

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: Robert G. Church
LOCATION OF PROPERTY: Lot 70, Plan 335
5 Centennial Road

PURPOSE OF APPLICATION: The applicant is requesting a reduction of the minimum front yard requirement from 9.0 metres (29.5 feet) to 7.97 metres (26.1 feet), a reduction of the minimum exterior side yard requirement from 9.0 metres (29.5 feet) to 4.55 metres (14.9 feet) and a reduction of the minimum interior side yard requirement from 6.0 metres (19.7 feet) to 4.84 metres (15.8 feet) in order to bring the existing industrial building into compliance with the zoning by-law.

The applicant is also proposing to construct a loading dock at the northwest corner at the rear of the existing industrial building which will be located at the same setback as the existing building. The variance to reduce the minimum interior side yard requirement will bring the loading dock into compliance with the zoning by-law.

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 19th day of May, 1999.

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.

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 21st day of May 1999.

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