

NOTICE - The last day for appealing this decision is April 10th, 1987

Committee of Adjustment

# DECISION OF COMMITTEE WITH REASONS RE APPLICATION FOR MINOR VARIANCE

Planning Act, 1983, c. 1, ss. 44 (8)

Name of committee (a) Committee of Adjustment for the Corporation of the Town of Orangeville

Name of applicant RE AN APPLICATION BY (b) M. R. Neumann, Architect, agent for Fordham Petroleum Ltd.

Brief description LOCATION OF PROPERTY (c) Part of Lots 1 & 2, Block 4, Registered Plan 212

As set out in application PURPOSE OF APPLICATION (d) Minor Variance to Part of Lots 1 & 2, Block 4, Registered Plan 212, 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*,

Date of decision CONCUR in the following decisions and reasons for decisions made on the (e) 11th day of March 19 87

### DECISION:

IN THE MATTER OF AN APPLICATION BY M. R. Neumann, Architect, 111 Redpath Ave., Toronto, Ontario, agent for Fordham Petroleum Limited, 48 Broadway, Orangeville, Ontario for a Minor Variance to Part of Lots 1 & 2, Block 4, Registered Plan 212, Town of Orangeville, under the provisions of Section 44 of the Planning Act, S.O. 1983, Chapter 1.

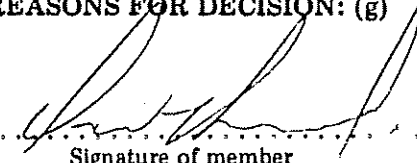
### BE GRANTED WITH CONDITIONS

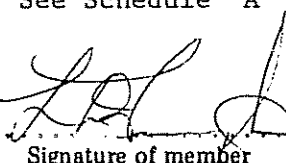
State conditions to be satisfied before granting of consent CONDITIONS - This decision has been made subject to the following conditions: (f)

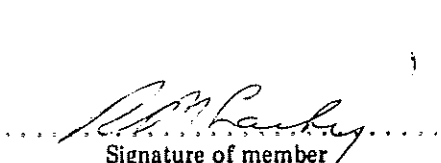
See Schedule 'A'

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.

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Signature of member of committee.

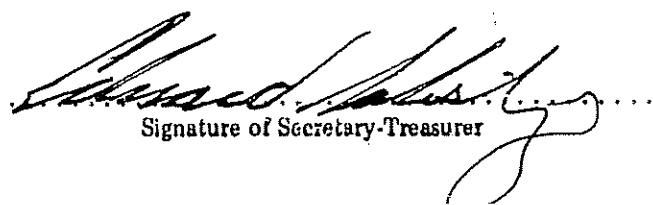
.....  
Signature of member of committee.

### CERTIFICATION

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

I, ... Edward C. Salisbury .....

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 \_\_\_\_\_ day of March 19 87 .....   
Signature of Secretary-Treasurer

SCHEDULE 'A' - SUBMISSION NO. A-4/87

CONDITIONS - This Decision has been made subject to the following conditions (f):

CONDITION NO. 1:

THAT the applicant submit and receive a further Minor Variance in regards to the Interior Side Yard, if required, to receive a Building Permit.

CONDITION NO. 2:

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

CONDITION NO. 3:

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

CONDITION NO. 4:

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.

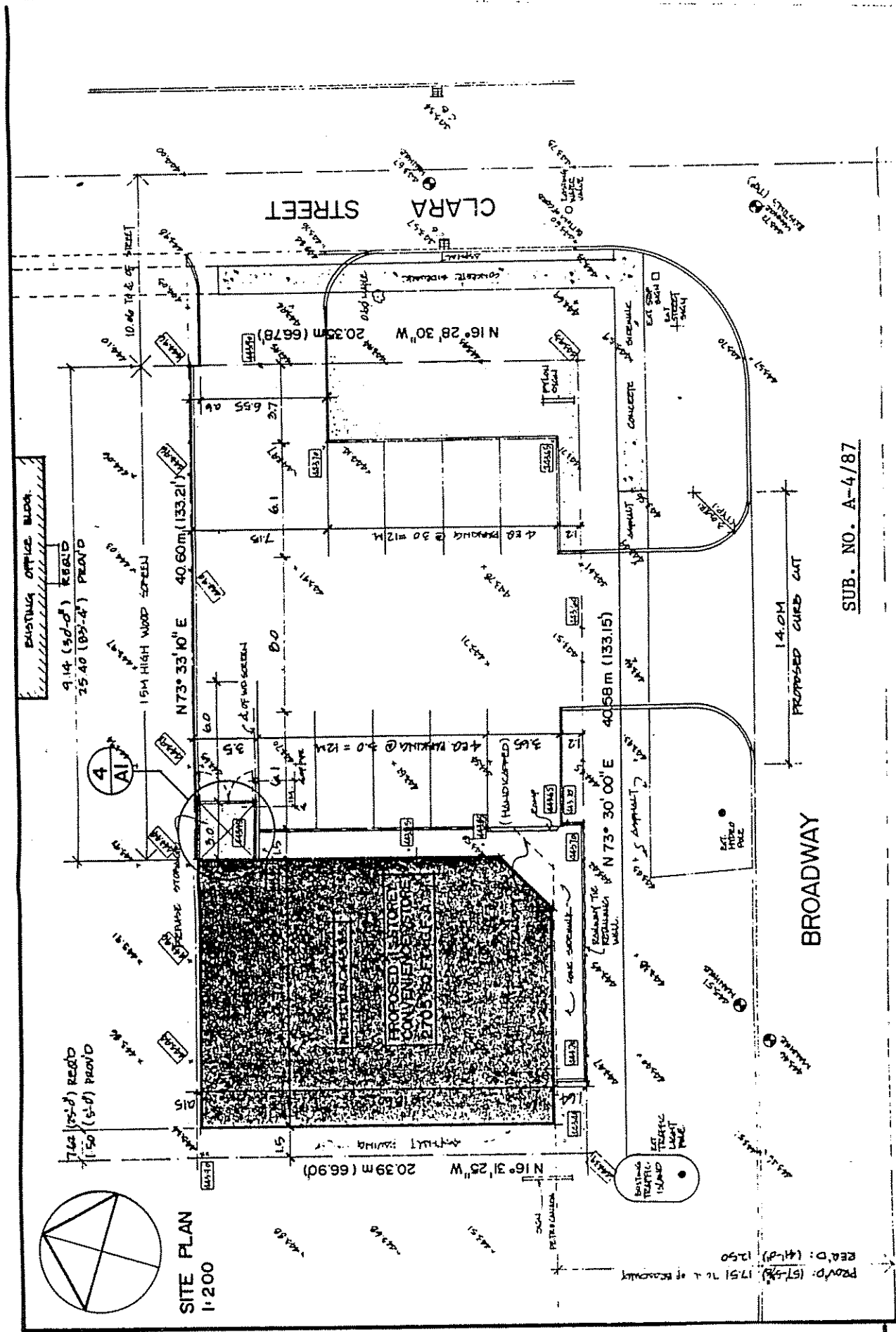
REASONS FOR DECISION: (g)

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 Variances maintain 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 requirement of a 25 foot rear yard is a requirement of the Zoning By-law but through definition, creates a 25 foot gap on the main street.

That the reduction of parking spaces to 10 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 unused parking spaces at those times.



PROV'D: (157-58) 1751 70' ± of Broadway  
 REA'D: (41-8) 1250

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 REA'D: (41-8) 1250

**SITE PLAN**  
 1:200

**LEGEND:**  
 [Symbol] PROPOSED GRADE ELEVATION  
 [Symbol] EXISTING GRADE ELEVATION TO REMAIN  
 [Symbol] EXISTING GRADE ELEVATION EXISTING CATCH BASIN

**LAND-USE STATISTICS:**

ZONING	: 'C1' COMMERCIAL
SITE AREA	: 8,901.75 SQ.FT. 826.97 SQ.M.
PROPOSED G.F.A.	: 2,705.00 SQ.FT. 251.29 SQ.M.
COVERAGE	: 30.33 %
PARKING PROVISIONS	: 10 SPACES = 1 SPACE / 271 SQ.FT OF G.F.A.

**VARIANCES REQUESTED**

	REQUIRED	PROVIDED
PARKING SPACES	13.5	10
LOADING SPACE	1	NIL
REAR YARD SETBACK	25'-0"	5'-0"

SUB. NO. A-4/87