

NOTICE - The last day for appealing this decision is April 3, 1987

*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 Stutz, solicitor for Bruce Langdon, 87 First Street,
- c) Brief description LOCATION OF PROPERTY (c) Part Lots 4 & 5, Block 18, Plan 222, Town of Orangeville
- (d) As set out in application PURPOSE OF APPLICATION (d) For a Minor Variance to By-law No. 60-77 as amended  
of the Town of Orangeville on Pt. Lots 4 & 5, Block 18, Plan 222, known municipally  
as 89 First Street, Orangeville

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) 4th day of March 1987

**DECISION:**

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

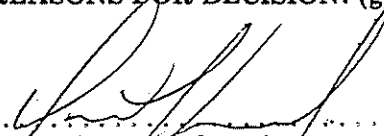
BE GRANTED

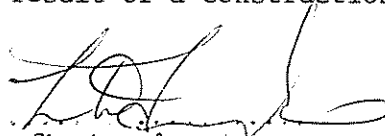
- (f) State conditions to be satisfied before granting of consent CONDITIONS - This decision has been made subject to the following conditions: (f)  
None

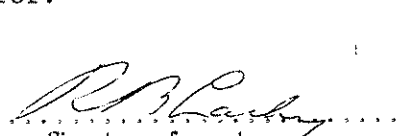
- (g) State reasons for decision

**REASONS FOR DECISION: (g)**

The Committee stated that in their opinion the intent of the Town's Official Plan and Zoning By-law were being maintained and that the Variance was the result of a construction error.

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 Signature of member of committee.

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 Signature of member of committee.

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 Signature of member of committee.

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 Signature of member of committee.

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 Signature of member of committee.

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 Signature of member of committee.

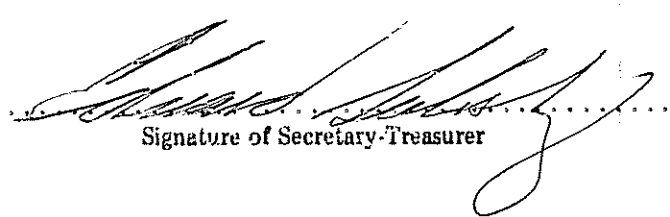
**CERTIFICATION**

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

I, ..... Edward C. Salisbury, .....

- (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 11 day of March 1987

.....  
  
 Signature of Secretary-Treasurer

10' EASEMENT

15' NAT. GAS EASEMENT

144.75'

NEW 4 BAY  
COIN-UP  
CARWASH

EXISTING  
DWELLING  
TO BE DETACHED

NEW  
LAUNDROMAT  
1353 SFT

EXISTING  
TUNNEL  
CAR WASH

EXTG  
CB

EX  
GA

SUBMISSION: A-3/87

FIRST



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-3/87

THE  
COMMITTEE OF ADJUSTMENT  
OF THE  
TOWN OF ORANGEVILLE  
and

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

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NOTICE OF HEARING

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THE COMMITTEE OF ADJUSTMENT of the Town of Orangeville hereby appoints the 4th day of March, 1987, 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 FEBRUARY, 1987.

Explanatory note: The applicant wishes to obtain a Minor Variance of 2.5' to the Rear Yard Setback. The Rear Yard Setback required is 25' whereas the building was erected 22.5' from the rear lot line, due to a construction error. The property is zoned C1 under By-law No. 60-77, as amended, of the Town of Orangeville.