

NOTICE - The last day for appealing this decision is May 20th, 1988

Committee of Adjustment

DECISION OF COMMITTEE WITH REASONS RE APPLICATION FOR MINOR VARIANCE

Planning Act, 1983, c. 1, ss. 44 (8)

(a) Name of committee (a) COMMITTEE OF ADJUSTMENT FOR THE CORPORATION OF THE TOWN OF ORANGEVILLE

(b) Name of applicant RE AN APPLICATION BY (b) R. J. Burnside & Associates Ltd., agents for Rick Walker and Jim Albright

(c) Brief description LOCATION OF PROPERTY (c) Pt. Lots 1 & 2, Block 4, R. Plan 212.

(d) As set out in application PURPOSE OF APPLICATION (d) The applicant wishes to receive a reduction in the loading space requirement from 1 to 0.

WE, the undersigned, in making the decision upon this application have considered whether or not the variance requested was minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the zoning by-law and the official plan will be maintained, or in the case of a change in a use of property which is lawfully non-conforming under the by-law as to whether or not this application has met the requirements of section 44 (2) of the *Planning Act*,

(e) Date of decision CONCUR in the following decisions and reasons for decisions made on the (e) 20th day of April 1988

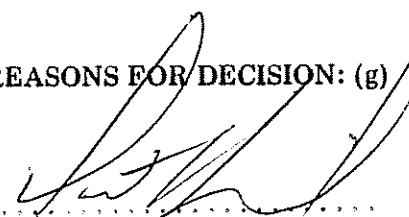
DECISION:

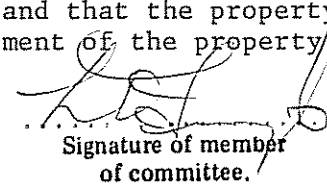
IN THE MATTER OF AN APPLICATION BY R.J. Burnside & Associates, 29 Centennial Road, Orangeville, Ontario, agents for Rick Walker and Jim Albright, c/o 224 Broadway, Orangeville, Ontario for a Minor Variance to By-law No. 60-77 of the Town of Orangeville, under the provisions of Section 44 of the Planning Act, S.O. 1983, Chapter 1. BE GRANTED WITH CONDITIONS

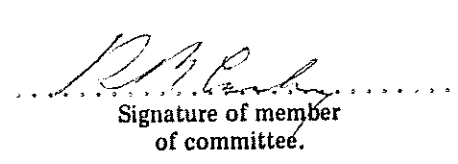
(f) State conditions to be satisfied before granting of consent **CONDITIONS** - This decision has been made subject to the following conditions: (f)

CONDITION NUMBER 1
THAT the applicant or owner enter into a Site Plan Agreement with the Town of Orangeville to the satisfaction of the Town of Orangeville.

(g) State reasons for decision **REASONS FOR DECISION: (g)** The Chairman stated that in the opinion of the Committee the subject property was Zoned C1-General Commercial and the Official Plan designation as Neighbourhood Commercial and that the property would be enhanced by the development of the property.

 Signature of member of committee.

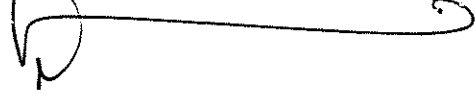
 Signature of member of committee.

 Signature of member of committee.

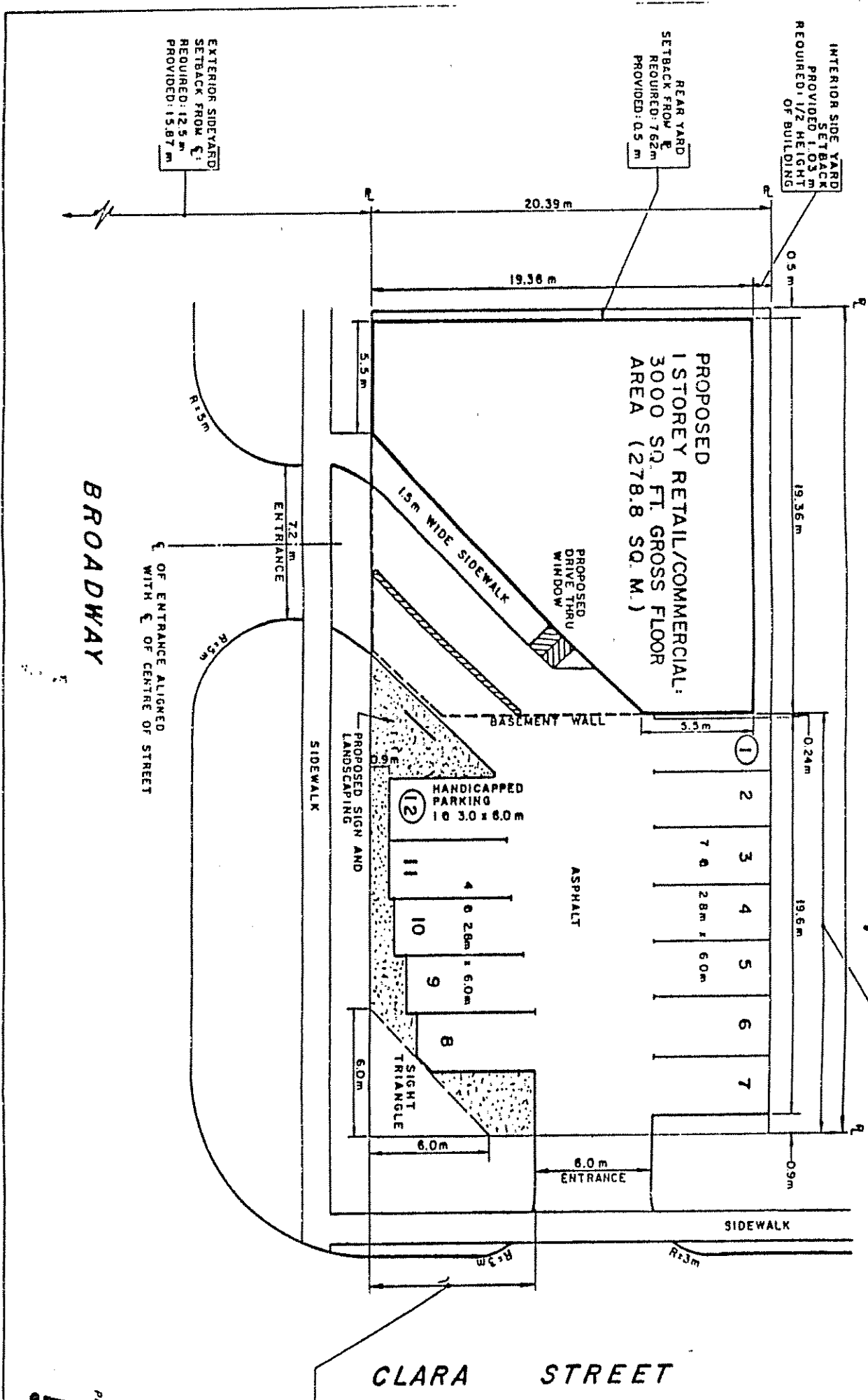
..... Signature of member of committee. Signature of member of committee. Signature of member of committee.

CERTIFICATION
Planning Act, 1983, c. 1, ss. 44 (10)

(h) Name of committee D. E. LOUGHEED,
I,
ACTING
Secretary-Treasurer of the (h) Committee of Adjustment for the Corporation of the Town
of Orangeville certify that the above is a true copy of the decision of the committee with respect to the

application recorded therein.
Dated this 25th day of April 1988

Signature of Secretary-Treasurer

1 or 1



FRONT YARD
SETBACK FROM R
REQUIRED: 20.74m
PROVIDED: 9.14m

REAR YARD
SETBACK FROM R
REQUIRED: 7.62m
PROVIDED: 0.5 m

INTERIOR SIDE YARD
SETBACK
REQUIRED: 1/2 HEIGHT
OF BUILDING
PROVIDED: 1.03m

EXTERIOR SIDEYARD
SETBACK FROM R
REQUIRED: 12.5 m
PROVIDED: 15.87 m

SETBACK FROM R TO PARKING
AREA ENTRANCE:
REQUIRED: 7.62m
PROVIDED: 8.39m

ZONING	: C1 COMMERCIAL	
SITE AREA	: 6,910.5 SQ FT	: 8278 SQ M.
PROPOSED G.F.A.	: 3,000 SQ FT	: 278.8 SQ M.
COVERAGE	: 33.7%	
PARKING PROVISIONS	: 12 SPACES	: 1 SPACE/240 SQ FT OF G.F.A.
VARIANCES REQUESTED		
PARKING SPACE	REQUIRED: 1 SPACE/ 200 SQ FT.	PROVIDED: 1 SPACE/ 240 SQ FT.
LOADING SPACE	: 1	: NIL
PARKING SPACE AREA	: 180 SQ M.	: 16.8 SQ M.
INTERIOR SIDE YARD SETBACK	: 1/2 HEIGHT OF BUILDING	: 1.03 m
REAR YARD SETBACK	: 7.62 m	: 0.5 m

BROADWAY

CLARA STREET

PREPARED BY
R.J. BURNSIDE & ASSOCIATES LTD
CONSULTING ENGINEERS, ARCHITECTS & PLANNERS
70 CENTENNIAL RD. GRANDVILLE, ONTARIO, CANADA
M1S 1T7
SCALE: 1/200



THE CORPORATION OF THE TOWN OF ORANGEVILLE

MUNICIPAL BUILDING
87 BROADWAY
PHONE 519-941-0440
L9W 1K1

DEPT. COMMITTEE OF ADJUSTMENT

REPLY TO: E.C. Salisbury
Secretary-Treasurer

SUBMISSION NO. A-10/88

THE
COMMITTEE OF ADJUSTMENT
OF THE
TOWN OF ORANGEVILLE
AND

IN THE MATTER OF AN APPLICATION BY R. J. Burnside & Associates, 29 Centennial Road, Orangeville Ontario, agents for Rick Walker and Jim Albright, c/o 224 Broadway, Orangeville, Ontario for a Minor Variance to By-law No. 60-77 of the Town of Orangeville, under the provisions of Section 44 of the Planning Act, S.O. 1983, Chapter 1.

NOTICE OF HEARING

THE COMMITTEE OF ADJUSTMENT of the Town of Orangeville hereby appoints the 20th day of April , 1988 , at the hour of 7:30 o'clock in the afternoon (local time) in the Council Chambers, Municipal Building, 87 Broadway, Orangeville, for the hearing of all parties interested in supporting or opposing this application. In accordance with Ontario Regulation 447/83, written comments are requested and may be delivered to the undersigned prior to the above Hearing date. If you do not attend and are not represented at this Hearing, the Committee may proceed in your absence and you will not be entitled to any further notice of the proceedings.

Edward C. Salisbury,
Secretary-Treasurer,
Committee of
Adjustment

DATED AT ORANGEVILLE, THIS 7th DAY OF APRIL, 1988.

Explanatory note: The applicant wishes to receive a reduction in the loading space requirement from 1 to 0. The property is designated as Commercial in the Official Plan and zoned C1-General Commercial under By-law No. 60-77 of the Town of Orangeville.

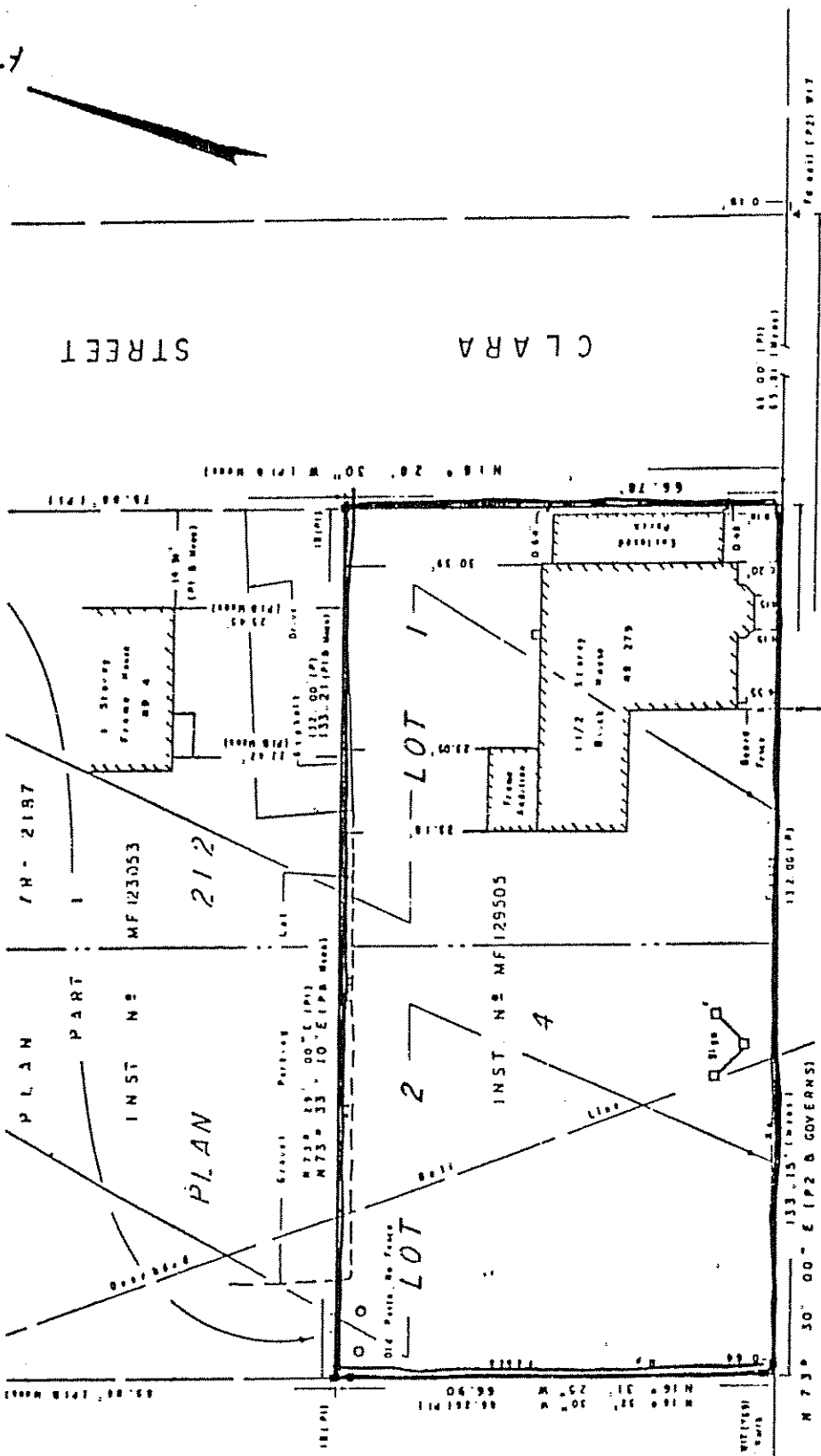
ONTARIO LAND SURVEYORS
1985

SUBMISSION NO. A-10/88

REGISTERED

LOT 3
INST N^o MF118141
BLOCK

PART 1
PLAN /R-2257



SCHEDULE "A"

NOTES:

- REMARKS ARE ARITHMETIC AND SET RE-FILED TO THE WEST 30' 00" E OF THE NORTH LIMIT OF BROADWAY AS SHOWN ON DEPOSITED PLAN TR-2257
- REMARKS SURVEY MONUMENT FOUND
- PI - SURVEY MONUMENT SET
- SI8 - STATIONING 100' N/E
- IP - IRON PIN
- (M-M) - MEASURED
- P - REGISTERED PLAN 212
- PI - DEPOSITED PLAN TR-2187
- P2 - DEPOSITED PLAN TR-2257
- OU - ORIGIN UNKNOWN
- D - INSTRUMENT NO MF129505
- TE9 - F.L. THOMSON, OLS

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE 26TH DAY OF JUNE, 1985

DATE June 27, 1985
John Young
JOHN E. YOUNG OLS
O.R.S. 1985

Young & Young Surveying Inc.

2601 HUMBERCREST BLVD M6S 4L5 765 8081
BOLTON - PART BOLTON LCP12C 837 2486

PROJECT N^o 85-B704