



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 273-83

To regulate the use of land and buildings on part of Block 14, Registered Plan A21.

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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 COMMERCIAL TWO (C2) to COMMERCIAL TWO-SECTION 217 (C2-SECTION 217),
- (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-217, 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 217", and

- (5) by adding thereto the following section:

"217 The lands designated C2 - SECTION 217 on Schedule A to this by-law:

217.1 shall only be used for the following purposes:

(a) Commercial

- (1) a retail establishment having no outside storage
- (2) a supermarket
- (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) a service station
- (12) a printing or copying establishment
- (13) a commercial school
- (14) a garden centre sales establishment
- (15) a temporary open air market
- (16) a community club
- (17) a health centre
- (18) a tavern
- (19) a taxi or bus station
- (20) a theatre
- (21) a custom workshop

(b) Accessory

- (1) purposes accessory to the other permitted purposes

217.2 shall be subject to the following requirements and restrictions:

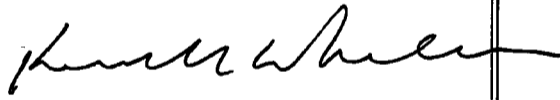
- (a) all buildings shall be located within the area shown as BUILDING AREA on Schedule C 217
- (b) minimum front yard depth, rear yard depth and side yard width shall be as shown on Schedule C - 217
- (c) the total gross leasable commercial floor area of all buildings shall not exceed 3884 square metres
- (d) maximum building height shall not exceed two storeys
- (e) landscaped open space shall be provided and maintained in the areas shown as LANDSCAPED OPEN SPACE on Schedule C - 217
- (f) the minimum number of parking spaces to be provided:
  - (i) for a supermarket not less than 189 spaces
  - (ii) for all other permitted uses in accordance with the requirements of section 20.3.
- (g) driveways shall be located as shown on Schedule C - 217

- (h) no entertainment appealing to, or designed to appeal to, erotic or sexual appetites or inclinations shall be permitted in a dining room restaurant.
- (i) garbage and refuse containers shall be located only within a building.
- (j) garbage and refuse containers for a dining room restaurant shall be located within a climate controlled area within the building.
- (k) no outside storage or display of goods shall be permitted.

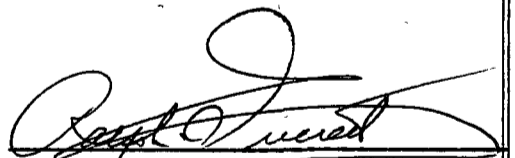
217.3 shall also be subject to the requirements and restrictions of the C2 zone which are not in conflict with the ones set out in section 217.2."

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

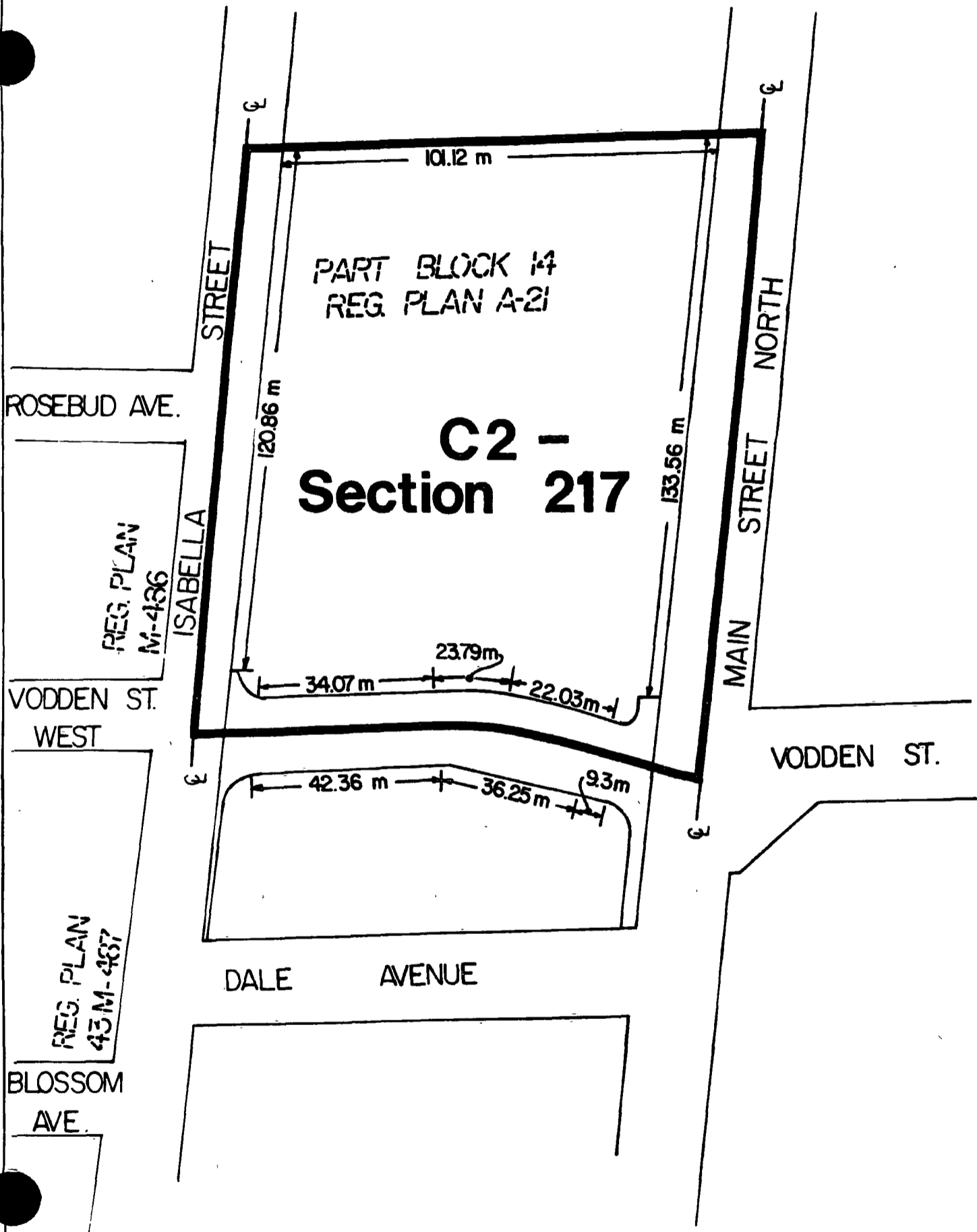
This 26th day of September, 1983.



KENNETH G. WHILLANS - MAYOR



RALPH A. EVERETT - CLERK



PART BLOCK 14  
REG. PLAN A-21

**C2 -  
Section 217**

REG. PLAN  
M-436  
ISABELLA

ROSEBUD AVE.

VODDEN ST.  
WEST

MAIN STREET NORTH

VODDEN ST.

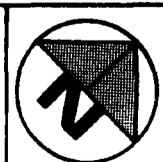
DALE AVENUE

REG. PLAN  
43 M-487

BLOSSOM  
AVE.

**— Zone Boundary**

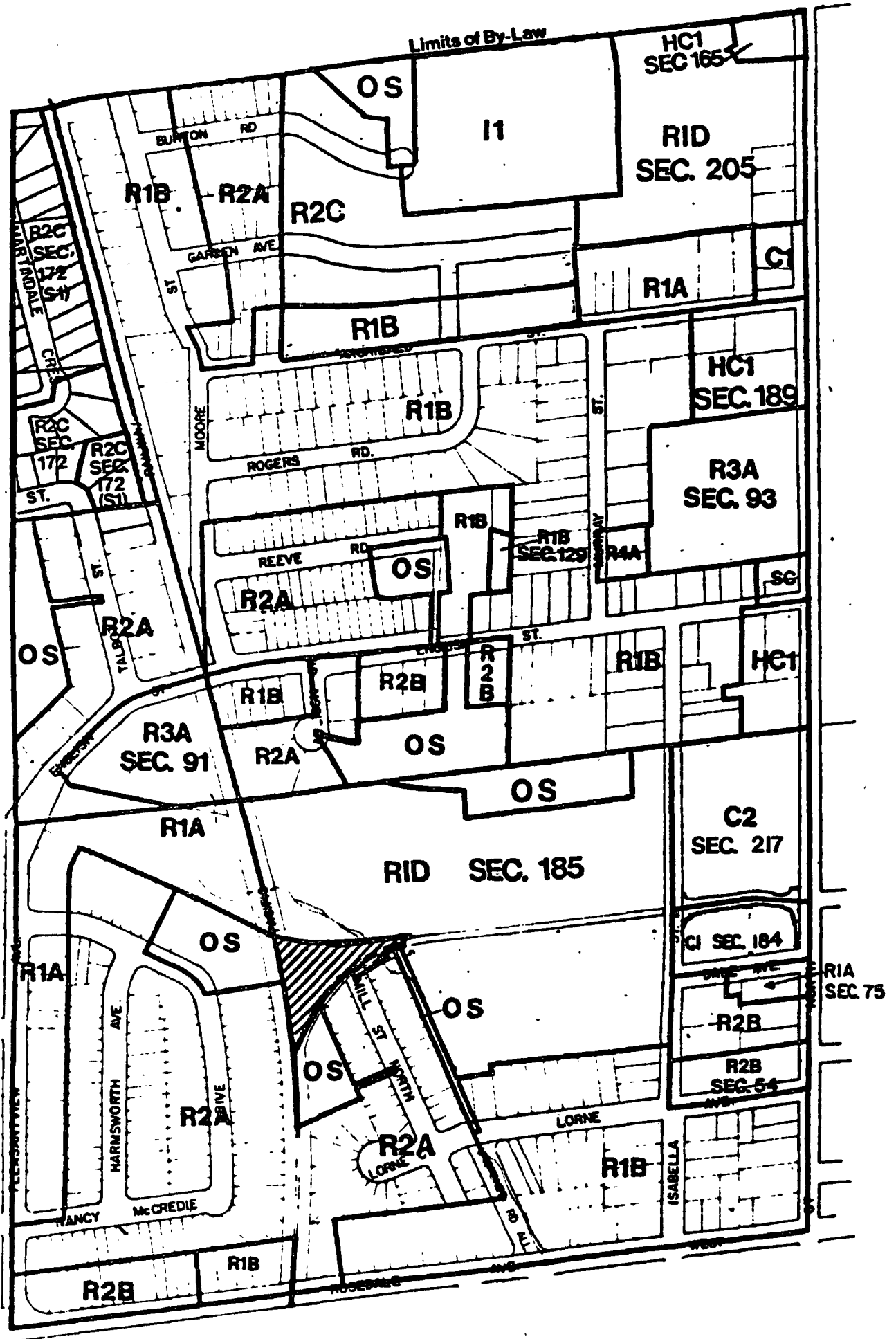
Schedule A  
BY-LAW 273-83



1:1200

**CITY OF BRAMPTON**  
Planning and Development

Date: 83 08 31 Drawn by: RB  
File no. CIW7.12 Map no. 42 56D



Limits of By-Law

 Lands not included in this By-law

Schedule A Sheet 6  
**BY-LAW 200-82**

Schedule B By-Law 273-83

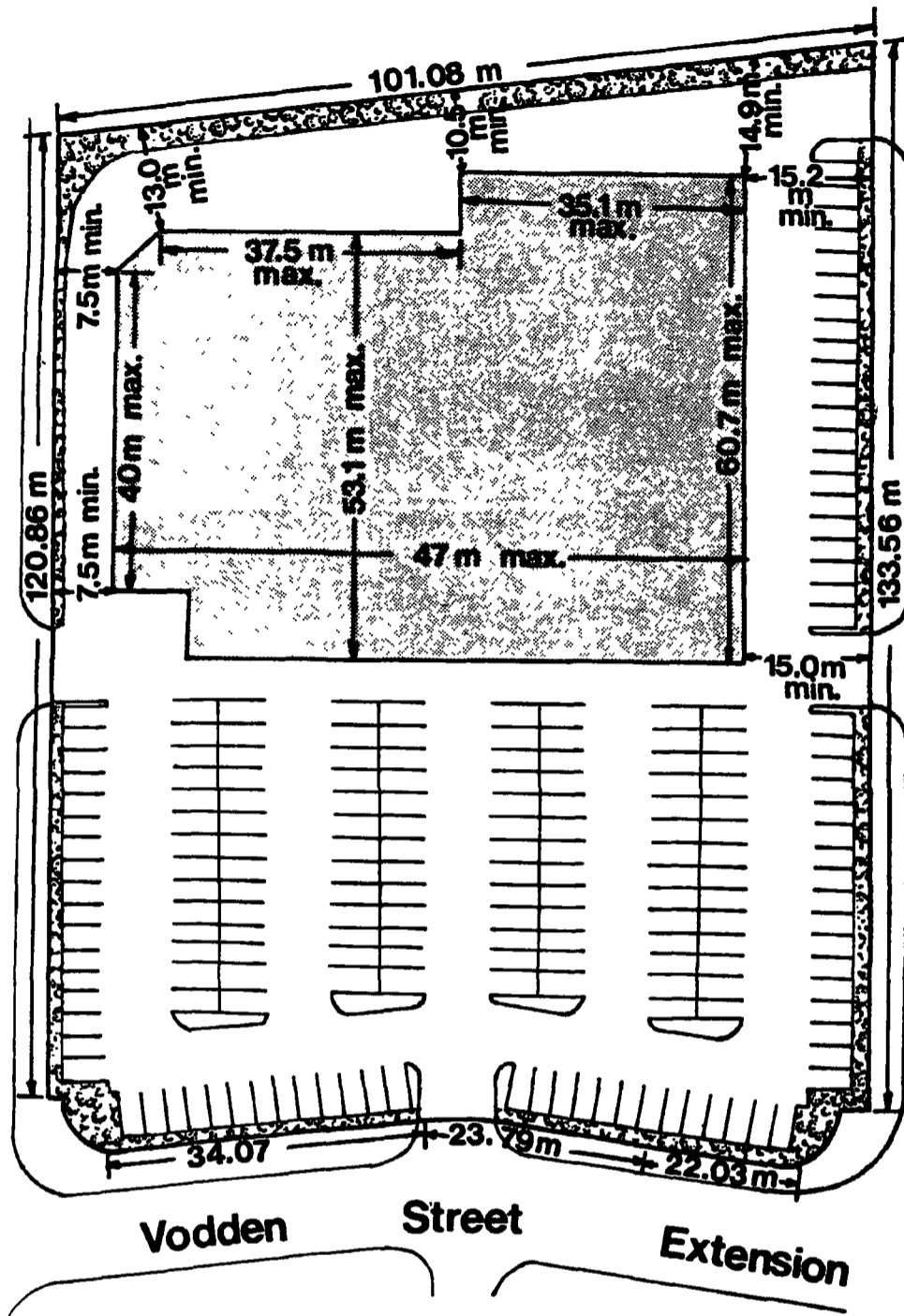


1:4800

**CITY OF BRAMPTON**  
 Planning and Development



Date: 83 09 23 Drawn by: RB  
 File no. C1W7.12 Map no. 42-56G

Isabella Street



Main Street North

Vodden Street Extension

-  Building Area
-  Landscaped Open Space

BY-LAW 200-82  
SCHEDULE C-217

By-Law 273-83 Schedule C



1:880

**CITY OF BRAMPTON**  
Planning and Development

Date: 83 09 08 Drawn by: RB  
File no. CIW 7.12 Map no. 42-56E

original behind  
By-law 200-82.

R80473



Ontario Municipal Board

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. 354  
FILE NO. 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  
C. D. No. R80-7  
Folio No. 283  
11 26 1984

