

NOTICE - The last day for appealing this decision is June 19th, 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) Ivan G. Dickinson, Architect, agent for Mrs. N. Gillies

(c) Brief description LOCATION OF PROPERTY (c) Pt. Lots 12, 24, Block 3, Plan 159, Pt. Laneway, Part 4th Street closed and Lots 1 to 8, Plan 201

(d) As set out in application PURPOSE OF APPLICATION (d) Minor Variance to the front yard requirement on Pt. Lots 12, 24, Block 3, Plan 159, Part Laneway, Part Fourth St. closed and Lots 1 to 8, Plan 201, 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) 20th day of May 19 87

DECISION: IN THE MATTER OF AN APPLICATION BY Ivan G. Dickinson, Architect, 7-77 Broadway, Orangeville, Ontario, agent for Mrs. N. Gillies, 5 Northgate Dr., Orangeville, for a Minor Variance to By-law No. 60-77 as amended of the Town of Orangeville on the property described as Pt. Lots 12, 24, Block 3, Plan 159, Part Laneway, Part Fourth Street and Lots 1 to 8, Plan 201 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 NO. 1: THAT the applicant convey land required for the widening of Fourth Street for the length of the property, free of all encumbrances, at no cost to the municipality and to the satisfaction of the Town of Orangeville.

CONDITION NO. 2: THAT the applicant enter into a Site Plan Agreement with the Town of Orangeville.

CONDITION NO. 3: THAT the applicant receive the approval of the Credit Valley Conservation Authority, subject to Ontario Regulation 162/80.

(g) State reasons for decision **REASONS FOR DECISION:** (g) In the opinion of the Committee, the subject property is designated and zoned Commercial and it is appropriate to develop the site as indicated.

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

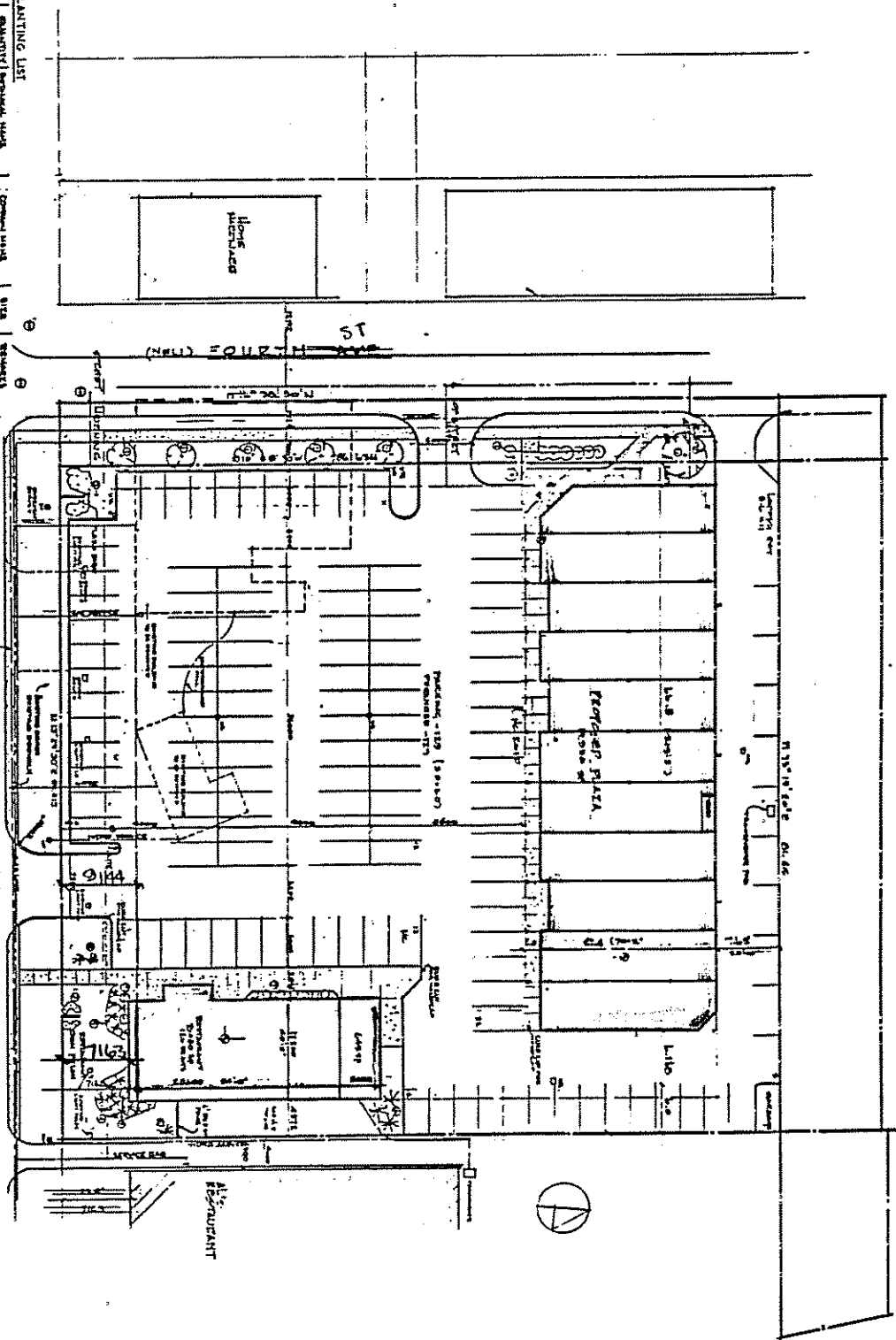
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Signature of member of committee. Signature of member of committee. Signature of member of committee.

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

(h) Name of committee I, Edward C. Salisbury 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 28th day of May 1987
Signature of Secretary-Treasurer

FLIGHTING LIST	PLANETARY	PERMANENT MARKS	COMMON MARKS	SIZE	REMARKS
1	1	Axis of Symmetry	Center Point	1/8" = 1'-0"	1/8" = 1'-0"
2	2	Axis of Symmetry	Center Point	1/8" = 1'-0"	1/8" = 1'-0"
3	3	Axis of Symmetry	Center Point	1/8" = 1'-0"	1/8" = 1'-0"
4	4	Axis of Symmetry	Center Point	1/8" = 1'-0"	1/8" = 1'-0"
5	5	Axis of Symmetry	Center Point	1/8" = 1'-0"	1/8" = 1'-0"
6	6	Axis of Symmetry	Center Point	1/8" = 1'-0"	1/8" = 1'-0"
7	7	Axis of Symmetry	Center Point	1/8" = 1'-0"	1/8" = 1'-0"
8	8	Axis of Symmetry	Center Point	1/8" = 1'-0"	1/8" = 1'-0"
9	9	Axis of Symmetry	Center Point	1/8" = 1'-0"	1/8" = 1'-0"
10	10	Axis of Symmetry	Center Point	1/8" = 1'-0"	1/8" = 1'-0"



SUBMISSION NO. A-17/87

STATISTICS

LOT AREA 10,000 sq. ft.
 AREA OF PLOT 10,000 sq. ft.
 AREA OF FOOT PRINT 8,000 sq. ft.
 LOT COVERAGE 80%
 FLOOR AREA 100,000 sq. ft.
 FLOOR AREA PER LOT 10,000 sq. ft.
 LEVELS: 5
 TOTAL FLOOR AREA 500,000 sq. ft.
 120

Ivan Q. Dickhead
 Architect

1000 BROADWAY
 TORONTO, ONTARIO M5X 1C4

CONTRACTOR
 LEASING INFORMATION

ENTREPRENEUR
 PROPERTY GROUP

PROJECT
BROADWAY VILLAGE
 GRANDVILLE ONTARIO

SHEET TITLE
SITE PLAN

ONTARIO ASSOCIATION OF ARCHITECTS

DATE	REVISION	BY

SCALE: 1/8" = 1'-0"

DATE: FEB 1987

PROJECT NO. 1710

DESIGNED BY: P-1



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-17/87

THE
COMMITTEE OF ADJUSTMENT
OF THE
TOWN OF ORANGEVILLE
and

IN THE MATTER OF AN APPLICATION BY Ivan G. Dickinson, Architect, 7-77 Broadway, Orangeville, Ontario, agent for Mrs. N. Gillies, 5 Northgate Drive, Orangeville, Ontario for a Minor Variance to By-law No. 60-77 as amended of the Town of Orangeville on the property described as Pt. Lots 12, 24, Block 3, Plan 159, Part of Laneway, Part Fourth Street closed and Lots 1 to 8, Plan 201 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 May, 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 8TH DAY OF MAY, 1987.

Explanatory note: The applicant wishes to obtain a Minor Variance from the Committee with regards to the front yard requirement. The front yard requirement is 30' whereas 23.5' is proposed. The existing building is to be demolished and a 21.4 x 66.8 m plaza and 12.1 x 30.6 m restaurant are to be erected. The subject property is zoned C1 - General Commercial under By-law No. 60-77 as amended of the Town of Orangeville and designated Neighbourhood Commercial in the Official Plan for the Orangeville Planning Area.