

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: 1386524 Ontario Limited

LOCATION OF PROPERTY: Lot 14 and Part of Lot 112, Registrars Compiled Plan 335
(Part 22, Reference Plan 7R-393, Part 6, Reference Plan 7R-4539)
22 Robb Boulevard

PURPOSE OF APPLICATION:

The applicant is requesting the following minor variances:
(a) a reduction of the minimum lot frontage requirement from 30 metres (98.43 feet) to 28.96 metres (95 feet);
(b) a reduction of the minimum interior side yard set back requirement from 6 metres (19.69 feet) to 3.048 metres (10 feet).
The variances are requested to allow for construction of an industrial building with an east side yard of 3.048 metres (10 feet) on a newly created lot which is proposed to be severed by consent application B-11/00 to create two separate lots.

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 20th day of December, 2000.

THE REQUEST IS HEREBY APPROVED WITH CHANGES

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.


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, Susan Lankheit, Secretary-Treasurer of the Committee of Adjustment certify that this is a true copy of the decision of the committee given on December 20th, 2000 with respect to the application recorded therein.

Susan Lankheit,
Secretary-Treasurer, Committee of Adjustment

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: DECEMBER 22, 2000

LAST DAY FOR APPEALING THIS DECISION: JANUARY 9, 2001

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

CONDITIONS:

- REASONS FOR DECISION:**
- (a) The variance is 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.
 - (b) The variance is refused as it is considered premature as no plans for the proposed building have been received by the Town. Set back issues should be addressed once a plan has been submitted.