

NOTICE - The last day for appealing this decision is MARCH 11TH, 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) THE 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. agent for Mr. Rick Walker and Mr. Jim Albright

c) Brief description LOCATION OF PROPERTY (c) Part of Lots 1 and 2, Block 4, Plan 212 - 279 Broadway
ORANGEVILLE, Ontario.

(d) As set out in application PURPOSE OF APPLICATION (d) Wishes to receive a Minor Variance to By-law No. 60-77
for a reduction in the number of parking spaces required from 15 to 13.

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) 10th day of FEB 1988

DECISION:


IN THE MATTER OF AN APPLICATION BY R. J. BURNSIDE & ASSOCIATES LTD., 29 Centennial Road, Orangeville, Ontario, agent for Mr. Rick Walker and Mr. Jim Albright, c/o 224 Broadway, Orangeville, Ontario, for a Minor Variance to By-law No. 60-77 of the Town of Orangeville on the property described as Part of Lots 1 and 2, Block 4, Plan 212, known municipally as 279 Broadway, Town of Orangeville under the provisions of Section 44 of the Planning Act, S.O. 1983, Chapter 1. BE GRANTED WITH CONDITIONS - This decision has been made subject to the following conditions: (f) CONDITIONS

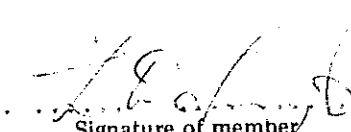
(f) State conditions to be satisfied before granting of consent

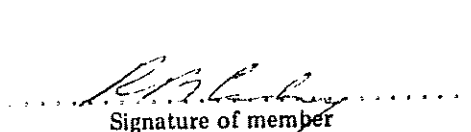
See Schedule 'A'

(g) State reasons for decision

REASONS FOR DECISION: (g) See Schedule 'A'


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

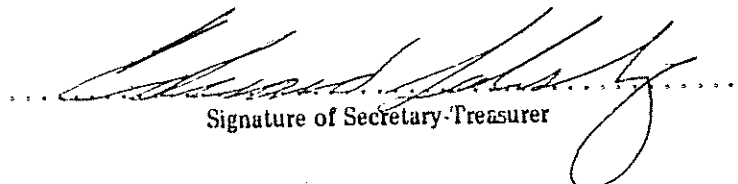
Planning Act, 1983, c. 1, ss. 44 (10)

I, 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 15TH day of FEBRUARY 1988


Signature of Secretary-Treasurer

SCHEDULE 'A'

CONDITION NO. 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.

CONDITION NO. 2:

THAT the entrance locations be approved by the Director of Public Works of the Town of Orangeville.

CONDITION NO. 3:

THAT as a condition within the Site Plan Agreement, the owner make a cash contribution towards traffic signals to the satisfaction of the Town of Orangeville.

REASONS FOR DECISION:

Whereas the Committee of Adjustment is deeply concerned with traffic circulation within the area of Broadway, Clara and Centre Streets and the design of both the intersection and Site Plan, it is the Committee's opinion that the Variance has maintained the intent of the Town's Official Plan to have the property developed as commercial.

That the Town's Zoning By-law zones the property C1 - General Commercial and that the use is permitted.

That the reduction of parking spaces to ten is appropriate for a convenience/commercial land use and that the reduction of the loading space would be accommodated through daily routine and the use of un-used parking spaces at those times.

That in regards to the front yard setback, the design of the building accommodates a site triangle in conformity to the Town's Zoning By-law giving consideration to safety.

Further the proposed building affords better visibility than the previous building located on the site.

CARRIED

SUBMISSIONS # A-31, A-32 & A-33

INTERIOR YARD
SETBACK FROM E
REQUIRED: 23.4m
PROVIDED: 6.37m

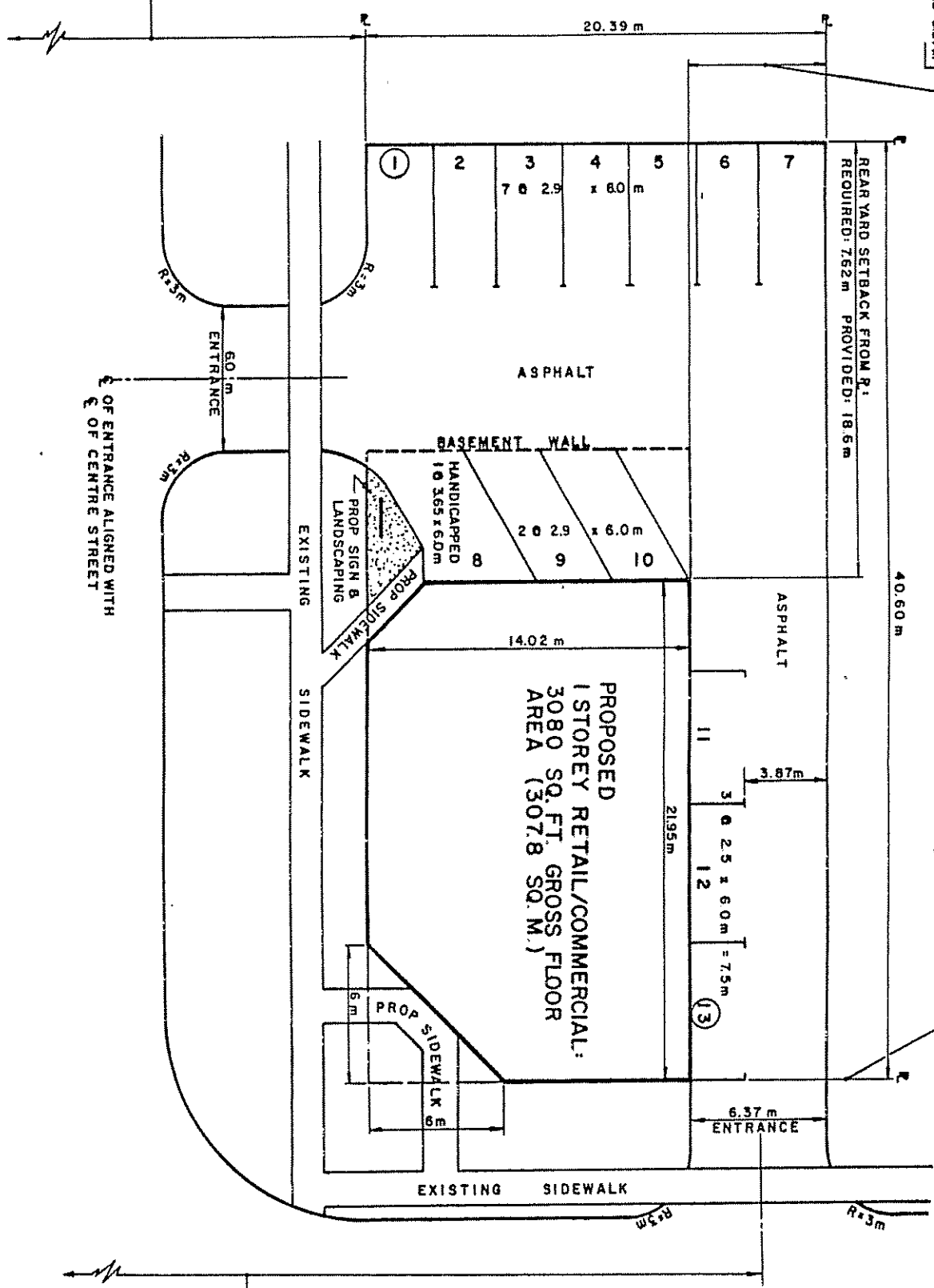
SETBACK FROM E
REQUIRED: 12.5m
PROVIDED: 15.87m

REAR YARD SETBACK FROM P1
REQUIRED: 7.62m PROVIDED: 18.6m

FRONT YARD
SETBACK FROM E
REQUIRED: 9.0m
PROVIDED: 0.0m

SETBACK FROM S OF ENTRANCE
TO E OF BROADWAY,
REQUIRED: 7.62m
PROVIDED: 33.08m

LAND USE STATISTICS	
ZONING	: C1 COMMERCIAL
SITE AREA	: 8,910.5 SQ. FT. : 8,278.5 SQ. M.
PROPOSED G.F.A.	: 3,090 SQ. FT. : 287.8 SQ. M.
COVERAGE	: 37.2 %
PARKING PROVISIONS	: 13 SPACES/240S OF G.F.A.
VARIANCES REQUESTED	
PARKING SPACES	REQUIRED: 15 PROVIDE: 13
LOADING SPACE	2 NIL
FRONT YARD SETBACK	30'(9.14m) NIL



BROADWAY

CLARA STREET

PREPARED BY
R.J. BURNSIDE & ASSOCIATES LT
CONSULTING MUNICIPAL ENGINEERS & PLANNERS
29 CENTENNIAL RD. ORLANDO VILLE ONTARIO L3W 1J1
D748 N° C-1042 SCALE 1:1