

File  
No. A -10/85

NOTICE - The last day for appealing this decision is August 16th, 1985

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

(b) Name of applicant RE AN APPLICATION BY (b) Robert G. Church, Q.C., agent for Aleda Burton

(c) Brief description LOCATION OF PROPERTY (c) Part Lot 22, Block 1, Plan 212, 26 Zina St., Orangeville

(d) As set out in application PURPOSE OF APPLICATION (d) for a Minor Variance to By-law No. 60-77 of the Town of Orangeville on Pt. Lot 22, Blk 1, Plan 212, known municipally as 26 Zina St., Orangeville, under the provisions of Section 44 of the Planning Act. 1983 S.O. c.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*,

(e) Date of decision CONCUR in the following decisions and reasons for decisions made on the (e) 17th day of July 1985

**DECISION:** In the matter of an application by Robert G. Church, Q.C., 28 First Avenue, Orangeville, agent for Aleda Burton for a Minor Variance to By-law No. 60-77 of the Town of Orangeville on Part Lot 22, Block 1, Plan 212, known municipally as 26 Zina Street, Orangeville under the provisions of Section 44 of the Planning Act 1983, S.O. c.1.

BE GRANTED WITH CONDITIONS

CARRIED

(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 garage be located on the lot in accordance with the survey attached as Schedule 'A' to the Decision.

(g) State reasons for decision **REASONS FOR DECISION: (g)** The Chairman stated that the Committee felt that there was no reason why the Variance should not be granted. The Provisions of the Official Plan would permit the location of the garage at the rear of the property and the Zoning By-law, while requiring the 4' accessory building yard, is not being disregarded with the approximate 8 inch variance.

Signature of member of committee. *[Signature]* Signature of member of committee. *[Signature]* Signature of member of committee. *[Signature]*

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.

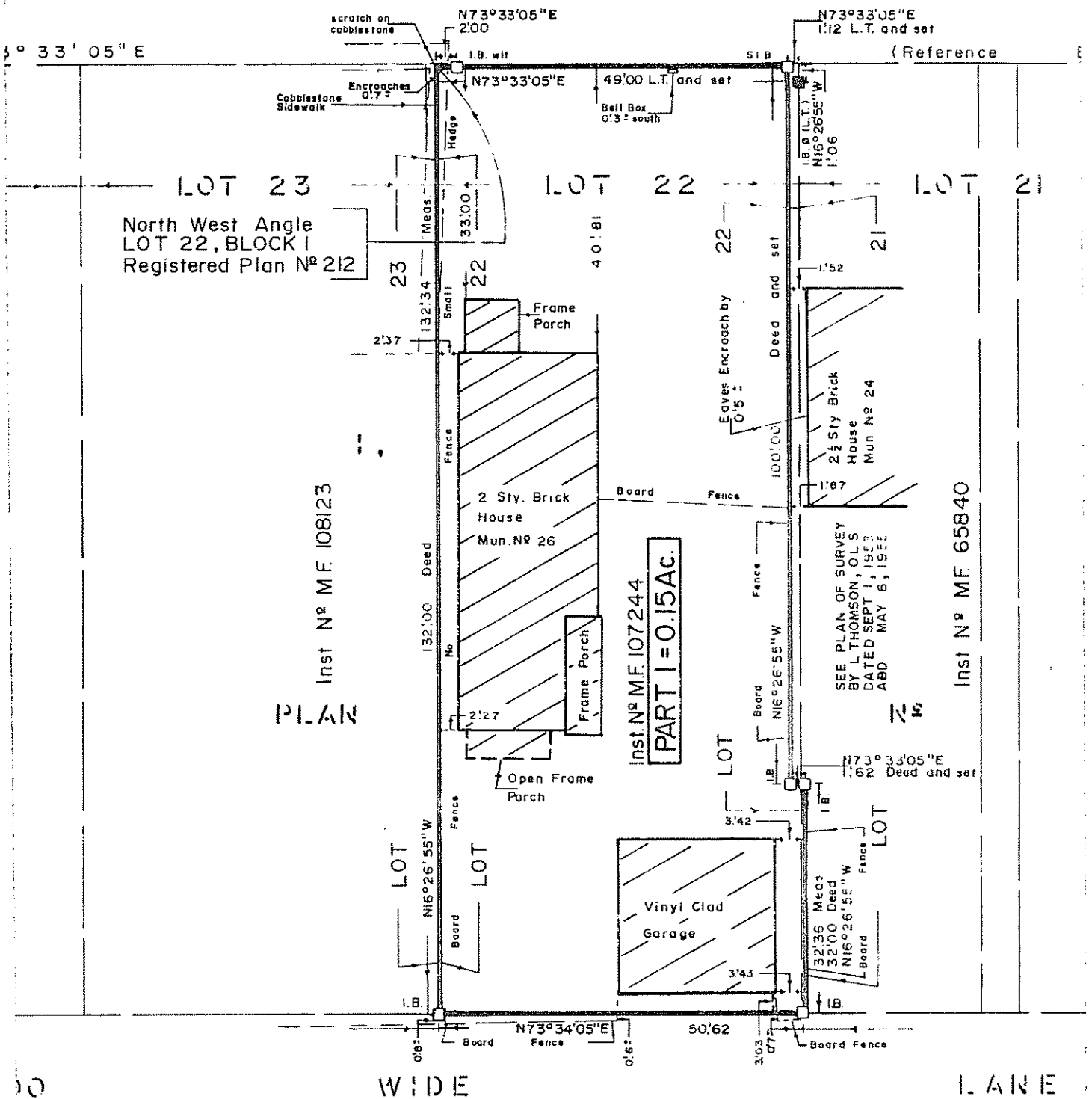
(h) Name of committee Secretary-Treasurer of the (h) Committee of Adjustment

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

Dated this 19th day of July 1985

*[Signature]*  
Signature of Secretary-Treasurer

ZINA STREET



PLAN

Inst. No. MF 107244  
PART I = 0.15AC.

SEE PLAN OF SURVEY  
BY L. THOMSON, O.L.S.  
DATED SEPT 1, 1923  
ABD MAY 6, 1922

North West Angle  
LOT 22, BLOCK 1  
Registered Plan No. 212

Inst. No. MF 108123

Inst. No. MF 65840

WIDE

LANE



THE CORPORATION OF THE TOWN OF ORANGEVILLE

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

DEPT. COMMITTEE OF ADJUSTMENT

REPLY TO: Edward C. Salisbury  
Secretary - Treasurer

SUBMISSION NO. A-10/85

THE  
COMMITTEE OF ADJUSTMENT  
OF THE  
TOWN OF ORANGEVILLE  
and

IN THE MATTER OF AN APPLICATION by Robert G. Church, Q.C., 28 First Avenue, Orangeville, Ontario, Agent for Aleda Burton for a Minor Variance to By-law No. 60-77 of the Town of Orangeville on Part Lot 22, Block 1, Plan 212, known Municipally as 26 Zina Street, Orangeville, under the provisions of Section 44 of the Planning Act, 1983, S.O., 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 17th day of July, 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 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.

Edward C. Salisbury  
Secretary-Treasurer  
Committee of Adjustment

DATED AT ORANGEVILLE, THIS 4th DAY OF JULY, 1985.

Explanatory note: The applicant wishes to locate a garage at the rear of the property at a distance of 3.42 feet from the property line. The property is zoned R2 - Residential Second Density Zone under By-law No. 60-77 and requires an Accessory Building Setback of 4 feet.