

NOTICE — The last day for appealing this decision is April 18, 1992

*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) Pullen Bros. Holdings Ltd.,

(c) Brief description LOCATION OF PROPERTY (c) 28 Hillside Drive Pt. Lot 10, Plan 170, Pt. 2, Pl. 7R-775

(d) As set out in application PURPOSE OF APPLICATION (d)

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) of decision CONCUR in the following decisions and reasons for decisions made on the (e) 18 day of March 1992

**DECISION:**

THAT the application by Pullen Bros. Holdings Ltd., for a minor variance to Zoning By-Law 22-90 on property described as Pt. Lot 10, Plan 170, Pt. 2, Pl. 7R-775, Town of Orangeville, known municipally as 28 Hillside Drive, to recognize the conversion of an existing semi-detached dwelling into three (3) dwelling units, BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS.

(f) State conditions to be satisfied before granting of consent

**CONDITIONS** — This decision has been made subject to the following conditions: (f)

THAT the landowner and the Town of Orangeville enter into an agreement acceptable to the Town, covering the following site plan matters: storm water drainage, fencing, parking location.

(g) State reasons for decision

**REASONS FOR DECISION: (g)**

That the Committee felt that the conversion of the existing semi-detached dwelling unit into three units was in keeping with the intent of the R5 - Zoning in By-Law 22-90 and the Official Plan provisions for this area.

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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.

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Signature of member of committee.

.....  
Signature of member of committee.

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

I, Kevin E. Shewchuk .....

(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.

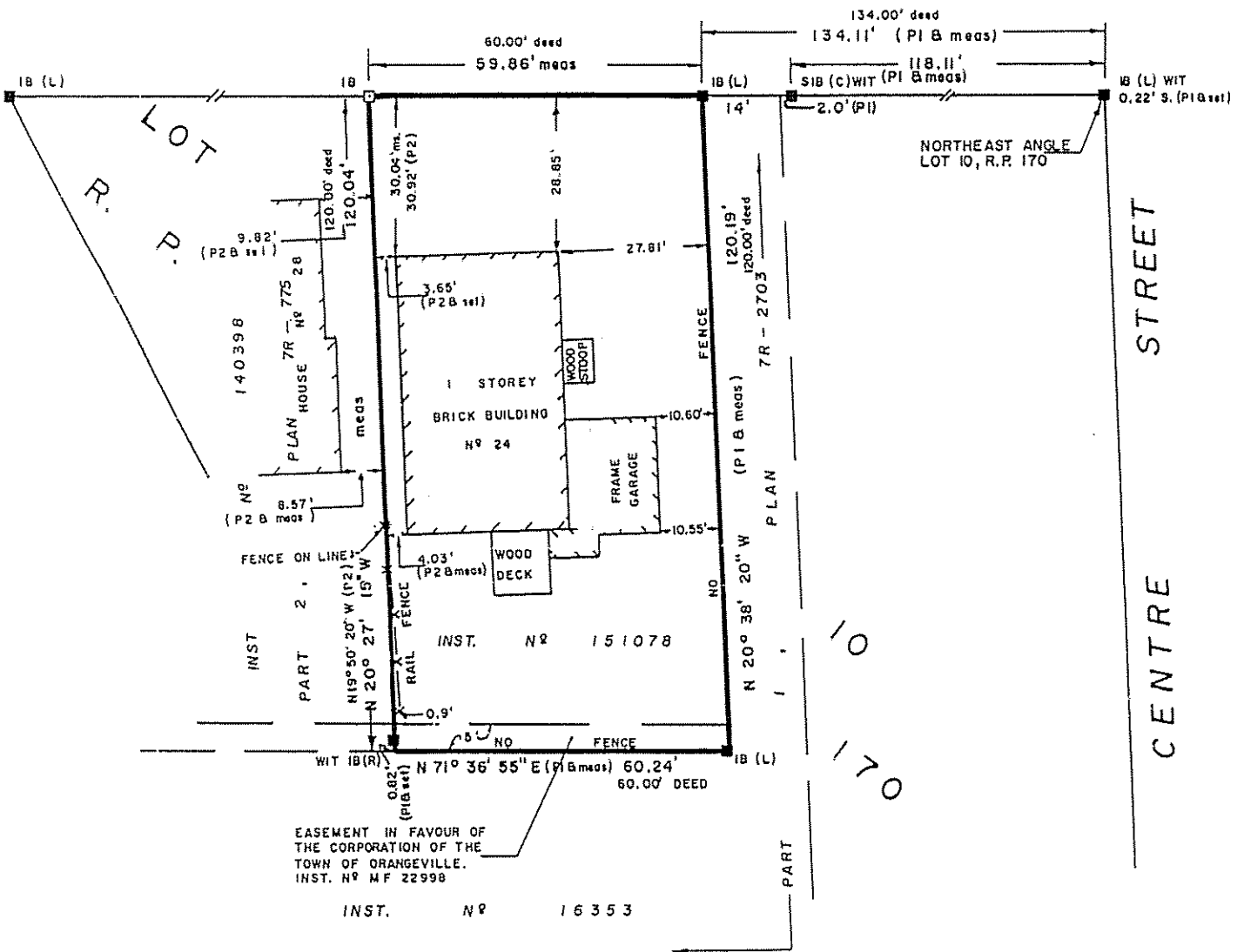
Dated this 23 day of March 19 92 .....

Kevin Shewchuk  
Signature of Secretary-Treasurer

**BUILDING LOCATION SURVEY OF**  
 PART OF  
**LOT 10, REGISTERED PLAN 170**  
**TOWN OF ORANGEVILLE**  
 COUNTY OF DUFFERIN  
 SCALE: 1 INCH = 30 FEET  
 IAN D. ROBINSON O.L.S.  
 1988



**HILLSIDE DRIVE** N 71°29'00"E **DRIVE**



**NOTE:**  
 BEARINGS ARE REFERRED TO THE SOUTHERLY LIMIT OF HILLSIDE DRIVE AS SHOWN ON PLAN 7R-2703 AS BEING N71°29' E.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:  
 THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE 27th DAY OF JULY, 1988.

- 375 DENOTES BLACK, SHOEMAKER, ROBINSON & DONALDSON LTD.
- DENOTES SURVEY MONUMENT PLANTED
- DENOTES SURVEY MONUMENT FOUND
- IB DENOTES IRON BAR
- PI DENOTES PLAN 7R-2703
- L DENOTES L. THOMSON O.L.S.
- SIB DENOTES STANDARD IRON BAR
- P2 DENOTES PLAN 7R-775
- R DENOTES R. D. TOMLINSON O.L.S.
- C DENOTES D. J. CULLEN O.L.S.
- DEED DENOTES INST. N° 151078

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 ONTARIO LAND SURVEYORS

351 SPEEDVALE AVE. WEST, GUELPH, ONTARIO 822-4031

DATE: AUGUST 2, 1988

SCALE: 1 INCH = 30 FEET

RVK

PER: *Ian D. Robinson*  
 ONTARIO LAND SURVEYOR

PROJECT  
 88-5681

SEAL