

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: Canada Trustco Mortgage Company

LOCATION OF PROPERTY: Lots 3, 4 & 5, Block 6, Registered Plan 159
53 First Avenue

PURPOSE OF APPLICATION: The applicant is seeking a variance to Special Provision 24.16 in Zoning By-law 22-90, to increase the number of permitted multiple dwelling units on the subject property from twenty-eight (28) units to twenty-nine (29) units, in order to recognize the existing number of units in the building.

The applicant is also requesting a reduction in the number of required on site parking spaces from forty-four (44) to forty-two (42), to recognize the existing number of parking spaces provided on the property.

The applicant also requests a reduction of the minimum interior side yard requirement from 5.6 metres (18.4 feet) to 4.9 metres (16.1 feet) in order to legalize the deficient interior side yard setback on the west side of the existing building.

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 18th day of October, 1995.

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.

G. McCloskey Signature of Member *V. Bonin* Signature of Member *Albert Rice* Signature of Member
D. W. W. W. Signature of Member *[Signature]* 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 23rd day of October 1995.

Marion Morris
Secretary-Treasurer