

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: Tonecraft Corporation

LOCATION OF PROPERTY: All of Block B, Plan 126, Part of Lots 9, 21, 22 & 23, Plan 252, and Part of Lot 8, Plan 275, designated as Part 2 on Reference Plan 7R-4376  
78 First Street

PURPOSE OF APPLICATION: The applicant is requesting a reduction of the minimum interior side yard requirement from 5.0 metres (16.4 feet) to 1.5 metres (4.9 feet) and a reduction of the minimum rear yard requirement from 7.5 metres (24.6 feet) to 4.5 metres (14.76 feet) in order to develop a commercial plaza on an irregular-shaped lot.

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 (2) of the Planning Act,

CONCUR in the following decisions and reasons for decisions made on the 26th day of August, 1998.

DECISION:  
Granted

CONDITIONS - This decision has been made subject to the following conditions:  
None

REASONS FOR DECISION: Variances are minor and will not adversely affect neighbouring properties. This form of development is considered desirable and an appropriate use of the land.

  
Signature of Member

  
Signature of Member

  
Signature of Member

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Signature of Member

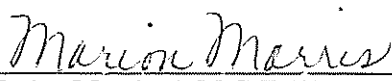
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Signature of Member

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 28th day of August 1998.

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