

NOTICE — The last day for appealing this decision is November 1, 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) William W. Stutz, solicitor for Bruce Langdon
- (c) Brief description **LOCATION OF PROPERTY** (c) Pt. Lot 4 & 5, Block 18, Plan 222 - 89 First Street
- (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 as amended by By-law No. 47-86 on Pt. Lot 4 & 5, Block 18, Plan 222.

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) 1st day of October 1986

DECISION:

IN THE MATTER OF AN APPLICATION BY William W. Stutz, solicitor for Bruce Langdon, 87 First Street, Orangeville, Ontario for a Minor Variance to By-law No. 60-77 of the Town of Orangeville as amended by By-law No. 47-86 on the property described as Part of Lot 4 & 5, Block 18, Plan 222, Town of Orangeville, known municipally as 89 First Street, under the provisions of Section 44 of the Planning Act, Statutes of Ontario, 1983, Chapter 1.

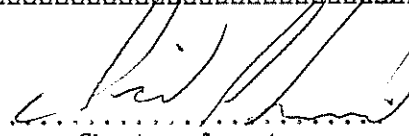
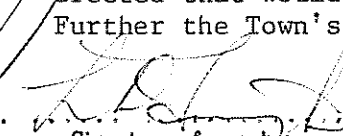
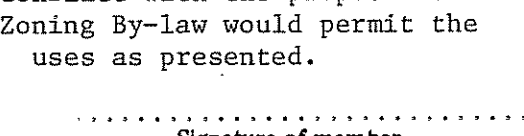
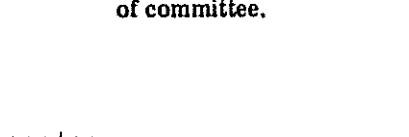

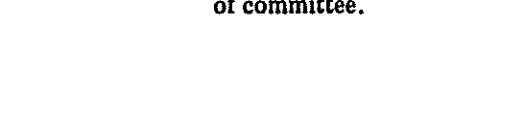
BE GRANTED

- (f) State conditions to be satisfied before granting of consent **CONDITIONS** — This decision has been made subject to the following conditions: (f)
None.

REASONS FOR DECISION (g) The Committee stated that in it's opinion the Minor Variance to the interior side yard to permit the building location to be 1.5' away from the existing side lot line was a reasonable minor variance in consideration of the two easements located immediately north of the subject property. The easements ensure that there will be no building erected that would conflict with the proposed buildings. Further the Town's Zoning By-law would permit the uses as presented.

- (g) State reasons for decision

~~REASONS FOR DECISION (g)~~

 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.

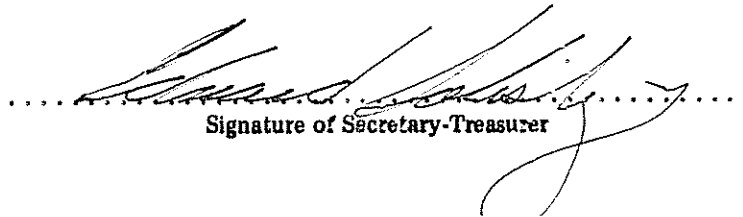
CERTIFICATION

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

I, ... Edward C. Salisbury

- (h) Na. 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 2nd day of October 1986


Signature of Secretary-Treasurer



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-22/86

THE
COMMITTEE OF ADJUSTMENT
OF THE
TOWN OF ORANGEVILLE
and

IN THE MATTER OF AN APPLICATION BY William W. Stutz, Solicitor for Bruce Langdon, 87 First Street, Orangeville, Ontario for a Minor Variance to By-law No. 60-77 of the Town of Orangeville as amended by By-law No. 47-86 on the property described as Part of Lot 4 and 5, Block 18, Plan 222, Town of Orangeville, known municipally as 89 First Street, under the provisions of Section 44 of the Planning Act, Statutes of Ontario, 1983, Chapter 1.

NOTICE OF HEARING

THE COMMITTEE OF ADJUSTMENT of the Town of Orangeville hereby appoints the 1st day of October, 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 16TH DAY OF SEPTEMBER, 1986.

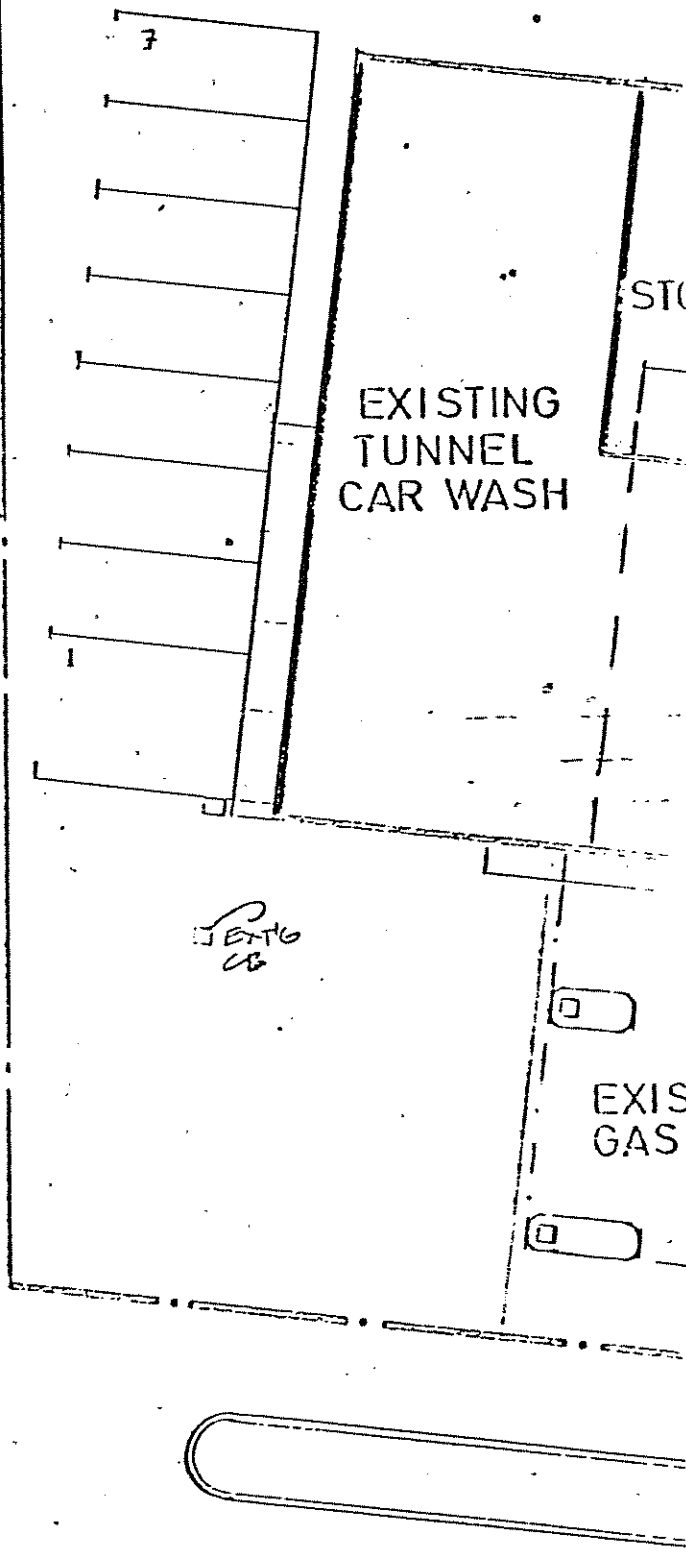
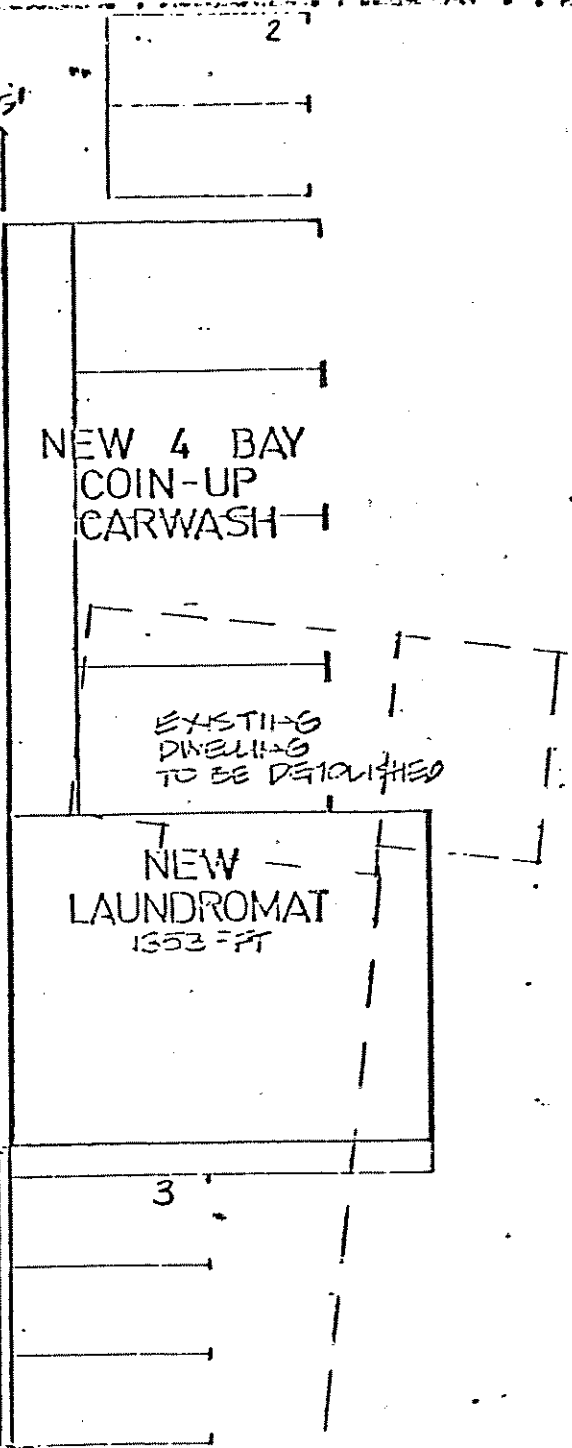
Explanatory note: The applicant wishes to erect a coin operated car wash and laundry on the site with a 1.5' setback whereas the By-law requires 6' (1/2 height of building). The proposed uses are permitted according to By-law No. 47-86.

10' EASEMENT

15' NAT. GAS EASEMENT

144.78'

32.0'



SUBMISSION NO. A-22/86

FIRST