

NOTICE - The last day for appealing this decision is September 5, 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) R. J. Burnside & Associates, agent for North Credit Estates Inc.
- c) Brief description **LOCATION OF PROPERTY** (c) Part Lot 2, Conc. 3 WHS, formerly Twp. of Mono
- d) As set out in application **PURPOSE OF APPLICATION** (d) Minor Variance to By-law No. 60-77 of the Town of Orangeville on property described as Pt. Lot 2, Conc. 3 WHS, formerly Twp. of Mono, also known as Lot 1, Plan of Subdivision 22T-83002

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) 6th day of August 1986

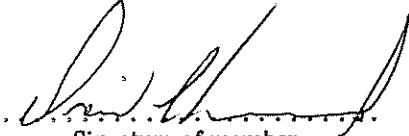
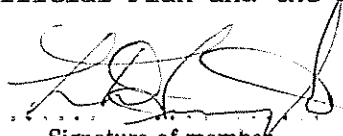
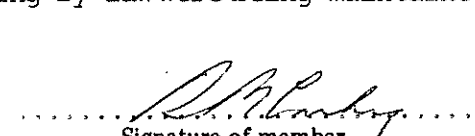
**DECISION:**

IN THE MATTER OF AN APPLICATION BY R. J. Burnside & Associates, 29 Centennial Road, Orangeville, Ontario agent for North Credit Estates Inc., for a Minor Variance to By-law No. 60-77 of the Town of Orangeville on the property described as Part Lot 2, Concession 3, WHS, formerly Township of Mono, also known as Lot 1, Plan of Subdivision 22T-83002 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)  
THAT the Minor Variance be subject to a Development Agreement being entered into between the owner of the property and the Town of Orangeville which among other matters would include Lot Grading Plans.


- g) State reasons for decision **REASONS FOR DECISION: (g)** The Committee felt that both the provisions of the Official Plan and the Zoning By-law were being maintained.

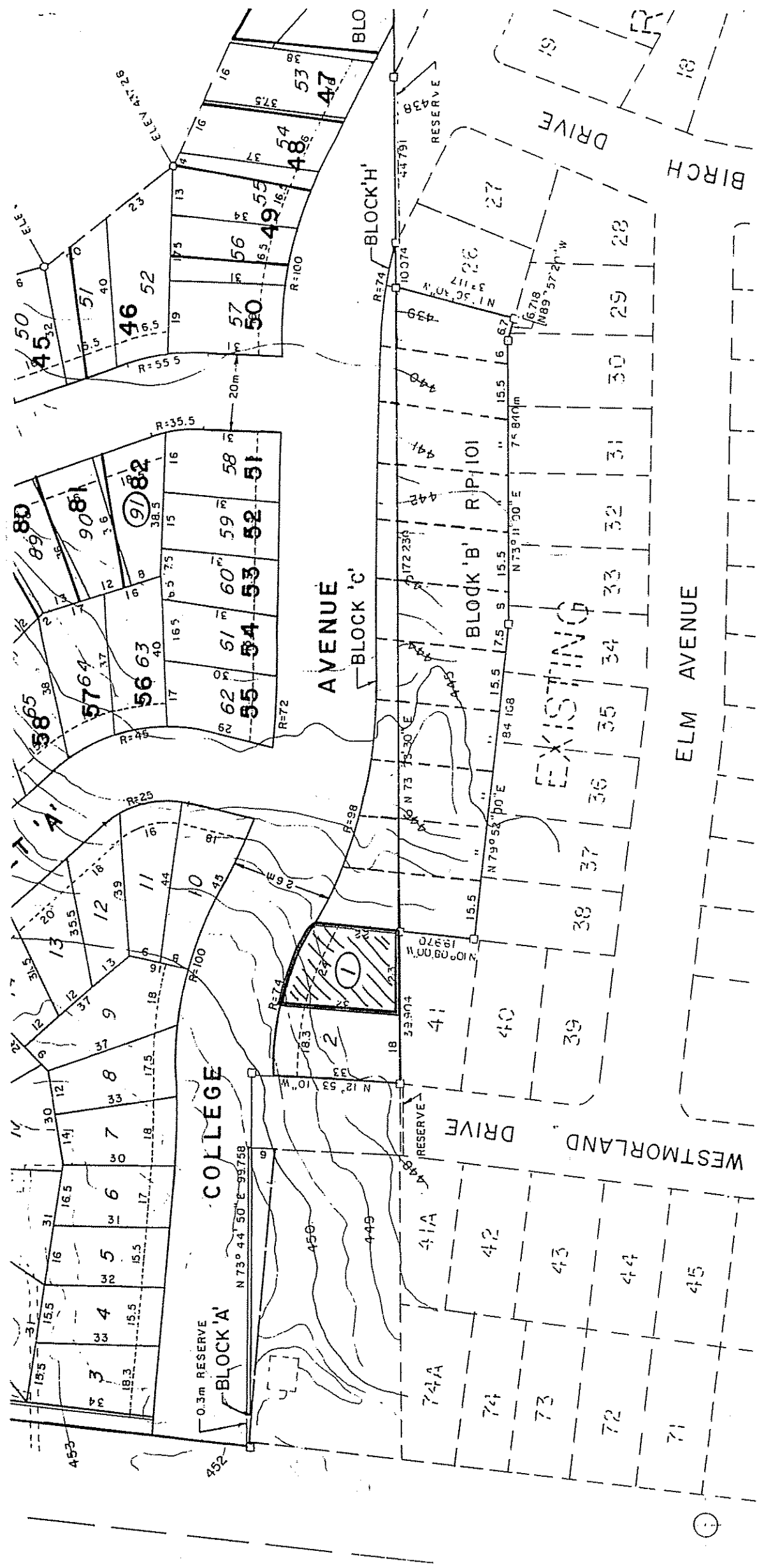
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|---|--|---|
|  |  |  |
| Signature of member of committee.   | Signature of member of committee.  | Signature of member of committee.   |
| .....   | .....  | .....   |
| Signature of member of committee.   | Signature of member of committee.  | Signature of member of committee.   |

**CERTIFICATION**

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

- (h) Name of committee I, Edward C. Salisbury,  
**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 8th day of August 1986   
Signature of Secretary-Treasurer



ADDITIONAL INFORMATION REQUIRED UNDER SECTION 50(2) OF THE PLANNING ACT, 1983

SCHEDULE OF LAND USE

| ADDITIONAL INFORMATION REQUIRED UNDER SECTION 50(2) OF THE PLANNING ACT, 1983 | SCHEDULE OF LAND USE   | ha ±         |
|---|--|--------------|
| (d) SINGLE FAMILY HOUSING   | SINGLE FAMILY HOUSING (91 LOTS)  | 5.570        |
| (e) SINGLE FAMILY HOUSING   | BLOCK A, H - TO BE TRANSFERRED TO LANDS TO SOUTH                       | 0.008        |
| (h) WATER SUPPLY FROM THE TOWN OF ORANGEVILLE                                 | BLOCK 'B' - LANDS OWNED BY M.J.C. DEVELOPMENTS O'VILLE LTD.            | 0.065        |
| (i) LOAM OVER GRAVEL  | BLOCK 'C' - TO BE DEVELOPED IN CONJUNCTION WITH BLK. 'B' R.P. 101      | 0.205        |
| (k) ALL MUNICIPAL SERVICES ARE AVAILABLE                                      | BLOCK 'D' - ROAD WIDENING  | 0.128        |
| (l) NO RESTRICTIVE COVENANTS  | BLOCK 'E' - FUTURE DEVELOPMENT   | 25.507       |
|   | BLOCK 'F' - CONSERVATION AREA  | 8.449        |
|   | BLOCK 'G' - WALKWAY  | 0.010        |
|   | ROADS  | 2.176        |
|   | BLOCK 'I' - TO BE UTILIZED AS PARK                                     | 0.030        |
|   | BLOCKS 'B' and 'C' WILL BE PART OF A FUTURE APPLICATION TO CREATE LOTS | TOTAL 42.203 |

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 PLAN

Submission No: A-21186



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-21/86

THE  
COMMITTEE OF ADJUSTMENT  
OF THE  
TOWN OF ORANGEVILLE  
and

IN THE MATTER OF AN APPLICATION BY R. J. Burnside & Associates, 29 Centennial Road, Orangeville, Ontario, agent for North Credit Estates Inc., for a Minor Variance to By-law No. 60-77 of the Town of Orangeville on the property described as Part Lot 2, Concession 3, WHS, formerly Township of Mono, also known as Lot 1, Plan of Subdivision 22T-83002 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 6th day of August, 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 22ND DAY OF JULY, 1986

Explanatory note: The applicant wishes to receive a Minor Variance to By-law No. 60-77 of the Town of Orangeville on Lot 1 of the Plan of Subdivision of 2.92 meters to the lot depth. The current By-law requires 30 meters whereas Lot 1 has a lot depth of 27.08 meters.

The property is zoned R2 - Residential Second Density Zone under By-law No. 60-77 of the Town of Orangeville.