

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: Jofian Properties Ltd.

LOCATION OF PROPERTY: Part of Lots 18, 43, 44, 45 and
All of Lots 19 and 20, Registered Plan 252
96-98 First Street

PURPOSE OF APPLICATION: The applicant is seeking the following minor variances:
- reduction of the minimum front yard requirement from 10 metres (32.8 feet) to 5 metres (16.4 feet) for the proposed addition,
- reduction of the minimum front yard requirement from 10 metres (32.8 feet) to 0.5 metres (1.64 feet) to legalize the location of the existing deck,
- reduction of the minimum northerly interior side yard requirement from 5 metres (16.4 feet) to 2.5 metres (8.2 feet) for the proposed addition, and
-reduction of the minimum northerly interior side yard requirement from 5 metres (16.4 feet) to 0.2 metres (0.66 feet) to legalize the location of the existing deck.

WE, the undersigned, in making the decision upon this application have considered whether or not the variances requested are 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 (2) of the Planning Act,

CONCUR in the following decisions and reasons for decisions made on the 21st day of January, 1998.

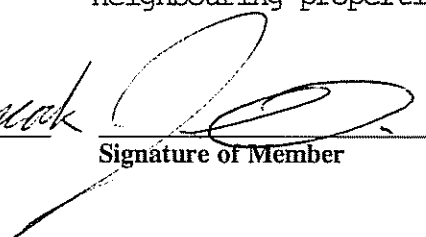
DECISION: Granted with conditions.

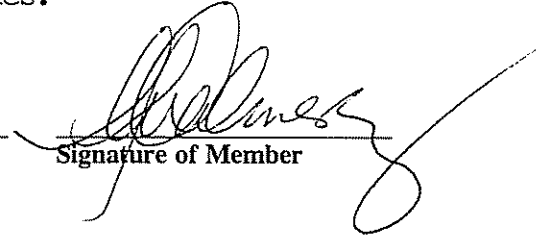
CONDITIONS - This decision has been made subject to the following conditions:

That the northerly wall of the proposed addition be set back from the northerly interior side lot line the same distance as the northerly wall of the existing commercial building.

REASONS FOR DECISION: Variances are minor and will not adversely affect neighbouring properties.

Warren Moraycock
Signature of Member


Signature of Member


Signature of Member

Signature of Member

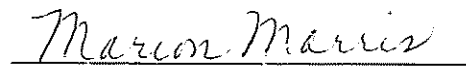
Signature of Member

CERTIFICATION

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

I, Marion Morris, Secretary-Treasurer of the 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 22nd day of January 1998.


Marion Morris, A.M.C.T.(A)
Secretary-Treasurer