

NOTICE — The last day for appealing this decision is May 29th, 1987

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) M. R. Neumann, agent for Fordham Petroleum Limited
- (c) Brief description LOCATION OF PROPERTY (c) Part of Lots 1 & 2, Block 4, Plan 212, Town of Orangeville
- (d) As set out in application PURPOSE OF APPLICATION (d) Minor Variance to the interior side yard requirement under 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.

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) 29th day of April 19 87

DECISION:

IN THE MATTER OF AN APPLICATION BY M. R. Neumann, Architect, 111 Redpath Ave., Toronto, Ontario agent for Fordham Petroleum Limited, 48 Broadway, Orangeville, Ontario for a Minor Variance to By-law No. 60-77 of the Town of Orangeville on Part of Lots 1 & 2 Block 4, Plan 212, Town of Orangeville under the provisions of Section 44 of the Planning Act, S.O. 1983, Chapter 1.

BE GRANTED

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

None

- (g) State reasons for decision

REASONS FOR DECISION: (g) In the opinion of the Committee, the subject property was both zoned and designated for use as a Convenience Store and that the Minor Variance was appropriate in considering the development of the site.

.....
 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

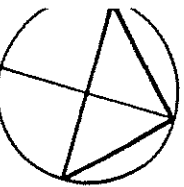
Planning Act, 1983, c. 1, ss. 44 (10)

I, Edward C. Salisbury.....

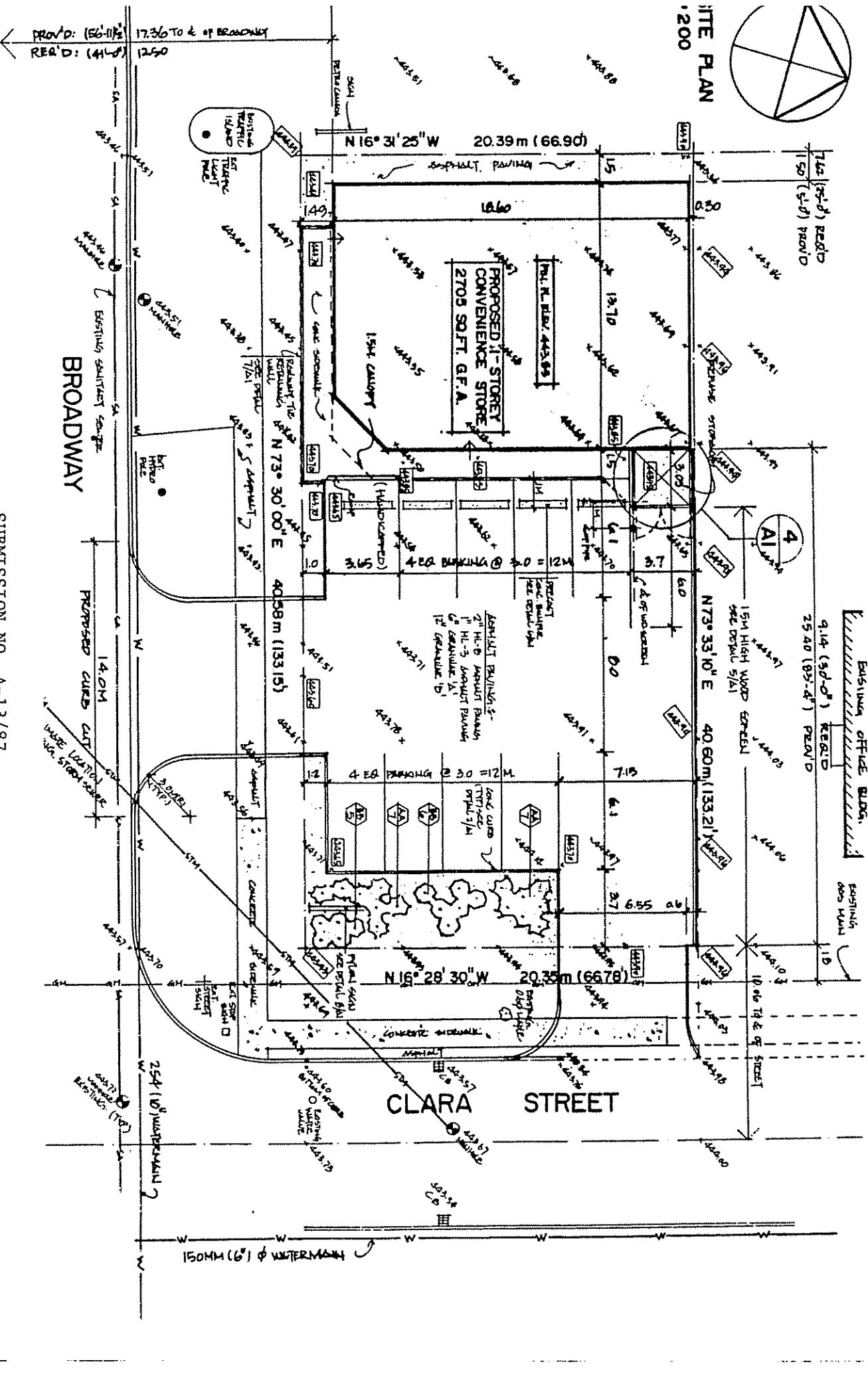
- (h) Name of committee Secretary-Treasurer of the (h) Committee of Adjustment for the Corporation of the Town of Orangeville..... certify that the above is a true copy of the decision of the committee with respect to the application recorded therein.

Dated this 8th day of May 1987

.....
 Signature of Secretary-Treasurer



ITE PLAN
200



PROJECT NO. 8680
PROJECT NO. 8680
PROJECT
PROPOSED "711" FOOD STORE
BROADWAY & CLARA STREET
ORANGEVILLE, ONTARIO
GREAT NORTHERN DEVELOPMENT LTD.
PROPOSED SITE PLAN

DATE: MAR 87
DRAWN: LG
CHECKED:
SCALE:

ONTARIO ASSOCIATION OF ARCHITECTS
M.F. Neumann - architect
111 Redpath Avenue - Toronto - Ontario
M4S 2J9 (416) 440-0091

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR APPROVAL.
THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECTS BEFORE PROCEEDING.
DRAWINGS MUST NOT BE SCALED.
THIS DRAWING NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECTS.

NO.	REVISIONS	DATE

SUBMISSION NO. A-13/87

LEGEND:
 [Hatched] PROPOSED GRADE ELEVATION
 [Dotted] EXISTING ELEVATION TO FEMAIN
 [Solid] EXISTING GRADE ELEVATION
 [Cross-hatched] EXISTING & CATCH BASIN

LAND-USE STATISTICS:

ZONING : 'C1' COMMERCIAL

SITE AREA : 8,901.75 SQ.FT.
82697 SQ.M.

PROPOSED G.F.A. : 2,705.00 SQ.FT.
251.29 SQ.M.

COVERAGE : 30.33 %

PARKING : 10 SPACES =
1 SPACE / 271 SQ.FT.
OF G.F.A.

VARIANCES REQUESTED

REQUIRED PROVIDED

INTERIOR SIDE 7'-8" 1'-0"

SETBACK



THE CORPORATION OF THE TOWN OF ORANGEVILLE

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

DEPT. COMMITTEE OF ADJUSTMENT

REPLY TO: Edward C. Salisbury
Secretary-Treasurer

SUBMISSION NO. A-13/87

THE
COMMITTEE OF ADJUSTMENT
OF THE
TOWN OF ORANGEVILLE

and

IN THE MATTER OF AN APPLICATION BY M. R. Neumann, Architect, 111 Redpath Ave., Toronto, Ontario, agent for Fordham Petroleum Limited, 48 Broadway, Orangeville Ontario for a Minor Variance to By-law No. 60-77 of the Town of Orangeville on Part of Lots 1 & 2, Block 4, Plan 212, 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 29th day of April, 1987, 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 15TH DAY OF APRIL 1987

Explanatory note: The applicant wishes to obtain a Minor Variance from the Committee with regards to the interior side yard requirement. The building height is 15.3' therefore the Interior Side Yard requirement is 7.8' whereas 1.0' is provided. The existing building is to be demolished and a one storey convenience store is to be erected with a ground floor and gross floor area of 251.3m². The subject property is zoned C1 - General Commercial under By-law No. 60-77 of the Town of Orangeville and designated Commercial in the Official Plan for the Orangeville Planning Area.