

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: Abasco Building Group Ltd.

LOCATION OF PROPERTY: Part 1, Reference Plan 7R-2386
8 First Avenue

PURPOSE OF APPLICATION: The applicant is requesting a minor variance to permit dwelling units on the ground floor in order to legalize the 10 existing dwelling units on the ground floor of the existing building.

The applicant is also requesting a minor variance for a reduction of the number of required parking spaces from 10 to 6 to reflect the current parking provision on the subject property.

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 20th day of August, 1997.

DECISION: Granted

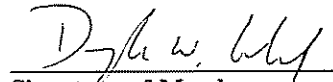
CONDITIONS - This decision has been made subject to the following conditions:

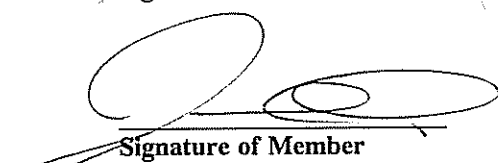
None

REASONS FOR DECISION: Variances are minor. This form of development is considered desirable and an appropriate use of the land.


Signature of Member


Signature of Member


Signature of Member


Signature of Member

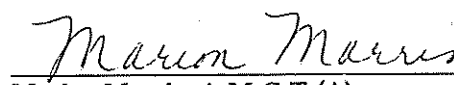
Signature of Member

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 August 1997.


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