

NOTICE - The last day for appealing this decision is February 23/86

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) Committee of Adjustment for the Corporation of the Town of Orangeville

(b) Name of applicant RE AN APPLICATION BY (b) Carol and Jim Stubbs

(c) Brief description LOCATION OF PROPERTY (c) Part Lot 1 & 2, Plan 212, 4 Clara Street, Orangeville

(d) As set out in application PURPOSE OF APPLICATION (d) Permission to extend or enlarge a legal non-conforming use on property described as Pt. Lot 1 & 2, Plan 212, Town of Orangeville

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) 29th day of January 19 86

**DECISION:** In the matter of an application by Carol and Jim Stubbs, 4 Clara Street, Orangeville for Permission to extend or enlarge a legal non-conforming use on the property described as Part Lot 1 and 2, Plan 212, Town of Orangeville, known municipally as 4 Clara Street, under the provisions of Section 44 of the Planning Act, S.O. 1983, c.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)**

Condition No. 1:

That the addition be in the same form as presented in the application numbered Submission No. A-1/86.

(g) State reasons for decision **REASONS FOR DECISION: (g) any further points of non-conformity**

The Committee felt the property was both designated and zoned Commercial and that the addition would not create

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 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, M.C.I.P. ....

(h) Name of committee Secretary-Treasurer of the (h) Committee of Adjustment for the Corporation of the Town of Orangeville.

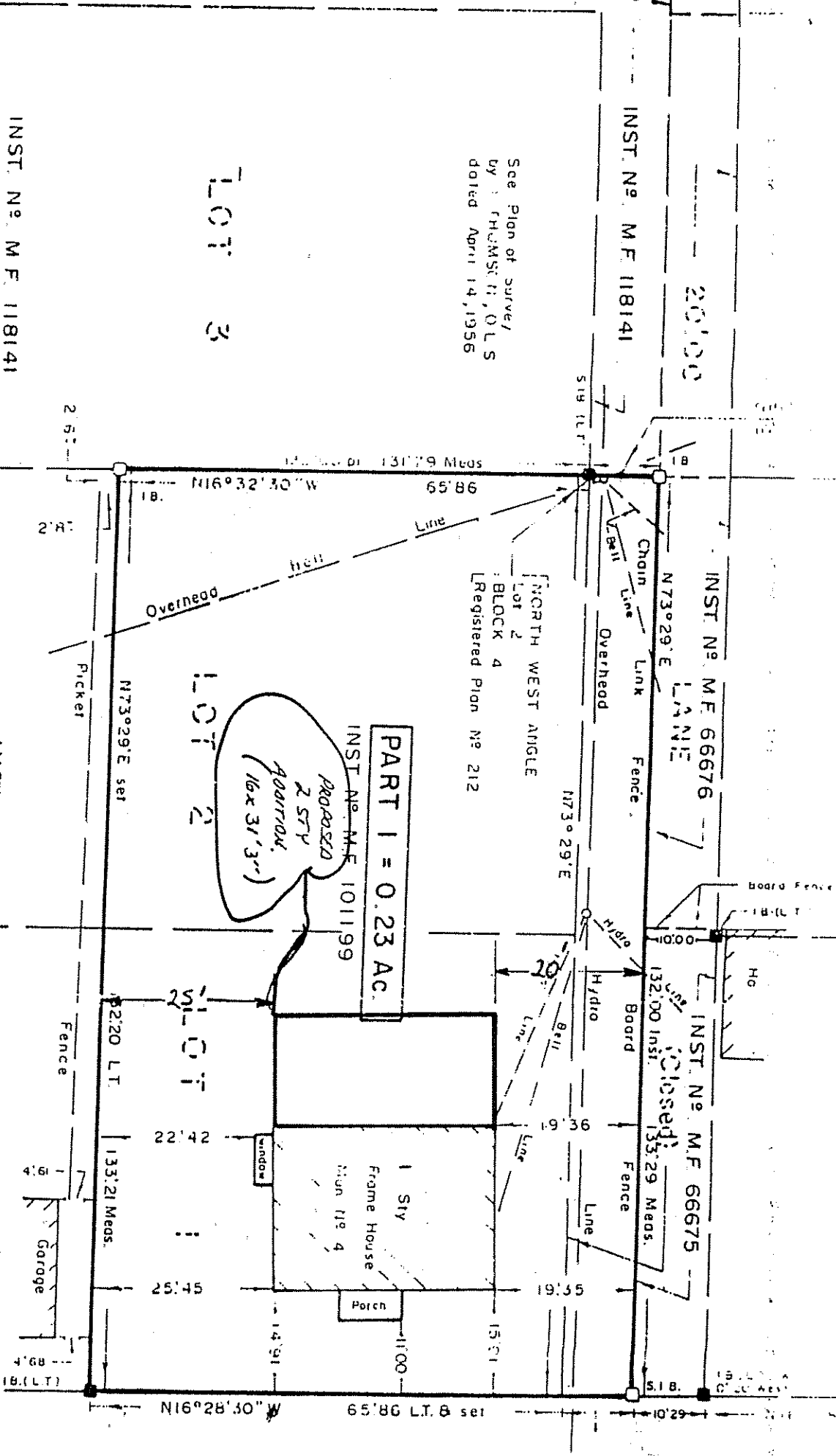
..... certify that the above is a true copy of the decision of the committee with respect to the application recorded therein.

Dated this 30th day of January 19 86

Signature of Secretary-Treasurer

REGISTERED

PLAN



SUBMISSION NO. A-1/86

CLARA

STREET

See Plan of Survey  
 by L. THOMSON, OLS  
 dated Nov 4, 1968  
 with additions Nov 27, 1969

See Plan of Survey  
 by CARR CLIPSHAM COLLETT, OLS



THE CORPORATION OF THE TOWN OF ORANGEVILLE

MUNICIPAL BUILDING  
87 BROADWAY  
PHONE 519 941 0440  
L9W 1K1

DEPT..... COMMITTEE OF ADJUSTMENT

REPLY TO: E. C. Salisbury...  
Secretary-Treasurer

SUBMISSION NO. A-1/86

THE  
COMMITTEE OF ADJUSTMENT  
OF THE  
TOWN OF ORANGEVILLE  
and

IN THE MATTER OF AN APPLICATION BY Carol and Jim Stubbs, 4 Clara Street, Orangeville for Permission to extend or enlarge a legal non-conforming use on the property described as Part Lots 1 and 2, Plan 212, Town of Orangeville, known municipally as 4 Clara Street, under the provisions of Section 44 of the Planning Act, S.O. 1983, c.1.

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NOTICE OF HEARING

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THE COMMITTEE OF ADJUSTMENT of the Town of Orangeville hereby appoints the 29th day of January 1986, at the hour of 7:30 o'clock in the afternoon (local time) in the Planning Dept., Municipal Building, 87 Broadway, Orangeville for the hearing of all parties interested in opposing or supporting this application. In accordance with Ontario Regulation 447/83, 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.

E. C. Salisbury,  
Secretary-Treasurer  
COMMITTEE OF ADJUSTMENT.

DATED AT ORANGEVILLE, THIS 16th DAY OF JANUARY, 1986.

Explanatory Note: The applicant wishes to add a 2 storey 31.3' x 16' addition to the rear of the existing building, with a gross floor area of 992 sq. ft. The existing and proposed gross floor area will be 1736 sq. ft. The subject property is zoned C1 - Commercial under By-law No. 60-77 of the Town of Orangeville.