

NOTICE - The last day for appealing this decision is July 18th, 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) Calafracon Developments Inc., P.O. Box 127, Orangeville

(c) Brief description LOCATION OF PROPERTY (c) Pt. Lot 4, Conc. D. Town of Orangeville

(d) As set out in application PURPOSE OF APPLICATION (d) for a Minor Variance to By-law No. 9-66 of the Town of Orangeville under the provisions of Section 44 of the Planning Act S.O. c.1.

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) 18th day of June 1985

DECISION: In the matter of an application by Calafracon Development Inc., P.O. Box 127, Orangeville, Ontario, agent for Fordham Petroleum (Hwy. #9 West) Ltd. for a minor Variance to By-law No. 9-66 of the Town of Orangeville, on Part of Lot 4, Concession D, Town of Orangeville, under the provisions of Section 44 of the Planning Act 1983, S.O. c.1.

BE GRANTED WITH CONDITIONS

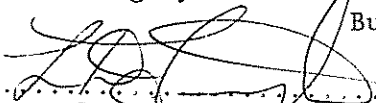
CARRIED

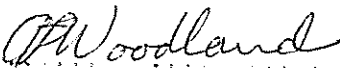
(f) State conditions to be satisfied before granting of consent **CONDITIONS** - This decision has been made subject to the following conditions: (f)

See Schedule "B"

(g) State reasons for decision **REASONS FOR DECISION: (g)**

The Committee felt that the subject property would be used in accordance with the general intent of the Official Plan and Zoning By-law and also that the conditions to be applied to the Decision for a Building Permit would resolve all technical matters.


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

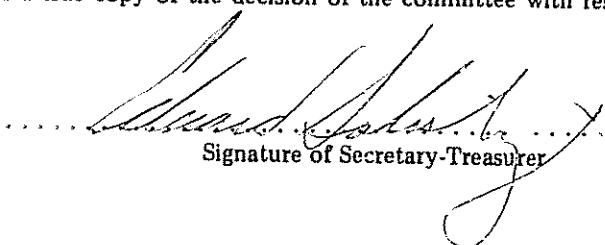
Planning Act, 1983, c. 1, ss. 44 (10)

I, Edward C. Salisbury

(h) Name of committee Secretary-Treasurer of the (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 21st day of June 19 85


Signature of Secretary-Treasurer

SCHEDULE 'B' TO SUB. NO. A-7/85

Condition No. 1:

THAT detailed specifications of the car wash unit to be installed be submitted to both the Wellington-Dufferin-Guelph Health Unit and the Corporation of the Town of Orangeville.

Condition No. 2:

THAT the applicant provide proof of obtaining a certificate of approval from the Wellington-Dufferin-Guelph Health Unit for a sewage disposal system pursuant to Ontario Regulation 374/81 and Part VIII of the Environmental Protection Act.

Condition No. 3:

THAT the applicant submit to the Town of Orangeville and the Credit Valley Conservation Authority detailed site and grading plans indicating existing and proposed geodetic elevations for the expansion of the paved area; construction details for the proposed expansion indicating geodetic spot elevations for all openings (i.e. doors, windows, etc.); and calculations of storm water runoff from the proposed development for all storms up to and including the 100 year in order to assist in determining what if any on-site detention is required.

Condition No. 4:

THAT the applicant submit to the Credit Valley Conservation Authority and the Corporation of the Town of Orangeville detailed plans for the previous grading and culvert works accompanied by flood-line calculations which illustrate the impact, if any, on flood flows up to and including the regional storm.

Condition No. 5:

THAT the applicant provide proof of approvals obtained from the executive committee of the Credit Valley Conservation Authority pursuant to Ontario Regulation 162/80.

Condition No. 6:

THAT the applicant provide proof of contact and review of plans with the District Signs and Building Inspector of the Ministry of Transportation and Communications.

Condition No. 7:

THAT the applicant pay for the cost of acquisition and installation of a water meter satisfactory to the Town of Orangeville Public Works.

Condition No. 8:

THAT the applicant prepare a detailed Site Plan and Landscaping Plan for the approval by the Corporation of the Town of Orangeville, further that the applicant enter into a Site Plan Agreement under the provisions of Section 40 of the Planning Act, R.S.O. 1980.



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-7/85

THE
COMMITTEE OF ADJUSTMENT
OF THE
TOWN OF ORANGEVILLE
and

IN THE MATTER OF AN APPLICATION by Calafroxon Developments Incorporated, P.O. Box 127, Orangeville, Ontario, Agent for Fordham Petroleum (Hwy.#9 West) Limited for a Minor Variance to By-law No. 9-66 of the Town of Orangeville on Part of Lot 4, Concession D, Town of Orangeville under the provisions of Section 44 of the Planning Act 1983, S.O. c.1.

NOTICE OF HEARING

THE COMMITTEE OF ADJUSTMENT of the Town of Orangeville hereby appoints the 18th day of June, 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 22ND DAY OF MAY, 1985.

Explanatory note:- The applicant wishes to extend the existing gas bar to house a car wash, office and storage area. The property is zoned C1 - Light Industrial under By-law No. 9-66 of the Town of Orangeville.