

Committee of Adjustment / Land Division Committee
DECISION OF COMMITTEE WITH REASONS

[The Planning Act, R.S.O. 1970, chapter 349, section 42 (9) and (11)]

IN THE MATTER OF AN APPLICATION FOR

(a) Indicate which decision is applicable by checking the appropriate box.

- CONSENT - In making its decision upon this application for consent the Committee in addition to other matters has had regard to the matters that are to be had regard to under subsection 4 of section 33 of The Planning Act, R.S.O. 1970, chapter 349 and considered whether a plan of subdivision under section 33 of the land described in the application is necessary for the proper and orderly development of the municipality.
MINOR VARIANCE - In making its decision upon this application for a variance the Committee in addition to other matters has considered whether or not the variance was minor and desirable for the appropriate development for use of the land and that the general intent and purpose of the zoning by-law and the official plan be maintained.
NON-CONFORMING USE - In making its decision the Committee in addition to other matters has had regard to whether or not this application met the requirements of section 42 (2) of The Planning Act.

(b) Description of property

in respect of (b) 252 Broadway Street
which is located on Lot No. Part of Concession No. 9 or Reg'd Plan No. 138

(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 Division Committee for the (e) Town of Orangeville

(f) Date of decision

made on the (f) 28th day of April, 1983

DECISION: IN THE MATTER OF an Application by William Davenport, 252 Broadway, Orangeville, for permission to enlarge or extend a legal non-conforming use and Minor Variance to By-law No. 60-77 Section 9.02 Schedule 'B' under the provisions of Section 49 of The Planning Act R.S.O. 1980, Chapter 379, as amended.

DENIED

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 FOR DECISION (h): In the opinion of the Committee, the Minor Variances could not be granted along with permission to expand the legal non-conforming use because the intent and provisions of the Zoning By-law were not being maintained or complied with. In addition, Bythia St. is very narrow and both traffic and pedestrian safety would be degraded with the proposed expansion.

Signatures of committee members: Signature of Member of committee, Signature of member of committee, Signature of member to committee.

CERTIFICATION

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

(i) Delete where not applicable.

I EDWARD G. SALLSBURY, Secretary-Treasurer of the (i) Committee of Adjustment/Land Division Committee for the Town of Orangeville in the County of Dufferin

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

Dated this 6th day of May, 1983

Signature of Edward G. Sallsbury, Secretary-Treasurer of the Committee of Adjustment for the Municipality of the

Last day to appeal: May 27th, 1983. Town of Orangeville



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.

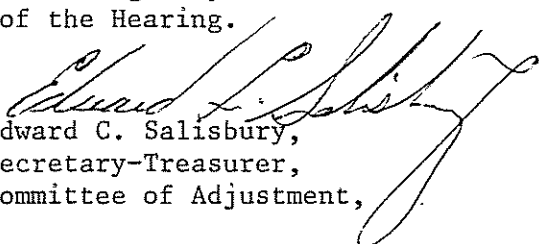
SUBMISSION NO. A-3-83

THE
COMMITTEE OF ADJUSTMENT
OF THE
TOWN OF ORANGEVILLE
and

IN THE MATTER OF an Application by William L. Davenport, 252 Broadway, Orangeville, for permission to enlarge or extend a legal non-conforming use and Minor Variance to By-law 60-77 Section 9.02 Schedule 'B' under the provisions of Section 49 of The Planning Act R.S. O. 1980, Chapter 379, as amended.

NOTICE OF HEARING

THE COMMITTEE OF ADJUSTMENT of the Town of Orangeville hereby appoints the 28th DAY OF APRIL, 1983, 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. Written comments are to be sent to the undersigned prior to the day of the Hearing, or may be presented at the time of the Hearing.


Edward C. Salisbury,
Secretary-Treasurer,
Committee of Adjustment,

DATED AT ORANGEVILLE, THIS 13TH DAY OF APRIL, A.D., 1983.

Explanatory note: The Applicant intends to construct an addition measuring 12.00' X 37.00' onto the Public Garage, Mechanical which exists as a legal non-conforming use. In addition, 2 Variances from the Zoning By-law are required from Section 9.02 Schedule 'B'.

1. Exterior Side Yard - requires 41' from centre line of roads. The Applicant is requesting 36.19'
2. Rear Yard - requires 25'. The Applicant is requesting 15.25'.

The property is presently zoned C1 Commercial General under By-law 60-77 of the Town of Orangeville and the attached Site Plan shows the location of the proposed Building.