

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 Limited

LOCATION OF PROPERTY: Part of Lots 1, 2, 3, 4, 5, 7, 8, 9, 10 and 11,  
Part of Lane, Block 18, Registered Plan 222  
10 Fifth Avenue

PURPOSE OF APPLICATION: The applicant is seeking a reduction of the minimum side yard requirement from 8.0 metres (26.2 feet) to approximately 4 metres (13.1 feet) to permit the placement of a building for a youth centre by the Town of Orangeville.

The applicant is also seeking increases in the amount of Service Commercial and Office Gross Leasable Floor Area from 6,038 square metres (65,000 sq. ft.) in Phase I and 6,503 square metres (70,000 sq. ft.) in Phases 1 & 2, to 6,238 square metres (67,147 sq. ft.) in Phase I and 6,703 square metres (72,153 sq. ft.) in Phases 1 & 2, in order to accommodate the floor area devoted to the youth centre.

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 May, 1997.

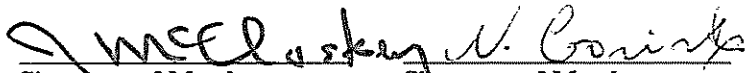
DECISION:  
Granted with conditions.

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

1. That the increases in the permitted gross leasable floor area are devoted only to a youth centre within the property to be conveyed to the Town of Orangeville.
2. That the reductions in the interior side yards apply only to a youth centre within the property to be conveyed to the Town of Orangeville.
3. That a by-law is passed removing the holding symbols from the subject lands.

REASONS FOR DECISION:

Variances are minor and will not adversely affect neighbouring properties.

  
Signature of Member

  
Signature of Member

  
Signature of Member

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Signature of Member


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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 May 1997.

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