

Committee of Adjustment / Land Severance Committee

DECISION of COMMITTEE WITH REASONS

[The Planning Act, R.S.O. 1970, chapter 349, section 42 (9)]

(a) Consent or minor variance. re. Application for (a) **Minor Variance**

Description of property. in respect of (b) **Zina** Street

which is located on Lots **No. 20 & pt. 21** Block **1** or Reg'd Plan No. **212**

(c) City, town, village, township. in the (c) **Town** of **Orangeville**

(d) Delete where not applicable. We the undersigned concur in the following decision and reasons for decision of the (d) Committee of

(e) Name of municipality. Adjustment/Land Severance Committee for the (e) **Town of Orangeville**

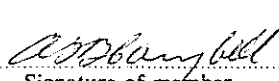
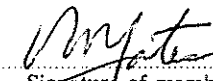
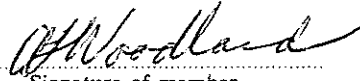
(f) Date of decision. made on the (f) **13th of February** 19 **74**

DECISION: **NOT GRANTED**

This decision has been made subject to the following conditions:

(g) State conditions to be satisfied before actual granting of consent. CONDITIONS (g):

(h) State reasons for decision. REASONS (h): **As per attached.**

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

[The Planning Act, R.S.O. 1970, chapter 349, section 42 (11)]

I **Robert B. Lackey**

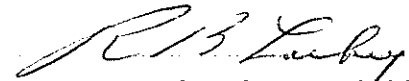
(i) Delete where not applicable. Secretary-Treasurer of the (i) Committee of Adjustment/Land Severance Committee for the

**Town of Orangeville** in the County of **Dufferin**

Name of Municipality

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

Dated this **Twenty-second** day of **February** 19 **74**.

  
 Secretary-Treasurer of the **Committee of Adjustment**  
 for the Municipality of the

Last day of appeal - March 15, 1974. Corporation of the Town of Orangeville.

NOTICE OF LAST DAY FOR APPEALING TO THE MUNICIPAL BOARD

[The Planning Act, R.S.O. 1970, chapter 349, section 42 (11) and (13)]

An appeal may be made to the Ontario Municipal Board against the above decision of the Committee by sending notice of appeal by registered mail to the Secretary of the Municipal Board and to the Secretary-Treasurer of the Committee, within 14 days after the sending of this notice.

SEE OVER FOR NOTICE AND EXTRACTS FROM THE PLANNING ACT.

(2)

EXHIBIT "A"

THE COMMITTEE OF ADJUSTMENT  
of the  
TOWN OF ORANGEVILLE  
and

IN THE MATTER OF an application by Wardlaw, Wardlaw & Mullin for Harman Henry Leader for a Minor Variance to By-law No. 9-66 and amendments thereto of the Town of Orangeville, for Lot 20 and part of Lot 21, Block 1, Registered Plan No. 212 of the Town of Orangeville, under the provisions of Section 42 (1) of The Planning Act R.S.O. 1970 and amendments thereto.


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APPOINTMENT FOR HEARING

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THE COMMITTEE OF ADJUSTMENT OF THE TOWN OF ORANGEVILLE hereby appoints the 9th day of January, 1974 at the hour of 7.30 o'clock in the afternoon (Local Time) at the Council Chambers, Municipal Building, 87 Broadway, Orangeville, Ontario for the hearing of all parties interested in supporting or opposing this application.

DATED at Orangeville this 20th day of December, 1973.

  
R. B. Lackey  
Secretary-Treasurer  
Committee of Adjustment

RBL/c

Explanatory Note:

This application is for permission to use all of Lot 20 in Block 1 Plan 212 and the east half of Lot No. 21 in Block 1 Plan 212 as a parking lot for customers and employees of H. Harman Leader Co. Ltd. (Clover Farm).

REASONS:

A-21-73

The applicant Harman Henry Leader is the owner and operator of Clover Farms Supermarket which is situated on Broadway, in the Town of Orangeville. The property is zoned commercial.

The applicant has recently purchased Lot 20 and part of Lot 21, Block 1, Registered Plan No. 212, which is situated on Zina Street, in the Town of Orangeville, and on which is erected a two-storey brick dwelling-house. This property is located in a R2 Zone. This property is immediately to the north of the Clover Farm property and separated therefrom by a public lane.

The applicant asks for a Minor Variance for the Zina Street property and proposes to demolish the dwelling-house and make the property into a parking lot for the use of his customers and employees.

The Committee of Adjustment for the Town of Orangeville finds that this application is beyond their jurisdiction in that:-

- (1) the application is in direct conflict with Section 42 (2) (a) of the Planning Act.
- (2) That the relief asked for is not a Minor Variance but indeed an application for re-zoning.
- (3) That the use that is proposed for the property is not one which would conform to the Official Plan.

For these reasons the application is NOT GRANTED.