

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) 63 Broadway Street Orangeville
which is located on Lot No. 1 & Pt. Lt. 2 Concession No. Block 3 or Reg'd Plan No. 159

(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 Adjustment/Land Division Committee for the (e) TOWN OF ORANGEVILLE

(e) Name of municipality.

made on the (f) 20th of July, 1981.

(f) Date of decision

DECISION: CONSENT FOR A MINOR VARIANCE ON THE PROPERTY AT 63 BROADWAY.

GRANTED

This decision has been made subject to the following conditions.

(g) State conditions to be satisfied before actual granting of consent.

- CONDITIONS (g): 1) That a drainage solution be utilized in compliance with the requirements of the Orangeville Technical Committee.
2) That 17 parking spaces be provided, each with a minimum of 9 feet x 18 feet. ( 8 on site parking spaces plus 9 on the boulevard)
3) That the owner of the property agrees to the responsibility of snow removal from the boulevard.
4) That upon 6 months notice, the Town of Orangeville may proceed to widen Third Street or to install a sidewalk at the Town's option and expense.

(Conditions continued on attached sheet)

REASONS FOR DECISION (h):

(h) State reasons for decision.

The Committee felt that the applicant's proposal would be an improvement to the area.

Signatures of members of committee.

CERTIFICATION

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

ANN E. ARMSTRONG

(i) Delete where not applicable.

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 21st day of July 1981.

Last date of appeal - August 11th, 1981.

Signature of Ann E. Armstrong, Secretary-Treasurer of the Committee of Adjustment for the Municipality of the

CORPORATION OF THE TOWN OF ORANGEVILLE.

SEE OVER FOR NOTICE OF LAST DAY FOR APPEALING TO

THE MUNICIPAL BOARD AND EXTRACTS FROM THE PLANNING ACT

COMMITTEE OF ADJUSTMENT

Conditions continued:

- 5) That parking spaces number 10 and 11 on sketch map pertaining to this application be eliminated, and low shrubs be planted to ensure clear visibility on the corner of Broadway and Third Street.
- 6) That the applicant be responsible for water and sewer connections to the satisfaction of the Superintendent of Public Works, and that the meter read-outs supplied by the Town be installed by the Applicant's plumber.



EXHIBIT A

THE CORPORATION OF THE TOWN OF ORANGEVILLE

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

DEPT. .... COMMITTEE OF ADJUSTMENT,  
REPLY TO: .... 87 Broadway, Orangeville.

Submission No. A-4-81

THE  
COMMITTEE OF ADJUSTMENT  
OF THE  
TOWN OF ORANGEVILLE

and

IN THE MATTER of an application by James Woods, agent for Roy Griffiths Real Estate Limited, 63 Broadway, Orangeville, for a Minor Variance to By-law 60-77, section 3.21 (b) (ii) and Schedule B, section 10 (c), and amendments thereto of the Town of Orangeville, for Lot 1, Part of Lot 2, Block 3, Plan 159, under the provisions of Section 42 of the Planning Act, R.S.O. and amendments thereto.

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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 July, 1981, at the hour of 7.30 o'clock in the afternoon (local time) in the Board Room, Municipal Buildings, 87 Broadway, Orangeville, Ontario, for the hearing of all parties interested in supporting or opposing this application.

*Ann E. Armstrong*  
Ann E. Armstrong,  
Secretary-Treasurer,  
Committee of Adjustment.

DATED AT ORANGEVILLE this 9th day of July, 1981.

Explanatory Note:

The applicant proposes to convert the existing stone building on the corner of Third Street and Broadway into a restaurant. The conversion requires an extension for kitchen area which would come within approximately 1 foot (0.3048 metres) of the side lot line. There will be 21 parking spaces each approx. 8.5 ft. x 18 ft. (2 metres x 5 metres) instead of 10 ft. x 20 ft. (3 metres x 6 metres). The applicant wishes to retain the present character of the building for aesthetic purposes.