

2nd original, not signed but 1st was -  
File No. A-5/84

NOTICE — The last day for appealing this decision is October 1st, 1984

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 Committee of Adjustment of the Town of Orangeville

(b) Name of applicant RE AN APPLICATION BY Robert Church, Q.C., Solicitor

(c) Brief description of property LOCATION OF PROPERTY Part Lots 16,17,18,37,38,39,43,44,45 and Part of Cedar Street, Part 1, Plan 7R-2161, Town of Orangeville

(d) As set out in application PURPOSE OF APPLICATION for a Minor Variance to By-law No. 60-77 of the Town of 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 30th day of August 1984

DECISION: In the matter of an application by R.G. Church, Q.C., for a Minor Variance to By-law No. 60-77 of the Town of Orangeville.

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 obtain a permit under the Fill, Construction and Alteration to Waterways Regulation (Ontario Regulation 162/80).
2. That the Town of Orangeville place the subject property under Site Plan Control and permit the Credit Valley Conservation Authority to review and approve such plans.

(g) State reasons for decision

REASONS FOR DECISION: (g) The Committee felt that in their review of the Zoning By-law, a Muffler Shop was not expressly identified and therefore, in their opinion, would be a compatible use with the existing surrounding uses and those permitted in the By-law.

.....  
 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.....

(h) Name of committee Secretary-Treasurer of the Committee of Adjustment.....

..... certify that the above is a true copy of the decision of the committee with respect to

application recorded therein.

Dated this 10<sup>th</sup> day of September 1984 .....

Signature of Secretary-Treasurer

NOTICE - The last day for appealing this decision is ~~October 1st, 1984~~  
Committee of Adjustment

# DECISION OF COMMITTEE WITH REASONS RE APPLICATION FOR MINOR VARIANCE

Planning Act, 1983, c. 1, ss. 44 (8)

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Name of applicant RE AN APPLICATION BY (b) Robert Church, Q.C., Solicitor

Brief description LOCATION OF PROPERTY (c) Part Lots 16,17,18,37,38,39,43,44,45 and Part of Cedar Street, Part 1, Plan 7R-2161, Town of Orangeville

As set out in application PURPOSE OF APPLICATION (d) for a Minor Variance to By-law No. 60-77 of the Town of 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*,

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2. That the Town of Orangeville place the subject property under Site Plan Control and permit the Credit Valley Conservation Authority to review and approve such plans.

State reasons for decision

REASONS FOR DECISION: (g) The Committee felt that in their review of the Zoning By-law, a Muffler Shop was not expressly identified and therefore, in their opinion, would be a compatible use with the existing surrounding uses and those permitted in the By-law.

Signature of member of committee.

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

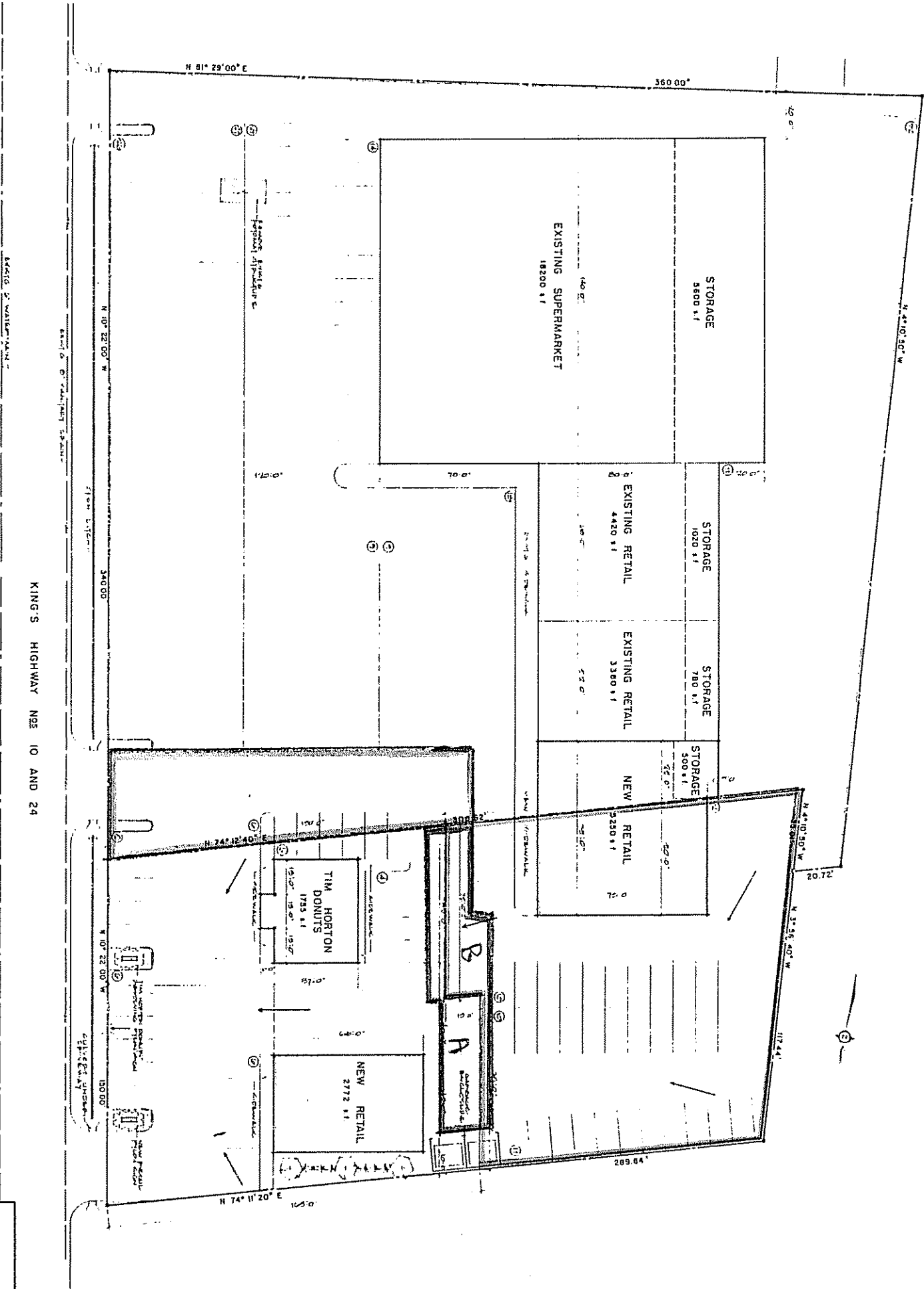
Name of committee

Secretary-Treasurer of the (h) Committee of Adjustment

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

Dated this 10<sup>th</sup> day of September 1984

Edward C. Salisbury  
Signature of Secretary-Treasurer



KING'S HIGHWAY NOS 10 AND 24

EXISTING WATER MAIN

EXISTING SIDEWALK

NEW DRIVEWAY

NEW SIDEWALK

EXISTING SIDEWALK

NEW DRIVEWAY

EXISTING SIDEWALK

NEW DRIVEWAY

EXISTING SIDEWALK

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NEW DRIVEWAY

EXISTING SIDEWALK

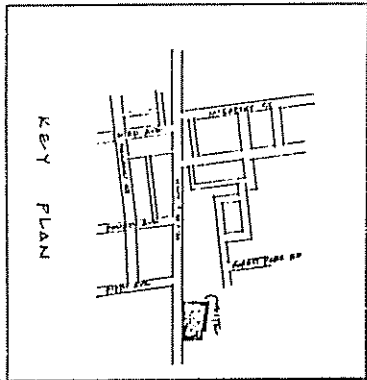
NEW DRIVEWAY

EXISTING SIDEWALK

NEW DRIVEWAY

EXISTING SIDEWALK

NEW DRIVEWAY



AREA SCHEDULE

EXIST'G LOT AREA	110,247 sq ft
NEW LOT AREA	101,077 sq ft
EXIST'G SUPPLEMENTARY AREA	10,200 sq ft
NEW SUPPLEMENTARY AREA	1,200 sq ft
NEW DRIVEWAY AREA	1,200 sq ft
NEW SIDEWALK AREA	1,200 sq ft
TOTAL DRIVEWAY AREA	25,000 sq ft
TOTAL SIDEWALK AREA	25,000 sq ft
TOTAL PARKING PROPOSED	200 SPACES
TOTAL PARKING PROVIDED	200 SPACES

ISSUED ON  
APR 1 1984  
THIS DRAWING  
REVISIONS  
REVISIONS

FOR FUNCTIONAL CONCEPT DESIGN ONLY	DATE	REVISION
DRAWN BY <b>TC</b>	DATE	DESCRIPTION
ORDERED BY	DATE	DESCRIPTION
ADDITION TO ORANGEVILLE SHOPPING PLAZA SITE PLAN TRACOTT CONSTRUCTION LTD 1000 CENTRAL RD ANDERSON ONT N0R 2S (519) 378-8140		
SCALE 1"=20'-0"	JOB NO.	
DATE AND MOD.		A-1



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-5/84

THE  
COMMITTEE OF ADJUSTMENT  
OF THE  
TOWN OF ORANGEVILLE

and

IN THE MATTER OF AN Application by Robert Church, Q.C., solicitor for  
285794 Ontario Limited, 39 Pleasant Boulevard, Toronto, Ontario, for a  
Minor Variance to By-law Number 60-77 of the Town of Orangeville under  
the provisions of Section 44 of the Planning Act S.O. 1983, c.1.

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NOTICE OF HEARING

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THE COMMITTEE OF ADJUSTMENT of the Town of Orangeville hereby appoints the  
30th day of August, 1984, 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 406/83,  
written comments are requested and may be delivered to the undersigned  
prior to the above Hearing date.

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

DATED AT ORANGEVILLE, THIS 15TH OF AUGUST, 1984.

Explanatory note: The applicant wishes to locate a muffler shop in  
a (C1) General Commercial Zone. The By-law does not presently define such  
a use however, the applicant feels that it falls under the intent of existing  
zoning.