

NOTICE — The last day for appealing this decision is July 17, 1992

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) Ms. Jodean Hull, Agent for Ms. Sharlene Elliott
- (c) Brief description LOCATION OF PROPERTY (c) Part of Lot 10, Plan 170, 32 Centre Street
- (d) As set out in application PURPOSE OF APPLICATION (d) To extend a legal non-conforming use to permit a "more compatible use" of an accessory building for a home occupation.

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) 17 day of June 19 92

DECISION:

THAT THE application by Ms. Jodean Hull, Agent for Ms. Sharlene Elliott, owner of 32 Centre Street, Orangeville, for a Minor Variance to Zoning By-Law No. 22-90 on property described as Part of Lot 10, Plan 170, Town of Orangeville, known municipally as 32 Centre Street, BE APPROVED.

- (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 use of the "legal non-conforming" accessory building for a hair salon to replace the existing upholstery business, was reviewed by the Committee, to be compatible with the existing neighbourhood. Therefore, the minor variance was granted.

..... *John Wilson* *Christine Rice*
 Signature of member of committee. Signature of member of committee. Signature of member of committee.

..... *Bob Mason* *Steve Brown*
 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, Kevin E. Shewchuk

- (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 23rd day of June 19 92 *Kevin Shewchuk*
Signature of Secretary-Treasurer

**TEMPORARY LOCATION
TOWN OF ORANGEVILLE**
5 Armstrong Street
Orangeville, Ontario
L9W 3H6

COMMITTEE OF ADJUSTMENT
KEVIN E. SHEWCHUK
Secretary-Treasurer
87 Broadway
Orangeville, Ontario
L9W 1K1

SUBMISSION NO. A-5/92

**THE
COMMITTEE OF ADJUSTMENT
OF THE
TOWN OF ORANGEVILLE**

IN THE MATTER OF AN APPLICATION BY Ms. Jodean Hull, Agent for Ms. Sharlene Elliott, owner of 32 Centre Street, Orangeville, for a Minor Variance to Zoning By-law No. 22-90 on property described as Part of Lot 10, Plan 170, Town of Orangeville, known municipally as 32 Centre Street, under the provisions of Section 45 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended.

NOTICE OF HEARING

THE COMMITTEE OF ADJUSTMENT of the Town of Orangeville hereby appoints the 17th day of June, 1992, at the hour of 7:30 p.m. in the **MEETING ROOM, ORANGEVILLE LIBRARY, 144 Broadway, Orangeville, Ontario**, 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. The applicant or any authorized person acting on behalf of the applicant, **MUST** attend this meeting.

Kevin E. Shewchuk, B.A.,
Secretary-Treasurer
Committee of Adjustment

DATED AT ORANGEVILLE THIS 29th DAY OF MAY, 1992

Explanatory Note: The applicant is seeking permission to extend a legal non-conforming use to permit a "more compatible use" of an accessory building for a home occupation. The property is currently zoned R5 - Residential Fifth Density in Comprehensive By-law No. 22-90 for the Town of Orangeville. The property is currently designated Low Density Multiple Residential in the Official Plan for the Town of Orangeville. The accessory building located on the property has been utilized as an upholstery business for approximately eleven (11) years, prior to that time, the accessory building was utilized for a plumbing and heating business for approximately 25 years. Home occupations are currently regulated by Section 2.52 of By-law 22-90. Within these regulations, section (d), "no accessory building or other structure shall be used for such use", that being a home occupation. Therefore, the use of the accessory building for a home occupation is "legal non-conforming" and requires the approval of the Committee of Adjustment to alter the use thereof.