

NOTICE — The last day for appealing this decision is December 20, 1991

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) 861988 Ontario Inc.
Pt. of Frances Street, Town of Orangeville

(c) Brief description LOCATION OF PROPERTY (c) 310 Broadway, Pt. Lot 3, COnc. D, Pt. Lot 10, Pl. 186 &

(d) As set out in application PURPOSE OF APPLICATION (d) To reduce the parking requirements from 114 to 111
spaces at proposed 7 storey commercial/multi-residential building containing 60
apartments, 4 commercial units and 2 levels of underground parking.

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) 20 day of Nov. 19 91

DECISION:

THAT the application by 861988 Ontario Incorporated, for a Minor Variance to Zoning By-law No. 22-90 on property described as Part of Lot 3, Concession D, Pt. Lot 10, Plan 186 and Part Frances Street, Town of Orangeville, known municipally as 310 Broadway, to reduce the parking requirements from 114 spaces to 111 spaces **BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:**

(f) State conditions to be satisfied before granting of consent

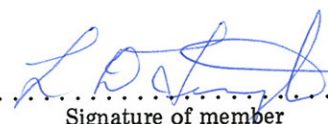
CONDITIONS — This decision has been made subject to the following conditions: (f)

1. That the Town of Orangeville be satisfied that there is adequate water supply for the development.
2. That the Town of Orangeville be satisfied that there is adequate capacity in the existing sanitary sewer on Broadway to which this development will connect.
3. That the proponents enter into a site plan agreement to cover the development

(g) State reasons for decision

REASONS FOR DECISION: (g) of the site.

The Committee felt that the proposed use was in keeping with the Official Plan and, subject to the conditions being met, development could proceed.

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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)

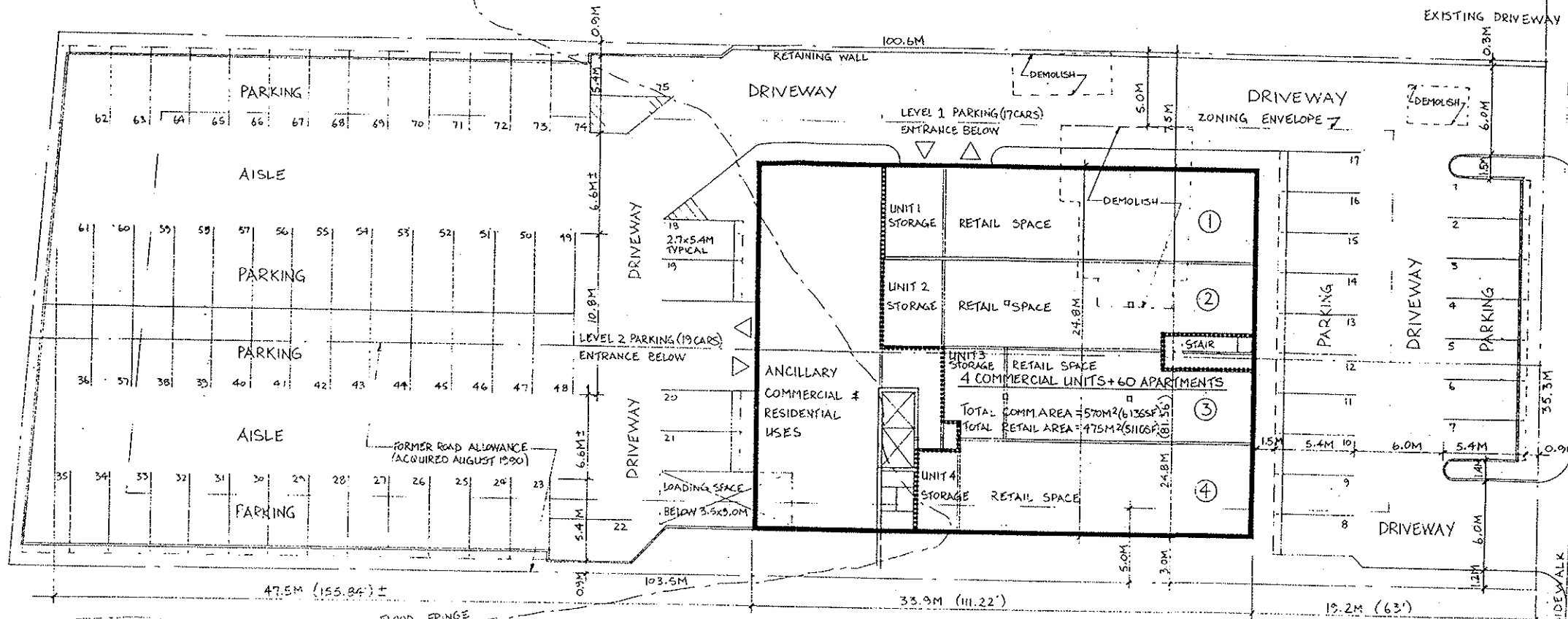
I, Ann E. Armstrong

(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 22 day of November 19 91 
Signature of Secretary-Treasurer

SUBMISSION NOS. A-29/90
A-30/90
A-31/90

INDUSTRIAL ZONING



GROUND FLOOR AREA: 841 M² (9050 SF)
 GROSS FLOOR AREA: 5887 M² (63370 SF)
 RETAIL AREA: 475 M² (5105 SF) = 24 CARS
 60 APARTMENTS x 1.5 CARS/UNIT = 90 CARS
 TOTAL CARS REQUIRED = 114

SURFACE PARKING = 75
 UNDERGROUND PARKING = 36
 ACTUAL CARS = 111

EXISTING COMMERCIAL PLAZA

EXISTING COMMERCIAL PLAZA

EXISTING DRIVEWAY

SIDEWALK