

File No. A -17/86

NOTICE - The last day for appealing this decision is AUGUST 8TH, 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 CORP. OF THE TOWN OF ORANGEVILLE

(b) Name of applicant RE AN APPLICATION BY (b) ORANGEVILLE BROADWAY DEVELOPMENTS LTD. (ROY GRIFFITHS)

(c) Brief description LOCATION OF PROPERTY (c) LOT 9, BLOCK 1, PLAN 237, TOWN OF ORANGEVILLE

(d) As set out in application PURPOSE OF APPLICATION (d) MINOR VARIANCE TO BY-LAW NO. 60-77 OF THE TOWN OF ORANGEVILLE ON LOT 9, BLOCK 1, PLAN 237, TOWN OF ORANGEVILLE, KNOWN MUNICIPALLY AS 295A BROADWAY, 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) 9th day of JULY 1986

### DECISION:

In the matter of an application by Orangeville Broadway Developments Limited (Roy Griffiths) R.R. # 5, Belwood, Ontario for a Minor Variance to By-law No. 60-77 of the Town of Orangeville on the property described as Lot 9, Block 1, Plan 237, Town of Orangeville, known municipally as 295A Broadway, 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 be responsible for the full cost of installation of water service and sanitary service to the property.

#### CONDITION NO. 2:

THAT the applicant pay the Town of Orangeville lot levy in the amount of \$1,500.00 and that the building permit be approved by the Town of Orangeville such that the proposed building on the site would be of a brick construction,

(g) State reasons for decision **REASONS FOR DECISION: (g) 2 storeys and be visually compatible with the surrounding properties.**

SEE SCHEDULE 'B'

.....  
 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) Name of committee **Secretary-Treasurer of the (h) Committee of Adjustment for the Corp. 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 15th day of July 1986

.....  
Signature of Secretary-Treasurer

**PLAN**  
 SHOWING LOCATION OF STRUCTURES ON  
 ALL OF LOTS 8, 9, 10 and 11  
 BLOCK 1  
 REGISTERED PLAN No 237

**NOTE**  
 ALL DIMENSIONS REGISTERED PLAN No 237

**TOWN OF ORANGEVILLE  
 COUNTY OF DUFFERIN**



SCALE 1 INCH = 30 FEET  
 1980  
 D.J. CULLEN, O.L.S.

See Plan of Survey  
 by L. Thomson, O.L.S.  
 Dated JUNE 6, 1958

N 16° 07' W  
 1211

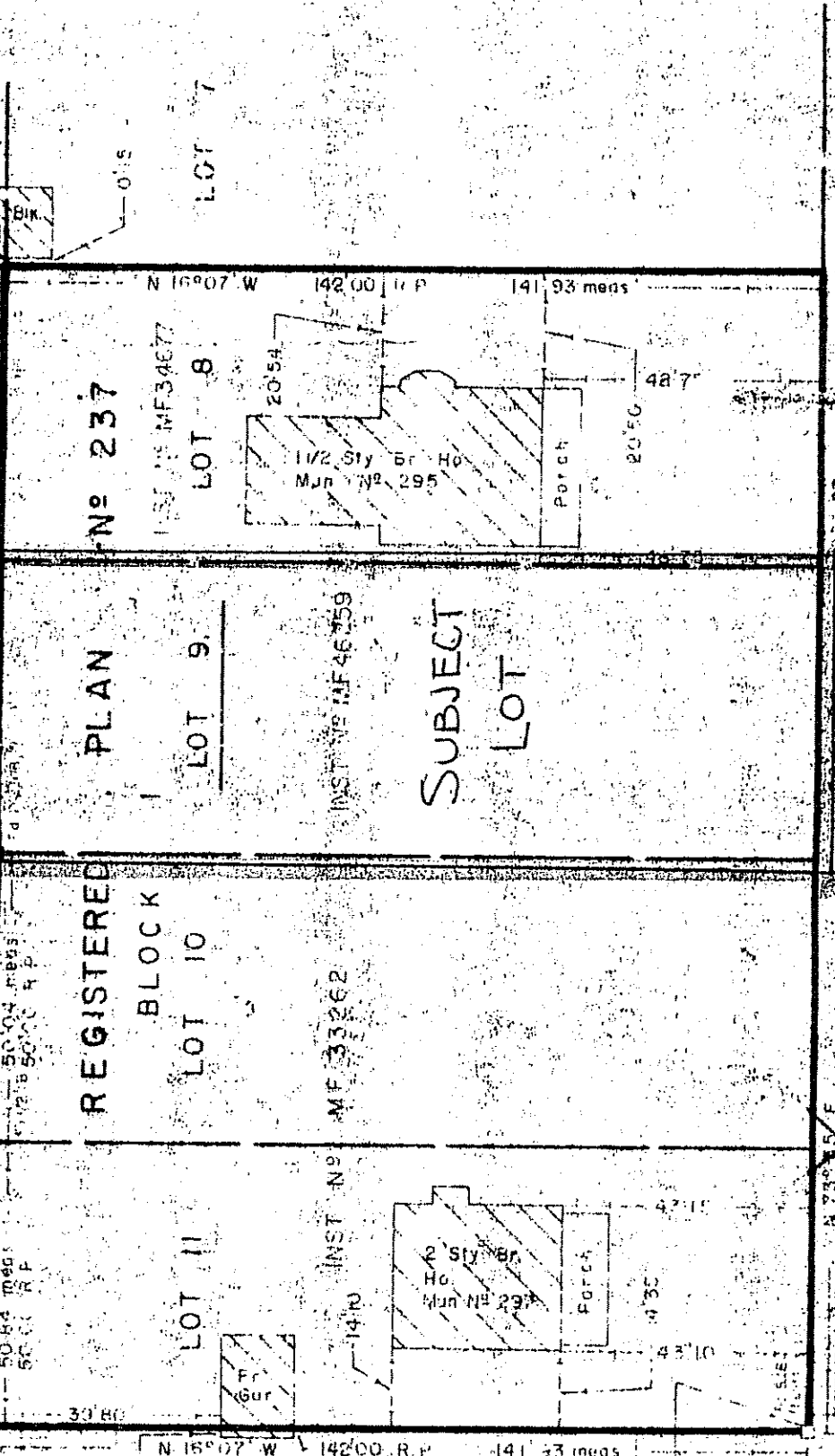
See Plan of Survey  
 by L. Thomson, O.L.S.  
 Dated Sept 10, 1958

See Plan of Survey  
 by L. Thomson, O.L.S.  
 Dated July 1958

N 73° 30' E  
 50.84 mecs  
 50.00 R.P.

N 16° 07' W  
 142.00 R.P.

410 A STREET



142.00 R.P. 141.93 mecs  
 48.7' 20.50' 47.10' 43.10'

100 390  
 100 390  
 100 390  
 100 390

SUBMISSION NO. A-17/86  
 SCHEDULE 'A'

**NOTE**  
 THIS PLAN IS FOR MORTGAGE PURPOSES ONLY

D.J. CULLEN  
 ONTARIO LAND SURVEYOR  
 59 THIRD STREET, ORANGEVILLE, ONTARIO  
 L9W 2B3

CHECKED BY  
 DATE  
 PARTY CHIEF  
 A.L.C. BY K. SPILL

SCHEDULE 'B' TO SUBMISSION NO. A-17/86

REASONS FOR DECISION: (g)

The Committee stated that the subject property, prior to 1977, was zoned under By-law No. 9-66 which would permit development on a 50 foot lot. In 1977 By-law No. 60-77 changed the zoning such that a single family dwelling would be permitted on a 65 foot lot. Section 3.17 of the present By-law permits the reduction or elimination either as a lot frontage reduction or a lot area reduction. Further the subject property has been owned and tax paid for 18 years.



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-17/86

THE  
COMMITTEE OF ADJUSTMENT  
OF THE  
TOWN OF ORANGEVILLE  
and

IN THE MATTER OF AN APPLICATION BY Orangeville Broadway Developments Limited,  
(Roy Griffiths), R.R. 5, Belwood, for a Minor Variance to By-law No. 60-77 of  
the Town of Orangeville, on property described as Lot 9, Block 1, Plan 237,  
Town of Orangeville, known municipally as 295A Broadway, 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 date of  
the 9th of July, 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 27th DAY OF JUNE, 1986.

Explanatory note: The subject property is zoned R1 - Residential First Density  
Zone under By-law No. 60-77 of the Town of Orangeville. The property has a 50'  
frontage whereas the current By-law standard requires 65', therefore a Minor  
Variance of 15' is required.