

File
No. A - 14/86

NOTICE - The last day for appealing this decision is July 25, 1986

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) Turnstone Contracting Co. Ltd.

(c) Brief description LOCATION OF PROPERTY (c) Lots 4 and 5, Plan 201, Part of closed Fourth Street, shown on Plan 159, also known as Part 3 Plan 7R-2295

(d) As set out in application PURPOSE OF APPLICATION (d) Minor Variance to By-law 60-77 of the Town of Orangeville on Lots 4 and 5, plus part of the closed Fourth Street, shown on Plan 159, also known as Part 3 on Plan 7R-2295, under provisions of Section 44 of the Planning Act, S.O. 1983, 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) 25th day of June 1986

DECISION:

In the matter of an application by Turnstone Contracting Co. Ltd., R.R. # 1, # 1 Maplewood Drive, Shelburne, Ontario for a Minor Variance to By-law No. 60-77 of the Town of Orangeville on Lots 4 and 5, plus part of the closed Fourth Street shown on Plan 159, also shown as Part 3 on Plan 7R-2295, 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)**

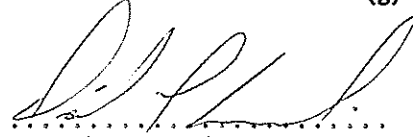
CONDITION NO. 1:

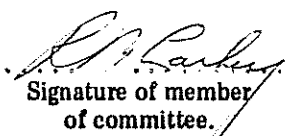
THAT the applicant enter into a Site Plan Agreement with the Corporation of the Town of Orangeville to provide for a payment of lot levies, cash in lieu of parkland dedication and the dedication of a sixteen foot road widening of Fourth Street at no cost to the Town of Orangeville.

(g) State reasons for decision

REASONS FOR DECISION: (g)

The Chairman stated that in the opinion of the Committee, the Minor Variance conformed to the intent of both the Town's Official Plan and Zoning By-law.


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

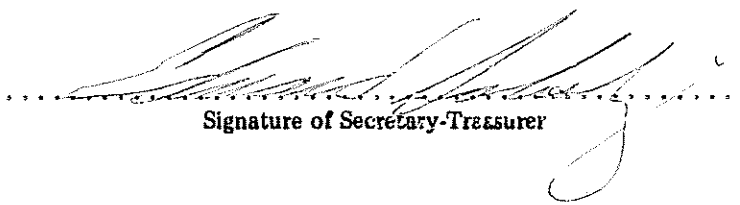
Planning Act, 1983, c. 1, ss. 44 (10)

I, Edward C. Salisbury

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

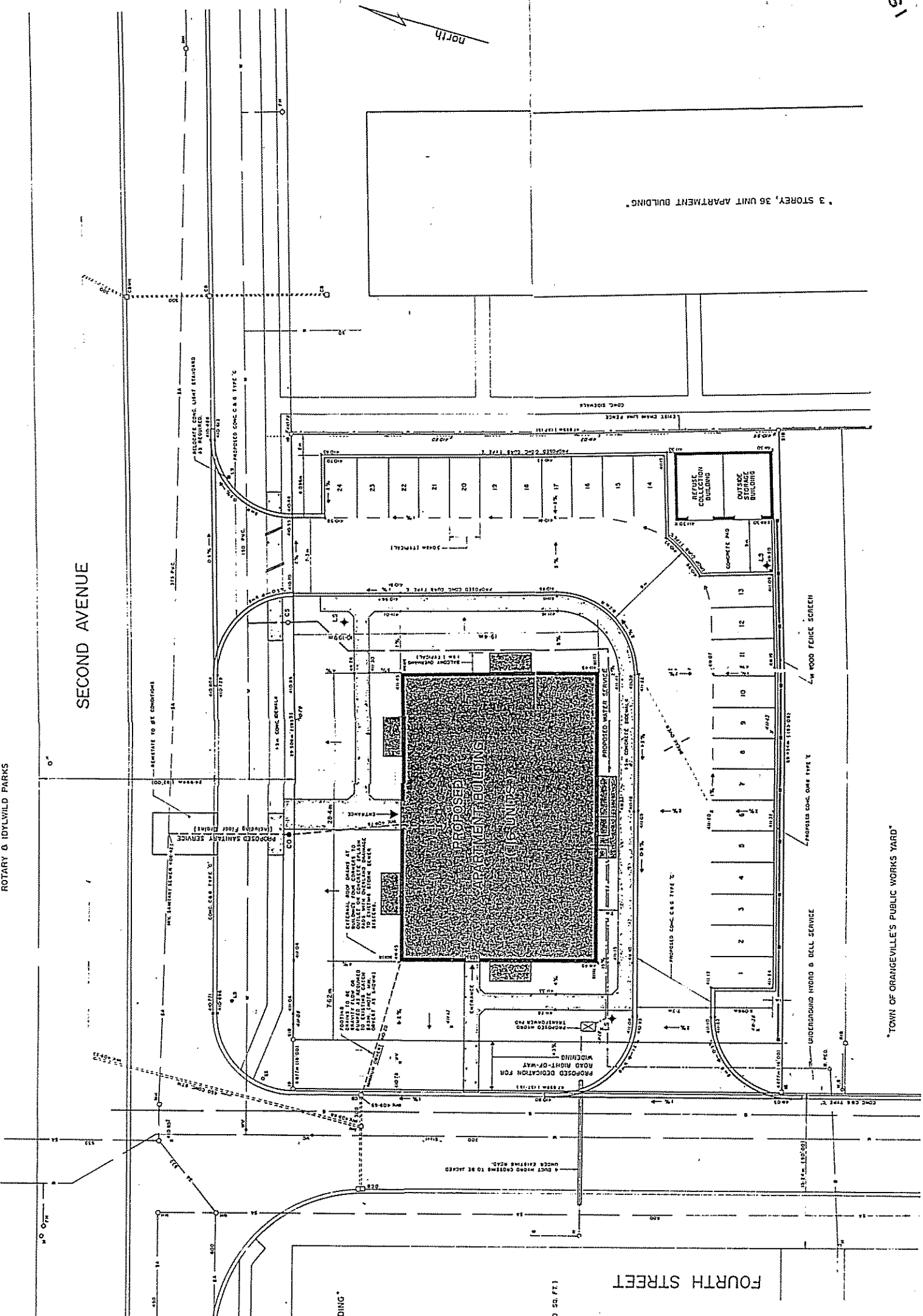
..... certify that the above is a true copy of the decision of the committee with respect to the application recorded therein.

Dated this 30th day of June 1986


Signature of Secretary-Treasurer

ROTARY & IDYLVILD PARKS

SECOND AVENUE



LEGEND

- ARRANGE DIRECTIONAL FLOW ARROWS
- PROPOSED FINISHED GRADE ELEVATION X 4/10
- EXISTING SPOT ELEVATION X 1/10

SITE PLANNING DATA

- TOTAL LOT AREA: 5,085 m² (13,182 SQ. FT.)
- DAD RAW. DEDICATION: 234 m² (2,515 SQ. FT.)
- TOTAL PAVEMENT: (Asphalt & Concrete): 1,600 m² (17,200 SQ. FT.)
- INCLUDING AREA: 551 m² (5,932 SQ. FT.)
- INCLUDING LEVELS: 3 STOREY
- NUMBER OF UNITS: 16
- GROUND DATA: (16 X 1-3) - 24 (10 X 20 FT.)
- PRESENT ZONING: RM3 (MULTIPLE FAMILY RESIDENTIAL)
- MINIMUM YARDS:
 - FRONT - 20 FT (6.096m)
 - REAR - 35 FT (10.668m)
 - EXTENSION SIDE - 25 FT (7.62m)
 - INTERIOR SIDE - 1/2 BLDG. HEIGHT

APARTMENT BUILDING

FOURTH STREET

TOWN OF ORANGEVILLE'S PUBLIC WORKS YARD

North

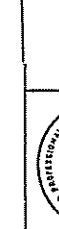
ISSUE 1
JUN 3 1986
TRITON ENGINEERING SERVICES LIMITED



PROJECT #
C4880

TURNSTONE CONTRACTING CO. LTD.
R.R. NO. 1, MAPLEWOOD DRIVE
SHELburne, ONTARIO L0N 1S0 (519) 925-2884

SITE PLAN APPLICATION



NOTES

1. See drawings and notes for details of site plan elements.



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-14/86

THE
COMMITTEE OF ADJUSTMENT
OF THE
TOWN OF ORANGEVILLE
and

IN THE MATTER OF AN APPLICATION BY Turnstone Contracting Company Limited, R.R. # 1,
1 Maplewood Drive, Shelburne, Ontario for a Minor Variance to By-law No. 60-77
of the Town of Orangeville on Lot 4 and 5, Plan 201, plus part of the closed Fourth
Street shown on Plan 159, also known as Part 3 on Plan 7R-2295, under the provisions
of Section 44 of the Planning Act, 1983, c.1.

NOTICE OF HEARING

THE COMMITTEE OF ADJUSTMENT of the Town of Orangeville hereby appoints the 25th
day of June, 1986, 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 2ND DAY OF JUNE, 1986

Explanatory note: The applicant wishes to erect a sixteen unit apartment building
on the subject property whereas the lot area would permit
fifteen and three-quarter units. The subject property is zoned
RM5 - Multiple Family Residential Zone under By-law No. 60-77
of the Town of Orangeville.