

NOTICE - The last day for appealing this decision is March 4th, 1988

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) THE COMMITTEE OF ADJUSTMENT FOR THE CORPORATION OF THE TOWN OF ORANGEVILLE
 - (b) Name of applicant RE AN APPLICATION BY (b) Mr. William W. Stutz agent for the Hydro Electric Commission for the Town of Orangeville
 - (c) Brief description LOCATION OF PROPERTY (c) Pt. of Lot 37 Plan 129, Orangeville
 - (d) As set out in application PURPOSE OF APPLICATION (d) The applicant seeks relief from the lot frontage requirements of By-law No. 60-77 to permit a lot frontage of 30 feet. The relief sought is similar to that granted by the Municipality under By-law # 31-83 to the balance of the lots on Plan 129.
 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) 3rd day of Feb. 1988
- DECISION:**
- IN THE MATTER OF AN APPLICATION BY Mr. William W. Stutz, Solicitor, 211A Broadway Orangeville, Ontario, agent for the Hydro Electric Commission for the Town of Orangeville, for a Minor Variance to By-law No. 60-77 of the Town of Orangeville on the property described as Pt. of Lot 37 Plan 129, Town of Orangeville under the provisions of Section 44 of the Planning Act, S.O. 1983, Chapter 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) "SEE SCHEDULE "A" ATTACHED"

(g) State reasons for decision

REASONS FOR DECISION: (g) The Chairman stated that in the opinion of the Committee that the property as designated Residential in the Official Plan will conform to the Residential Density and guide and the type of home permitted will be of a single detached in nature.

.....
 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
 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 February 1988
 Signature of Secretary-Treasurer

SCHEDULE "A"

CONDITIONS:

1. THAT the frontage for the lots will be on Steven Street.
2. THAT services will be taken from Steven Street.
3. THAT the applicant will pay lot levy fee in the amount of \$2,200.00 to the Town of Orangeville.
4. THAT a letter of understanding will be given to the Corporation of the Town of Orangeville, that the proposed building will be visibly compatible with the surrounding properties.
5. THAT prior to issuance of a Building Permit that a Site Plan be prepared and an Agreement be entered into.

A-3188

DUFFERIN STREET

141-830 Plan 7R-933 and Set

N38°05'40"E
7.254

N66°46'
11.040
20.117

35-357

N38°05'40"E

33-370

N38°05'40"E
11.066
0.317

10768
13867

N51°54'20"W
11.217

70 feet mark
140 feet

LOT 36

N6°49'40"W

70 feet mark

N38°05'40"E

142-800

See Plan of Survey
by D.J. CULLEN
Plan 7R-1601
2 O.L.S.
LOT 36

67.272

440
42' W
208
42' W
434

78-020

TS N HOT



THE CORPORATION OF THE TOWN OF ORANGEVILLE

MUNICIPAL BUILDING
87 BROADWAY
PHONE 519-941-0440
L9W 1K1

DEPT. COMMITTEE OF ADJUSTMENT

REPLY TO: E.C. Salisbury
Secretary-Treasurer

SUBMISSION NO.A-3/88

THE
COMMITTEE OF ADJUSTMENT
OF THE
TOWN OF ORANGEVILLE
AND

IN THE MATTER OF AN APPLICATION BY Mr. William W. Stutz, Solicitor, 211A Broadway, Orangeville, Ontario, agent for The Hydro Electric Commission for the Town of Orangeville, for a Minor Variance to By-Law No. 60-77 of the Town of Orangeville on the property described as Pt. of Lot 37 Plan 129, Town of Orangeville under the provisions of Section 44 of the Planning Act, S.O. 1983, Chapter 1.

NOTICE OF HEARING

THE COMMITTEE OF ADJUSTMENT of the Town of Orangeville hereby appoints the 3rd day of February , 1988 , 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 11th DAY OF January, 1988.

Explanatory note: The applicant seeks relief from the lot frontage requirements of By-law No. 60-77 to permit a lot frontage of 30 feet. The relief sought is similar to that granted by the Municipality under By-law # 31-83 to the balance of the lots on Plan 129. The subject property is zoned R2-Residential Second Density under By-law #60-77 of the Town of Orangeville and designated Low Density Residential in the Official Plan for the Town of Orangeville.