

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 to the rear yard setback requirement from 7.62 m (25 ft.) to 0.5 m. (1.64 ft.)

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:**

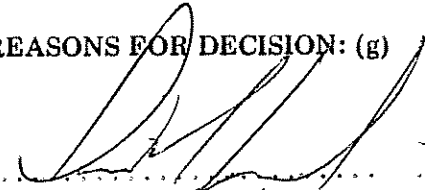
IN THE MATTER OF AN APPLICATION BY R.J. Burnside & Associates, 29 Centennial Road, Orangeville, Ontario, agents for Rick Walker and Jim Albright, c/o 224 Broadway, Orangeville, Ontario for a Minor Variance to By-law No. 60-77 of the Town of Orangeville, under the provisions of Section 44 of the Planning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

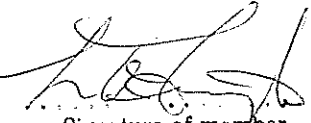
(f) State conditions to be satisfied before granting of consent **CONDITIONS** - This decision has been made subject to the following conditions: (f) CONDITION NUMBER 1

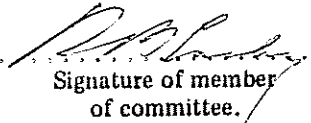
THAT the applicant or owner enter into a Site Plan Agreement with the Town of Orangeville to the satisfaction of the Town of Orangeville.

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.

(g) State reasons for decision **REASONS FOR DECISION: (g)**

  
Signature of member of committee.

  
Signature of member of committee.

  
Signature of member of committee.

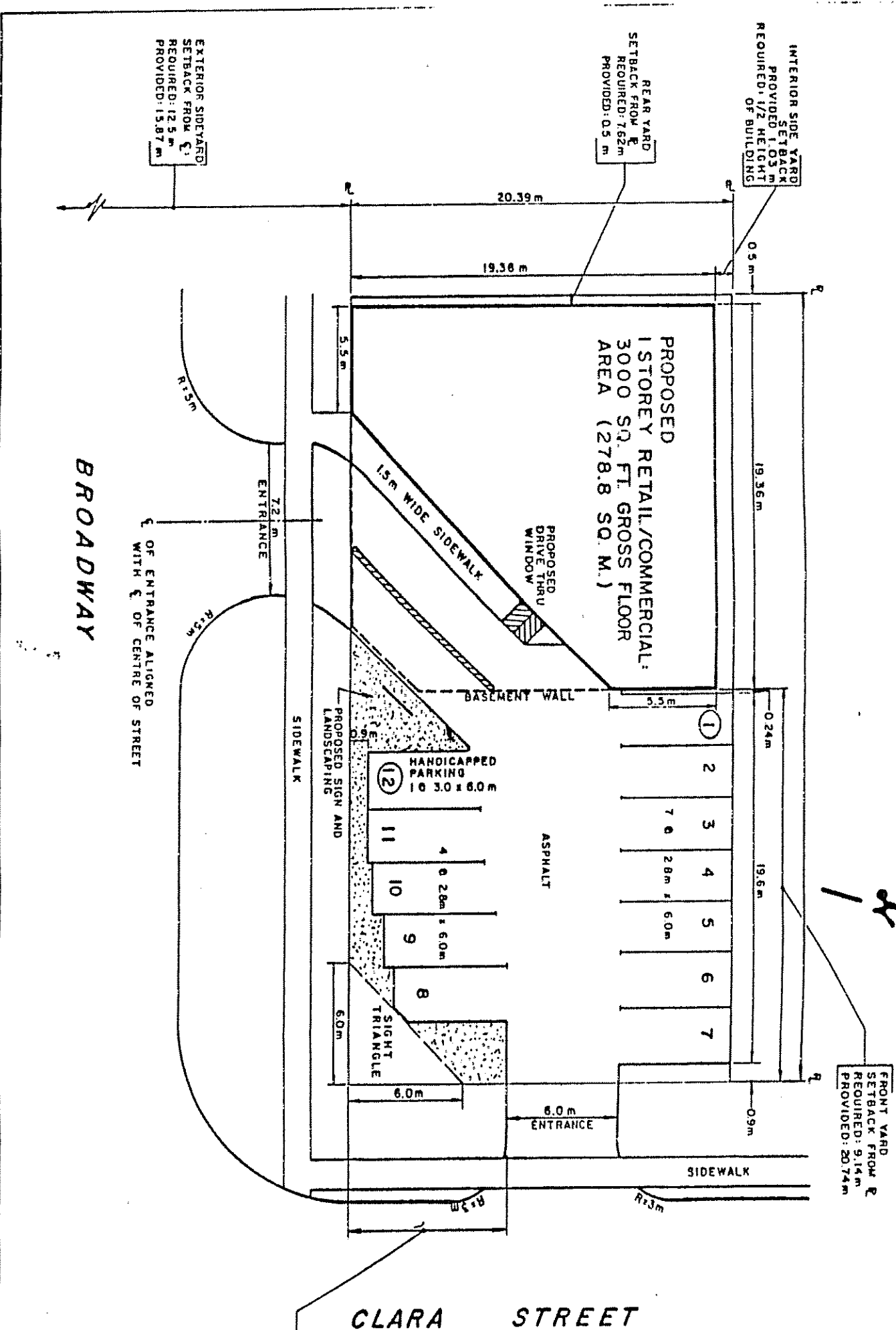
.....  
Signature of member of committee.      Signature of member of committee.      Signature of member of committee.

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

I, D.E. LOUGHEED,  
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

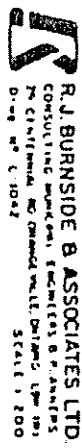
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ZONING	ICI COMMERCIAL	
SITE AREA	8,910.5 SQ. FT.	8278 SQ. M.
PROPOSED G.F.A.	3000 SQ. FT.	276.5 SQ. M.
COVERAGE	: 33.7%	
PARKING PROVISIONS	12 SPACES	1 SPACE/240 SQ. FT. OF G.F.A.
VARIANCES REQUESTED		
PARKING SPACE	REQUIRED: 1 SPACE / 200 SQ. FT.	PROVIDED: 1 SPACE / 240 SQ. FT.
LOADING SPACE	1	NIL
PARKING SPACE AREA	180 SQ. M.	168 SQ. M.
INTERIOR SIDE YARD SETBACK	1/2 HEIGHT OF BUILDING	1.03 m
REAR YARD SETBACK	7.62 m	0.5 m

SETBACK FROM CL TO PARKING AREA ENTRANCE:  
REQUIRED: 7.62 m  
PROVIDED: 8.59 m

PREPARED BY  
R.J. BURNSIDE & ASSOCIATES LTD.  
CONSULTING ENGINEERS, ARCHITECTS & PLANNERS  
25 CHATELAIN RD. OAKVILLE, ONT. L6M 3K9  
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-13/88

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.

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NOTICE OF HEARING

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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 to the rear yard setback requirement from 7.62 m (25 ft.) to 0.5 m.(1.64 ft.). The property is designated Commercial in the Official Plan and zoned C1-General Commercial under By-law No. 60-77 of the Town of Orangeville.