



COMMITTEE OF ADJUSTMENT

DECISION OF COMMITTEE WITH REASONS
RE APPLICATION FOR MINOR VARIANCE

Planning Act, R.S.O. 1990, c. P.13, ss. 45(8)

APPROVAL AUTHORITY: THE CORPORATION OF THE TOWN OF ORANGEVILLE

RE AN APPLICATION BY: Credit Lake Estates Inc.

LOCATION OF PROPERTY: Lot 6 and Lot 12, Part of Lots 4, 5, 7 to 11 inclusive, Lot 13 and Lots 17 to 21 inclusive, Part of Pembroke Street (Closed by Judge's Order, Instrument No. MF94625), Registered Plan No. 27A and Part of the East Half of Lot 1, Concession 1, West of 200 Lakeview Court

PURPOSE OF APPLICATION: The applicant is proposing to sever a portion of the property zoned for Neighbourhood Commercial use with the intent of conveying it. The C2 zoned portion of the retained parcel of land will not meet the minimum lot area requirement, therefore, the applicant is requesting a minor variance to reduce the minimum area requirement from 4,000 square metres (43,057.05 square feet) to 2,540 square metres (27,341.27 square feet) to make the lot comply with Zoning By-law 22-90, as amended

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 45(1) of the Planning Act,

CONCUR in the following decisions and reasons for decisions made on the 21st day of March, 2002.

THE REQUEST IS HEREBY APPROVED

THIS DECISION:

IF APPROVED: IS SUBJECT TO THE CONDITIONS AND FOR THE REASONS SET OUT ON PAGE TWO OF THE NOTICE OF DECISION OF THE COMMITTEE OF ADJUSTMENT.

IF REFUSED: IS FOR THE REASONS SET OUT ON PAGE TWO OF THE NOTICE OF DECISION OF THE COMMITTEE OF ADJUSTMENT.

Three handwritten signatures on a horizontal line, each with the text "Signature of Member" below it.

Two handwritten signatures on a horizontal line, each with the text "Signature of Member" below it.

CERTIFICATION
Planning Act, 1990, R.S.O. c. P.13, ss. 45(10)

I, Susan Lankheit, Secretary-Treasurer of the Committee of Adjustment certify that this is a true copy of the decision of the committee given on March 21, 2002 with respect to the application recorded therein.

Handwritten signature of Susan Lankheit on a horizontal line, with the text "Susan Lankheit, Secretary-Treasurer, Committee of Adjustment" below it.

THIS DECISION OR ANY CONDITION IS SUBJECT TO APPEAL TO THE ONTARIO MUNICIPAL BOARD BY FILING WITH THE SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT A WRITTEN NOTIFICATION, GIVING REASONS FOR THE APPEAL, ACCOMPANIED BY A CHEQUE IN THE AMOUNT OF \$125.00 PAYABLE TO THE MINISTER OF FINANCE.

Only individuals, corporations and public bodies may appeal decisions in respect of applications for minor variance to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

DATE DECISION MAILED: MARCH 26, 2002

LAST DAY FOR APPEALING THIS DECISION: APRIL 11, 2002

(Appeals must be received no later than 4:30 p.m. on the above date)

CONDITIONS: None

REASONS FOR DECISION: The variances as approved are considered minor in nature. It is the opinion of the Committee of Adjustment that the general intent and purpose of the Official Plan and Zoning By-law are maintained and the proposal is desirable for the appropriate development or use of the land, building or structure.