

NOTICE — The last day for appealing this decision is October 20, 1989

*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 OF THE CORPORATION OF THE TOWN OF ORANGEVILLE

(b) Name of applicant RE AN APPLICATION BY (b) Stephen Pearce, agent for Robert Barker & Maureen Hughes

(c) Brief description LOCATION OF PROPERTY (c) Lot 3, Block 5, Plan 138 (35 Armstrong St., 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 the property described as Lot 3, Block 5, Plan 138, Town of Orangeville, known municipally as 35 Armstrong Street.

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) 20th day of SEPT. 1989

DECISION: IN THE MATTER OF AN APPLICATION BY Stephen Pearce, Orangeville, Ontario agent for Robert Barker and Maureen Hughes, Orangeville, Ontario, for a Minor Variance to By-law No. 60-77 on the property described as Lot 3, Block 5, Plan 138, Town of Orangeville, known municipally as 35 Armstrong Street, under the provisions of Section 44 of the Planning Act, S.O. 1983, Chapter 1, as amended:

BE GRANTED WITH CONDITIONS

(f) State conditions to be satisfied before granting of consent


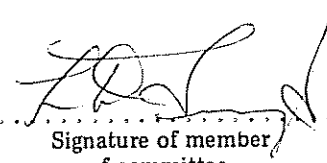
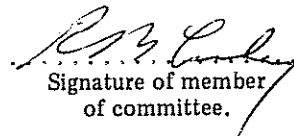
CONDITIONS — This decision has been made subject to the following conditions: (f)

- 1) THAT the applicant be required to submit a revised drawing showing the proper location of the building with respect to property lines to the Town of Orangeville.
- 2) THAT the applicant be required to arrange for and make whatever changes may be necessary to the Site Plan Agreement, which is applicable to this property.
- 3) THAT the applicant be required to take whatever steps necessary to make the encroachment conform to the appropriate By-law.

(g) State reasons for decision

REASONS FOR DECISION: (g)

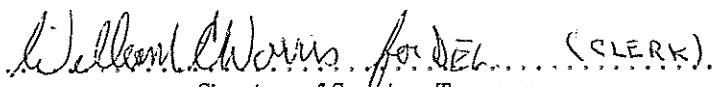
The Committee stated that upon compliance with the conditions, the Minor Variance would be permitted.

 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, Donald E. Lougheed  
Acting/  
(h) Name 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 29 day of September 1989

  
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: D. R. Keenie  
Secretary-Treasurer

SUBMISSION NO. A-29/89

THE  
COMMITTEE OF ADJUSTMENT  
OF THE  
TOWN OF ORANGEVILLE  
AND

IN THE MATTER OF AN APPLICATION BY Stephen Pearce, Orangeville, Ontario, agent for Robert Barker and Maureen Hughes, Orangeville, Ontario, for a Minor Variance to By-law No. 60-77 on the property described as Lot 3, Block 5, Plan 138, Town of Orangeville, known municipally as 35 Armstrong Street, under the provisions of Section 44 of the Planning Act, S.O. 1983, Chapter 1, as amended.

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NOTICE OF HEARING

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THE COMMITTEE OF ADJUSTMENT of the Town of Orangeville hereby appoints the 20th day of September, 1989, 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 or 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.

Darrell R. Keenie,  
Secretary-Treasurer,  
Committee of Adjustment.

DATED AT ORANGEVILLE, THIS 28TH DAY OF AUGUST, 1989.

Explanatory Note: The applicant seeks relief from the Committee of Adjustment to reduce the rear yard set-back from 11.2 feet as per a previous Committee of Adjustment application (Submission No. A-5/88), to 2.8 feet. The property is zoned C1 - General Commercial under By-law No. 60-77 of the Town of Orangeville and is designated General Commercial in the Official Plan.