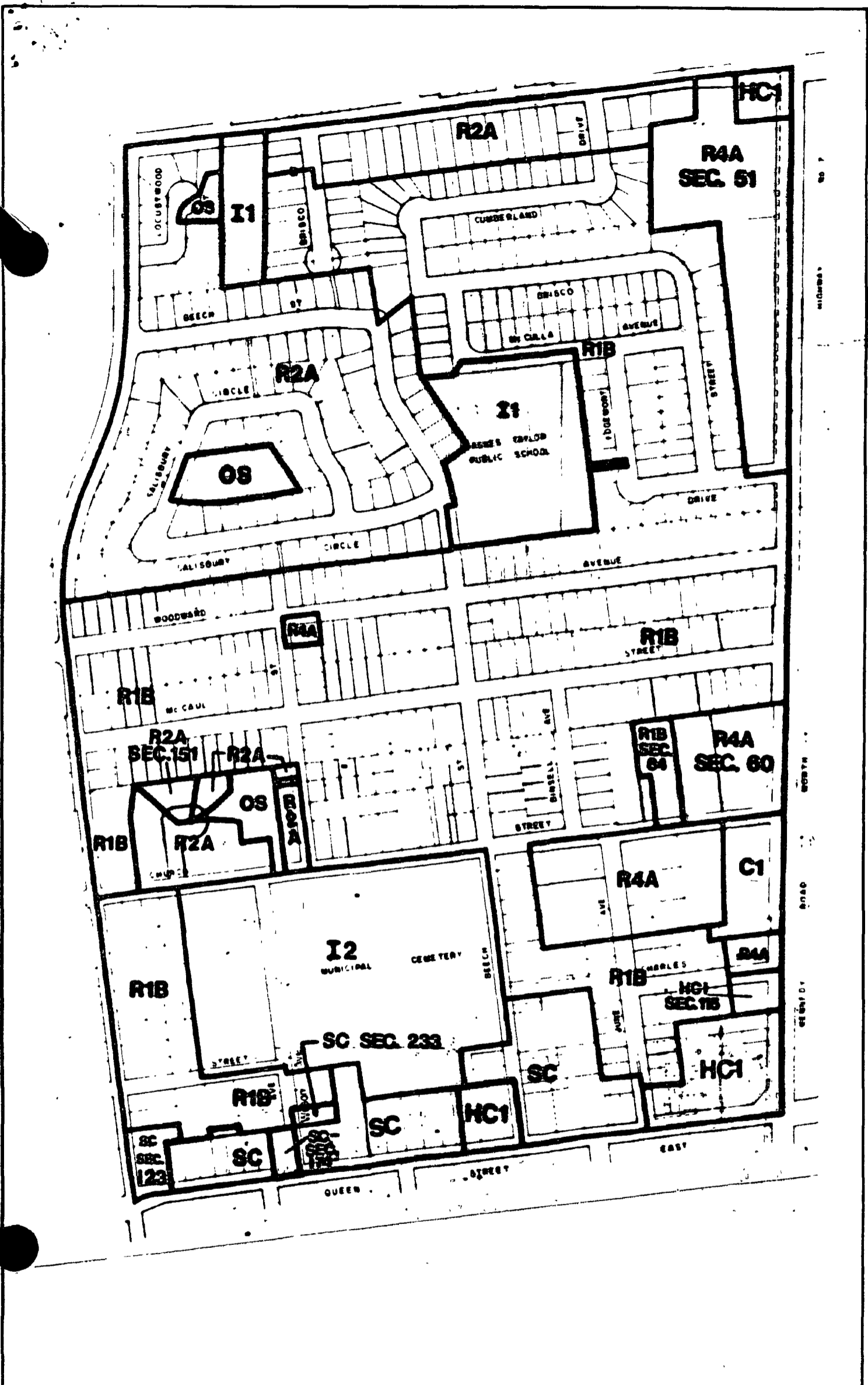


CITY OF BRAMPTON
Planning and Development

By-Law 239-85 Schedule A

1:400

Date: 84 09 27 Drawn by: RB
File no. C I E 6.30 Map no. 43-56 D



Schedule A Sheet II
 BY-LAW 200-82

By-Law 239-85 Schedule B



CITY OF BRAMPTON
 Planning and Development

Date: 84 09 27 Drawn by: RB
 File no. CIE6.30 Map no. 43-56E

IN THE MATTER OF the Planning Act,
1983, section 34;

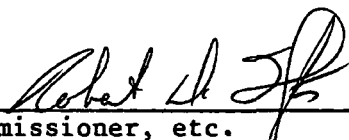
AND IN THE MATTER OF the City of
Brampton By-law 239-85.

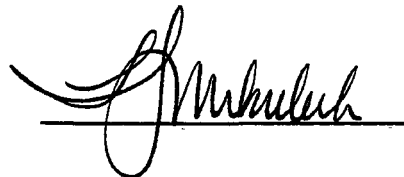
DECLARATION

I, LEONARD J. MIKULICH, of the City of Brampton, in the
Region of Peel, DO SOLEMNLY DECLARE THAT:

1. I am the Clerk of The Corporation of the
City of Brampton and as such have knowledge
of the matters herein declared.
2. By-law 239-85 was passed by the Council of
the Corporation of the City of Brampton at
its meeting held on August 12th, 1985.
3. Written notice of this by-law as required by
section 34 (17) of the Planning Act, 1983
was given on August 26th, 1985, in the
manner and in the form and to the persons
and agencies prescribed by the Planning Act,
1983.
4. No notice of appeal under section 34(18) of
the Planning Act, 1983 has been filed with
me to the date of this declaration.

DECLARED before me at the City of)
Brampton in the Region of Peel)
this 23rd day of September, 1985.)


A commissioner, etc.



ROBERT D. TUFTS, a Commissioner,
etc., Judicial District of Peel, for The
Corporation of the City of Brampton.
Expires May 25th, 1988.