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APR 7 1982  
TOWN OF ORANGEVILLE  
TIME .....



A 811057

Ontario Municipal Board

IN THE MATTER OF Section 49 of  
The Planning Act (R.S.O. 1980,  
c. 379) as amended,

- and -

IN THE MATTER OF an appeal by  
Beryl M. Mercer from a decision  
of the Committee of Adjustment  
of the Town of Orangeville

B E F O R E :

V.M. SINGER, Q.C.  
Member

] Thursday, the 18th day  
] of March, 1982

UPON APPEAL from a decision of the Committee of Adjustment granting an application numbered A9/81 by the Canadian Imperial Bank of Commerce for a variance from the provisions of By-law 60-77, Sections 3.08, 3.16, 9.02, Schedule "B", Section 2.47(b) and amendments thereto of the Town of Orangeville; with respect to property described as part of Lot 1, Block 1, according to Registered Plan 212;

THE BOARD ORDERS that this appeal is hereby dismissed and the decision of the Committee of Adjustment is hereby confirmed.



SECRETARY

*[Handwritten signature]*

ENTERED  
O. B. No. A81-2  
Folio No. 256  
APR 5 1982  
*[Handwritten signature]*  
SECRETARY, ONTARIO MUNICIPAL BOARD

*Committee of Adjustment / Land Division Committee*  
**DECISION OF COMMITTEE WITH REASONS**

[The Planning Act, R.S.O. 1970, chapter 349, section 42 (9) and (11)]

IN THE MATTER OF AN APPLICATION FOR

(a) Indicate which decision is applicable by checking the appropriate box.

- CONSENT — In making its decision upon this application for consent the Committee in addition to other matters has had regard to the matters that are to be had regard to under subsection 4 of section 33 of *The Planning Act, R.S.O. 1970, chapter 349* and considered whether a plan of subdivision under section 33 of the land described in the application is necessary for the proper and orderly development of the municipality.
- MINOR VARIANCE — In making its decision upon this application for a variance the Committee in addition to other matters has considered whether or not the variance was minor and desirable for the appropriate development for use of the land and that the general intent and purpose of the zoning by-law and the official plan be maintained.
- NON-CONFORMING USE — In making its decision the Committee in addition to other matters has had regard to whether or not this application met the requirements of section 42 (2) of *The Planning Act*.

(b) Description of property

in respect of (b) 2 First Street Street Orangeville.

(c) City, town, village, township.

which is located on Lot No. Part Lot 1 Concession No. XXXXXXXXXX Block 1 or Reg'd Plan No. 212

(d) Delete where not applicable.

in the (c) Town of Orangeville

(e) Name of municipality.  
(f) Date of decision

We the undersigned concur in the following decision and reasons for decision of the (d) Committee of Adjustment/~~LAND DIVISION COMMITTEE~~ for the (e) Town of Orangeville.

made on the (f) 19th of November, 1981.

DECISION: Consent to grant relief from the following 4 sections of By-law 60-77 on the above noted property.

- 1) Relief from Corner Lot Requirements in section 3.08.
- 2) Relief from the provisions of 2 loading spaces. - Section 3.16.
- 3) Relief from the provisions for minimum yards as set out in Schedule "B"
- 4) Relief from the provision of lot line requirements as set out in Section 2.47(b)

This decision has been made subject to the following conditions.

GRANTED


CONDITIONS (g):

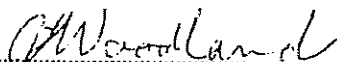
NIL.


(g) State conditions to be satisfied before actual granting of consent.

(h) State reasons for decision.

REASONS FOR DECISION (h): The Committee felt that in this case the general intent of the By-law is maintained, it would be a most appropriate use of the land and the new building would be in harmony with the buildings in the area.

  
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 to committee.

CERTIFICATION

[The Planning Act, R.S.O. 1970, chapter 349, section 42 (11)]

I Ann E. Armstrong,

(i) Delete where not applicable.


Secretary-Treasurer of the (i) Committee of Adjustment/~~Land Division Committee~~ for the Town of Orangeville

..... in the County of Dufferin  
Name of Municipality

hereby ..... certify that the above is a true copy of the decision of the Committee with respect to the application recorded therein.

Dated this 25th day of November 1981

Last date of appeal - December 16th, 1981.

  
Secretary-Treasurer of the Committee of Adjustment  
for the Municipality of the  
Corporation of the Town of Orangeville.

CANADIAN IMPERIAL BANK OF COMMERCE

APPLICATION TO COMMITTEE OF ADJUSTMENT, ORANGEVILLE

Re: Northwest corner Broadway and First Street

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6. Nature and extent of relief applied for:

1) 3.08

Corner Lot requirements - Full relief from restrictions on erection of any building or planting of foliage within the triangular space included between Lot Lines at a distance of 200 feet from the point of intersection of Broadway and First Street.

2) 3.16

Loading Space Regulation - Space Regulation - Relief from the requirement for the provision of two loading spaces.

3) 9.02

Zone requirements - Relief from the provision for minimum yards as set out in Schedule "B" and the application of Section 2.47(b) concerning front Lot Line and to permit a setback of one (1) foot on the west Lot Line and a setback of 7.5 feet on the north Lot Line.

7. Why is it not possible to comply with the provisions of the By-law?

1) While the property itself and several adjoining properties are in the Central Business District they are located entirely within the triangular space that is within 200 feet of the intersection of Broadway and First Street and the provisions of the By-laws would prevent the erection of any building or any landscaping on these properties. This provision applies even though the building to be constructed will replace existing buildings erected many, many years ago. The new building will be of a smaller size, and have an 8 foot setback on Broadway for landscaping. The visibility at this intersection will be improved for drivers in both directions.

cont....2/