

RECEIVED  
AUG 15 1988  
TOWN OF ORANGEVILLE

TIME ..... V-880167  
V 880168  
V 880169

Ontario Municipal Board  
Commission des affaires municipales de l'Ontario

IN THE MATTER OF Section 44(12) of  
the Planning Act, 1983

AND IN THE MATTER OF appeals by  
Texaco Canada Inc., from three  
decisions of the Committee of  
Adjustment of the Town of Orangeville  
whereby the Committee granted three  
applications numbered A31/87, A32/87  
and A33/87 by Rick Walker for a  
variance from the provisions of  
By-law 60-77 as amended upon  
conditions

B E F O R E :

D.W. MIDDLETON  
Member

- and -

M.E. JOHNSON  
Member

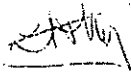
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Tuesday, the 5th day  
of July, 1988

UPON APPEAL from the decisions of the Committee of Adjustment and the  
applications having been withdrawn;

THE BOARD ORDERS that the applications are hereby dismissed.

  
SECRETARY

ENTERED  
O. B. No. V80-1  
Folio No. 41  
AUG 10 1988  
  
SECRETARY ONT. MUNICIPAL BOARD

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., AGENTS FOR MR. RICK WALKER AND MR. JIM ALBRIGHT

(c) Brief description LOCATION OF PROPERTY (c) ~~Parts of Lot 1 and 2, Block 4, Plan 212, 279 Broadway~~ ORANGEVILLE, Ontario.

(d) As set out in application PURPOSE OF APPLICATION (d) ~~The applicants wishes to receive a Minor Variance~~ to By-law No. 60-77, for a reduction in the front yard setback requirement from 30 feet to 0 feet on Clara Street, in accordance with Schedule "B", Section 9 of By-law No. 60-77.

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 Decision CONCUR in the following decisions and reasons for decisions made on the (e) 10TH day of FEB 1988


**DECISION:**

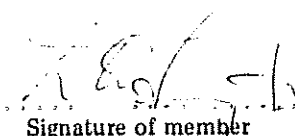
IN THE MATTER OF AN APPLICATION BY R.J. BURNSIDE & ASSOCIATES LTD., 29 Centennial Road, Orangeville, Ontario, agent for Mr. Rick Walker and Mr. Jim Albright, c/o 224 Broadway, Orangeville, Ontario, for a Minor Variance to By-law No. 60-77 of the Town of Orangeville on the property described as Part of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

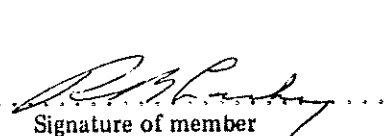
(f) State conditions to be satisfied before granting of consent CONDITIONS - This decision has been made subject to the following conditions: (f)

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.

..... Signature of member of committee.

..... Signature of member of committee.

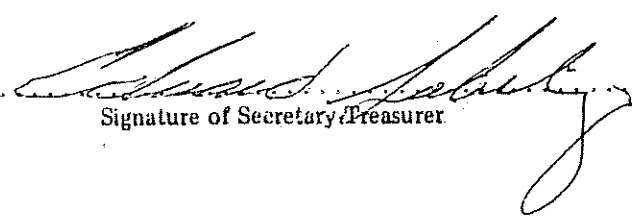
..... Signature of member of committee.

**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

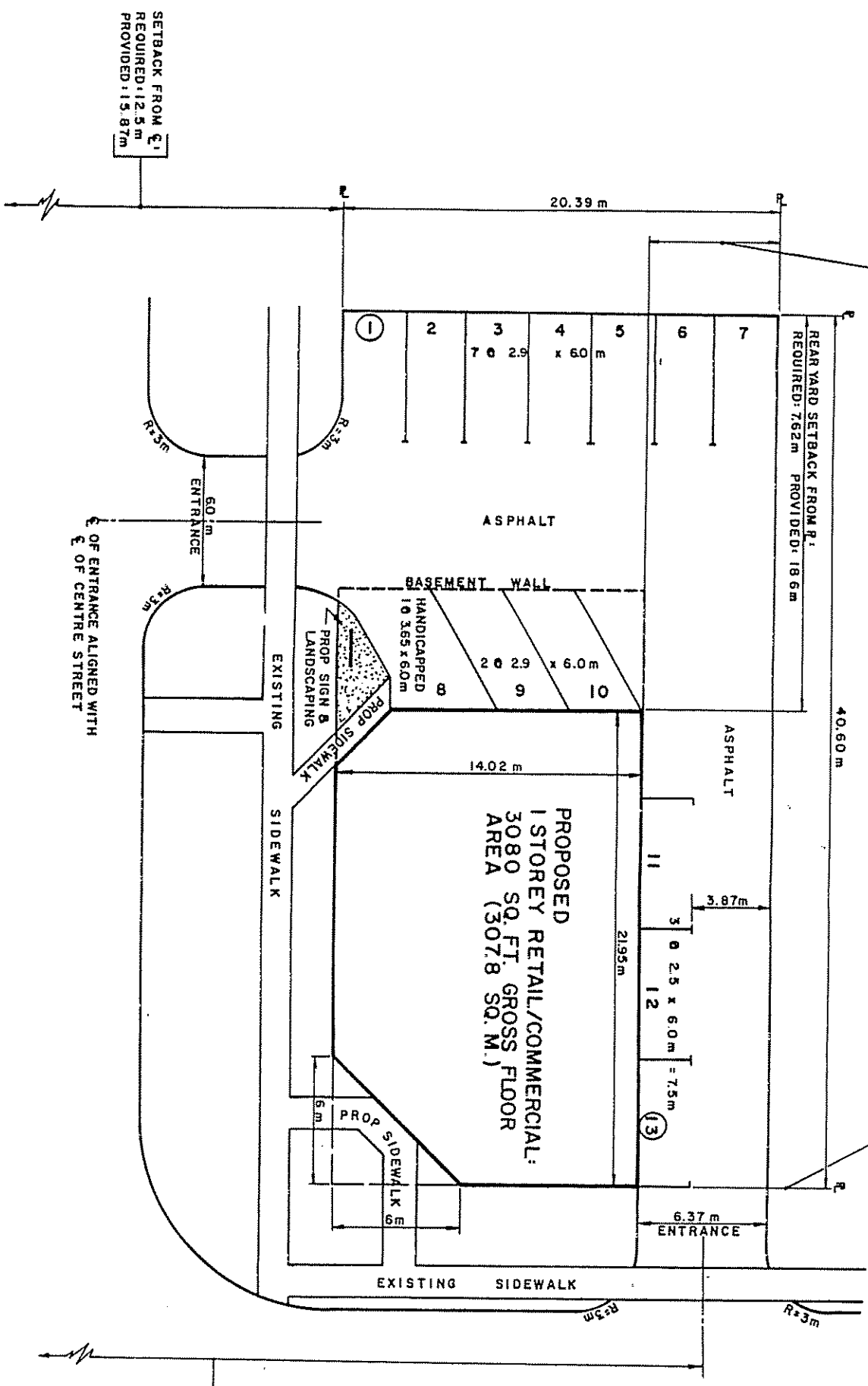
INTERIOR YARD  
SETBACK FROM R.  
REQUIRED: 23.4m  
PROVIDED: 6.37m

FRONT YARD  
SETBACK FROM R.  
REQUIRED: 9.0m  
PROVIDED: 0.0m

SETBACK FROM C.  
REQUIRED: 12.5m  
PROVIDED: 15.87m

SETBACK FROM C. OF ENTRANCE  
TO C. OF BROADWAY,  
REQUIRED: 7.62m  
PROVIDED: 33.08m

LAND USE STATISTICS	
ZONING	: C-1 COMMERC
SITE AREA	: 8,910.5 SQ. M 8,278 SQ. M
PROPOSED G.F.A.	: 3,080 SQ. FT 3,078 SQ. M
COVERAGE	: 37.2 %
PARKING PROVISIONS	: 13 SPACES 1 SPACE/240S OF G.F.A.
VARIANCES REQUESTED	
PARKING SPACES	REQUIRED: 15 PROVIDED: 13
LOADING SPACE	2 NIL
FRONT YARD SETBACK	30' (9.14m) NIL



BROADWAY

CLARA STREET

PREPARED BY  
R.J. BURNSIDE & ASSOCIATES LTD  
CONSULTING MUNICIPAL ENGINEERS & PLANNERS  
79 CENTENNIAL RD. OMAHA/ONTARIO CANADA  
Draw No C-1042 SCALE 1:200