

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: Fairgrounds Shopping Centre

LOCATION OF PROPERTY: 95 First Street
(Bank of Nova Scotia, Building F)

PURPOSE OF APPLICATION: The applicant is requesting a reduction of the minimum building setback requirement from the lot line adjoining First Street from 6 metres (19.7 feet) to 4 metres (13.1 feet), and a reduction of the minimum building setback from the northerly lot line from 8 metres (26.2 feet) to 7 metres (22.7 feet), in order to legalize the location of the existing building (Bank of Nova Scotia - Building F).

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,

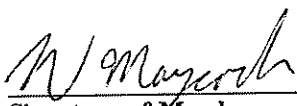
CONCUR in the following decisions and reasons for decisions made on the 21st day of April, 1999.


DECISION: Granted with condition.

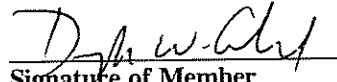
CONDITIONS - This decision has been made subject to the following conditions:

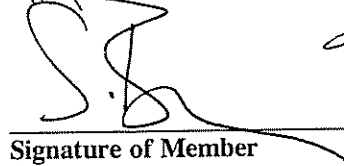
1. That the reduction of the minimum building setback from First Street is only applicable to the canopy.

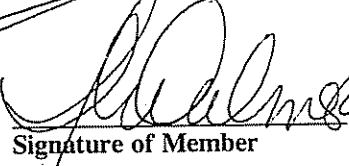
REASONS FOR DECISION: Variances are minor and will not adversely affect neighbouring properties. This development is considered desirable and an appropriate use of the land.


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 26th day of April 1999.


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