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RECEIVED JUL 19 2002

FILE NO. A-8/02



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: Torbram Electric Supply Corporation

LOCATION OF PROPERTY: Lot 14 and Part of Lot 112, Registrar's Compiled Plan 335, more particularly described as Part 1 on Reference Plan 7R-4900 22 Robb Boulevard

PURPOSE OF APPLICATION: The applicant is requesting a minor variance to permit an automotive use to share the building with a non-automotive use. The building has an area of 557 square metres (5,995.7 square feet). The east half is occupied by an electric equipment supply business and the west half is proposed to be leased to a car rust proofing business.

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,

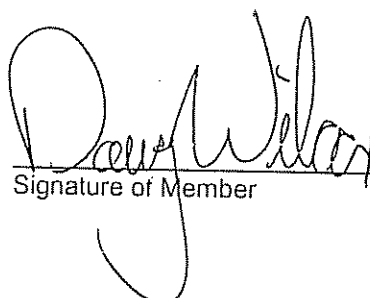
CONCUR in the following decisions and reasons for decisions made on the 18th day of July, 2002.

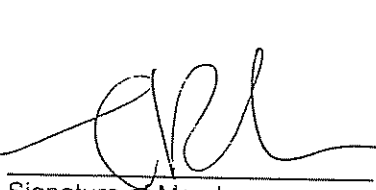
THE REQUEST IS HEREBY APPROVED WITH CONDITIONS

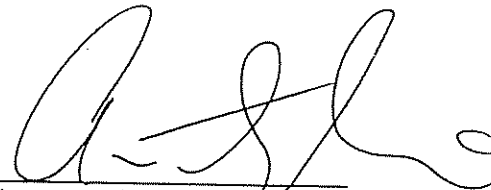
THIS DECISION:

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)

**Cheryl Johns, Acting**  
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 29~~, 2002 with respect to the application recorded therein.

July 18

CF.



Cheryl Johns  
Acting Secretary-Treasurer  
Committee of Adjustment

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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:                      JULY 22, 2002

LAST DAY FOR APPEALING THIS DECISION:                      AUGUST 7, 2002

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

**CONDITIONS:**

1. That the occupants of both units in the building have access to the entire rear yard of the property for parking purposes.

**REASONS FOR DECISION:**      The variance 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.