



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: Oddfellows Hall Association

LOCATION OF PROPERTY: Lot 11, Block 6, Registered Plan No. 212
24 Elizabeth Street

PURPOSE OF APPLICATION: The applicant is requesting permission to extend a legal non-conforming use that results in a reduction of the minimum front yard set back from 6 metres (19.68 feet) to 3.74 metres (12.27 feet) to accommodate a proposed 3 by 9.1 metre wheelchair accessible addition to the front of the 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(1) of the Planning Act,

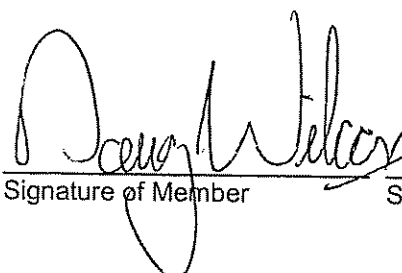
CONCUR in the following decisions and reasons for decisions made on the 20th day of June, 2002.

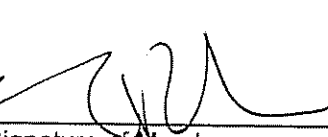
THE REQUEST IS HEREBY **APPROVED WITH CONDITIONS**

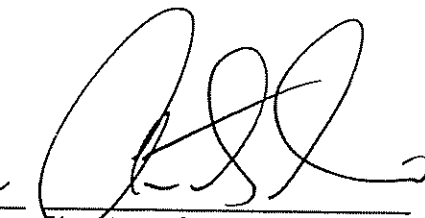
THIS DECISION:

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 June 20, 2002 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: JUNE 24, 2002

LAST DAY FOR APPEALING THIS DECISION: JULY 10, 2002

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

CONDITIONS:

1. That prior to construction taking place, the applicant shall contact the utility companies and make all arrangements necessary for location the existing underground services.
2. That the applicant excavate no further than 0.3 metres (1 foot) to the west of the west side of the proposed addition.
3. That prior to the issuance of a building permit for the proposed addition, the applicant erect snow fencing 0.3 metres (1 foot) to the west of the building face, along the line of cedar trees.
4. That the applicant landscape the front yard in accordance with a plan to be approved by the Director of Planning; and, prior to the issuance of a building permit, deposit a security equivalent to the value of the landscaping to guarantee the implementation of the plan.
5. That the cedar trees on the west side of the building remain on the property.

REASONS FOR DECISION: The request for permission as approved 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.