

NOTICE - The last day for appealing this decision is May 17th, 1985

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

(b) Name of applicant RE AN APPLICATION BY (b) Stephen R. Foster, 30 Second Street, Orangeville

(c) Brief description LOCATION OF PROPERTY (c) Lot 22, Block 7, Plan 159, Town of Orangeville

(d) As set out in application PURPOSE OF APPLICATION (d) for permission to extend or enlarge a legal non-conforming use on the property described as Lot 22, Block 7, Reg. Plan 159.

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 1 CONCUR in the following decisions and reasons for decisions made on the (e) 17th day of April 19 85

DECISION: In the matter of an application by Stephen R. Foster, 30 Second Street, Orangeville, agent for Paul Andrew Davison, for permission to extend or enlarge a legal non-conforming use on the property described as Lot 22, Block 7, Registered Plan No. 159, Town of Orangeville, known municipally as 30 Second Street under the provisions of Section 44 of the Planning Act S.O. 1983 c.1.

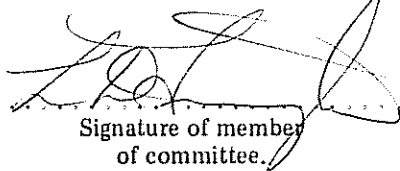
BE GRANTED WITH CONDITIONS

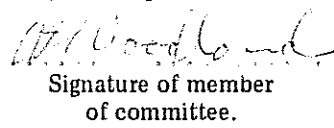
(f) State conditions to be satisfied before granting of consent **CONDITIONS** - This decision has been made subject to the following conditions: (f)

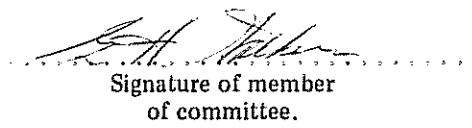
THAT the overhang from the existing structure at the west limit of the property be reduced by 8".

(g) State reasons for decision

REASONS FOR DECISION: (g) The Committee felt that the property being designated residential and zoned residential could be extended and improved without causing any further contraventions of the By-law provisions.


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

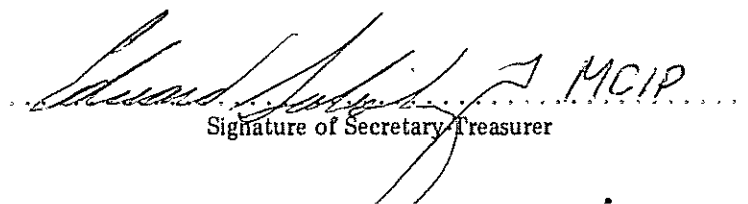
Planning Act, 1983, c. 1, ss. 44 (10)

I, Edward C. Salisbury, M.C.I.P.

(h) 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 24th day of April 19 85


Signature of Secretary-Treasurer



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-5/85

THE
COMMITTEE OF ADJUSTMENT
OF THE
TOWN OF ORANGEVILLE
and

IN THE MATTER OF AN Application by Stephen R. Foster, 30 Second Street, Orangeville, Agent for Paul Andrew Davison for Permission to extend or enlarge a legal non-conforming use on the property described as Lot 22, Block 7, Registered Plan No. 159, Town of Orangeville, known municipally as 30 Second Street, under the provisions of Section 44 of the Planning Act, S.O. 1983, c.1.

NOTICE OF HEARING

THE COMMITTEE OF ADJUSTMENT of the Town of Orangeville hereby appoints 17th day of April 1985, 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 2ND DAY OF APRIL, 1985.

Explanatory note: The applicant wishes to make building improvements to a structure which pre-dates Town Zoning By-laws and is a legal non-conforming use. The property is zoned Residential 2nd Density - R2.

RECORD OF PROCEEDINGS
OF THE
COMMITTEE OF ADJUSTMENT
OF THE
TOWN OF ORANGEVILLE

HELD IN THE COUNCIL CHAMBERS, MUNICIPAL BUILDING, APRIL 17th, 1985 AT 7:30 P.M.

MEMBERS PRESENT:

A. T. Woodland, Chairman
G. H. Walker
L. D. Temple

OTHERS PRESENT:

E. C. Salisbury, Secretary - Treasurer

SUBMISSION NO: A-5/85

The Chairman called the meeting to order and stated that he would hear Submission No. A-5/85 which was an application by Steven R. Foster, 30 Second Street, Orangeville, Agent for Paul Andrew Davison for permission to extend or enlarge a legal non-conforming use on the property described as Lot 22, Block 7, Registered Plan No. 159, Town of Orangeville, known municipally as 30 Second Street, under the provisions of Section 44 of the Planning Act, S.O. 1983 c.1.

The Chairman read the explanatory note indicating that the applicant wished to make building improvements to a structure which pre-dates the Town Zoning By-law and is a legal non-conforming use. The property is zoned Residential Second Density - R2.

Mr. Stephen Foster was present and stated that the application involved three separate additions to the existing structure. 1) is to replace the porch with a two storey porch, 2) to extend the kitchen to the height of one storey, 3) to erect a porch at the south-west corner of the building for use as a family room at a height of one storey. The family room would be a glass and wood structure.

The applicant indicated that there was an existing 12" overhang of the eaves from the building towards the property on the west. This would be reduced to 6".

The applicant indicated that the home had been on the property for a number of years and that the proposed additions would serve to improve the value of the property and add to the quality of the neighbourhood.

The Committee asked the applicant questions in regards to the nature of the additions, the types of construction and the existing use of the building.

The Chairman asked if there were any persons present who wished to make representation.

Mr. Christopher Long, 16 Third Avenue was present and stated that he had no objections to the application.

Mr. Raymond Scard, 39 Second Street was present and stated that he had no objections to the proposal.

Flora Quinn, 26 Second Street was present and stated that she had no objections to the proposal.

Moved by Mr. Woodland, seconded by Mr. Walker, that in the matter of an application by Stephen R. Foster, 30 Second Street, Orangeville, Agent for Paul Andrew Davison, for permission to extend or enlarge a legal non-conforming use on the property described as Lot 22, Block 7, Registered Plan No. 159, Town of Orangeville, known municipally as 30 Second Street, under the provisions of Section 44 of the Planning Act, S.O. 1983, c.1. BE GRANTED WITH CONDITIONS

CARRIED

CONDITION NO. 1

THAT the overhang from the existing structure at the west limit of the property be reduced by 8".

The Chairman stated that the reasons for the decision were as follows:

The Committee felt that the property being designated residential and zoned residential, could be extended and improved without causing any further contraventions of the By-law provisions.

Moved by Mr. Walker, seconded by Mr. Temple that the minutes of the meetings held on April 9th, 1985, April 3rd, 1985, March 28th, 1985, March 6th, 1985 and February 20th, 1985 be adopted as printed.

CARRIED

Moved by Mr. Woodland, Seconded by Mr. Walker that all accounts arising out of this submission be paid.

CARRIED