

NOTICE - The last day for appealing this decision is March 22nd, 1985

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

Name of applicant RE AN APPLICATION BY (b) Robert G. Church, Q.C. Solicitor for William Davenport

Brief description LOCATION OF PROPERTY (c) Part Lot 1, Block 9, Plan 138 under provisions of Section 44 of the Planning Act, S.O. 1983

As set out in application PURPOSE OF APPLICATION (d) Permission to extend or enlarge a Legal Non-Conforming Use on Part Lot 1, Block 9, Plan 138 under provisions of Section 44 of the Planning Act, S.O. 1983.

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) 20th day of Feb 1985

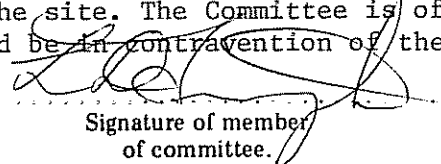
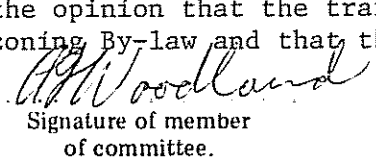
DECISION: In the matter of an application by Robert G. Church, Q.C. solicitor for William Lesley Davenport, 252 Broadway, Orangeville, Ontario for permission to extend or enlarge a legal non-conforming use on Part of Lot 1, Block 9, Plan 138, Town of Orangeville, under the provisions of Section 44 of the Planning Act S.O. 1983 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)

- 1) THAT a Site Plan be prepared, submitted and approved under the provisions of Section 40 of the Planning Act, R.S.O. 1980 to ensure the proper development of the site.
- 2) THAT the trailer located on the site be removed from the site prior to the issuance of an Occupancy Permit for the building under construction.

State reasons for decision **REASONS FOR DECISION (g)** The Committee felt that the extension to the building was appropriate given the history of the site and that the present use was desirable when considered in the light of the uses possible within C1 zoning - General Commercial. ~~REASONS FOR DECISION (g)~~ The Committee also felt that there was merit in placing the property under Site Plan Control to ensure for the proper grading and landscaping of the site. The Committee is of the opinion that the trailer located on the site would be in contravention of the zoning By-law and that the building enlargement

 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.

should take place of the trailer and therefore request the removal of the trailer.

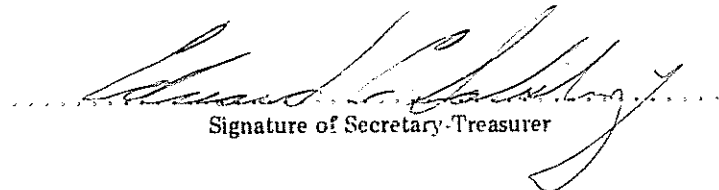
CERTIFICATION
Planning Act, 1983, c. 1, ss. 44 (10)

I, Edward C. Salisbury

Name of committee Secretary-Treasurer of the (h) Committee of Adjustment

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

Dated this 22nd day of February 1985


Signature of Secretary-Treasurer



THE CORPORATION OF THE TOWN OF ORANGEVILLE

MUNICIPAL BUILDING
87 BROADWAY
PHONE 519-941-0440
L9W 1K1

E. C. Salisbury

DEPT. COMMITTEE OF ADJUSTMENT

REPLY TO: Edward C. Salisbury,
Secretary - Treasurer

SUBMISSION A-1/85

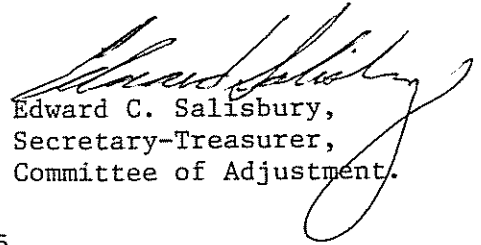
THE
COMMITTEE OF ADJUSTMENT
OF THE
TOWN OF ORANGEVILLE

and

IN THE MATTER OF AN APPLICATION by Robert G. Church, Q.C., Solicitor for William Leslie Davenport, 252 Broadway, Orangeville, Ontario for Permission to extend or enlarge a Legal Non-Conforming on Part of Lot 1, Block 9, Plan 138, under the Provisions of Section 44 of the Planning Act, S.O. 1983.

NOTICE OF HEARING

THE COMMITTEE OF ADJUSTMENT of the Town of Orangeville hereby appoints the 20th day of February , 1985 , at the hour of 7:30 o'clock in the afternoon (local time) in the Council Chambers, Municipal Building, 87 Broadway, Orangeville, for the hearing of all parties interested in supporting or opposing this application. In accordance with Ontario Regulation 406/83, written comments are requested and may be delivered to the undersigned prior to the above Hearing date. If you do not attend and are not represented at this Hearing, the Committee may proceed in your absence and you will not be entitled to any further notice of the proceedings.


Edward C. Salisbury,
Secretary-Treasurer,
Committee of Adjustment.

DATED AT ORANGEVILLE, THIS 4TH DAY OF FEBRUARY, 1985.

Explanatory note: The applicant wishes to receive permission to extend the existing building westerly from the west side of the existing building for a distance of 18 feet. The extension would be set back the same distance from Broadway as the existing structure and would have the same depth. The property is zoned C1 - General Commercial.