

NOTICE — The last day for appealing this decision is May 5th, 1985

Committee of Adjustment

DECISION OF COMMITTEE WITH REASONS RE APPLICATION FOR MINOR VARIANCE

Planning Act, 1983, c. 1, ss. 44 (8)

Name of committee (a) Committee of Adjustment

Name of applicant RE AN APPLICATION BY (b) Suzanne Heron, Family Transition Place (Dufferin)

Brief description LOCATION OF PROPERTY (c) Part Lot 7, Plan 170, Pt. Lot 7, Blk 10, Plan 138

As set out in application PURPOSE OF APPLICATION (d) For a Minor Variance to By-law No. 60-77 to permit a family resource 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 44 (2) of the *Planning Act*,

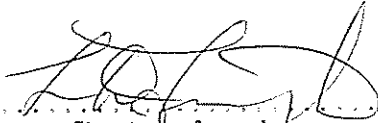
Date of decision CONCUR in the following decisions and reasons for decisions made on the (e) 3rd day of April 1985

DECISION: In the matter of an application by Suzanne Heron, Family Transition Place (Dufferin), P.O. Box 52, Orangeville, Ontario, agent for Ron Lehman, 1 Hillside Drive, Orangeville for a Minor Variance to By-law No. 60-77 of the Town of Orangeville on Part of Lot 7, Plan 170 and Part of Lot 7, Block 10, Plan 138, under the provisions of Section 44 of the Planning Act. S.O. 1983, c.1. be BE GRANTED WITH CONDITIONS

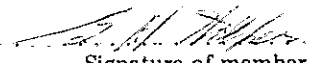
State conditions to be satisfied before granting of consent **CONDITIONS** — This decision has been made subject to the following conditions: (f)

THAT a privacy fence with a minimum height of six feet be erected along the south limit of the property and from the rear of the building along the west side of the property to the limit of the south-west corner.

State reasons for decision **REASONS FOR DECISION: (g)** See attached Schedule 'B'


Signature of member of committee.

Signature of member of committee.


Signature of member of committee.

Signature of member of committee.

Signature of member of committee.

Signature of member of committee.

CERTIFICATION

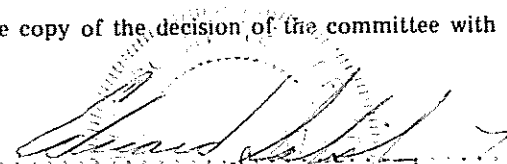
Planning Act, 1983, c. 1, ss. 44 (10)

I, Edward C. Salisbury, M.C.I.P.

Name of committee Secretary-Treasurer of the (h) 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 11th day of April 1985


Signature of Secretary-Treasurer

SCHEDULE 'A' TO SUBMISSION NO. A-4/85
CENTRE

STREET

TWO APARTMENTS

HILLSIDE

DRIVE

OPEN SPACE

K. C. GARDENS

RLY

SENIOR CITIZENS HOUSING

BYTHIA

STREET

SINGLES AND CONVERTED REGISTERED

INST NO MF 70594

PLAN

PART 1

170

PLAN

PART 2

138

LOT 26
LOT 27

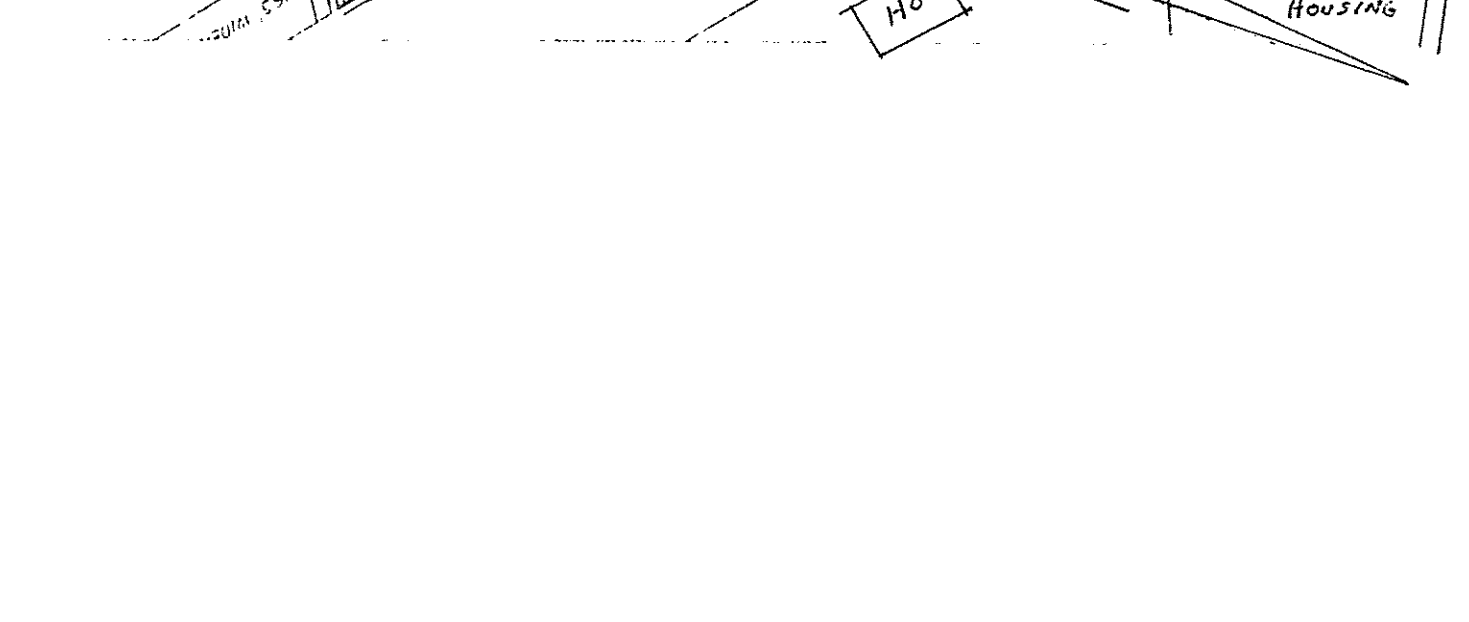
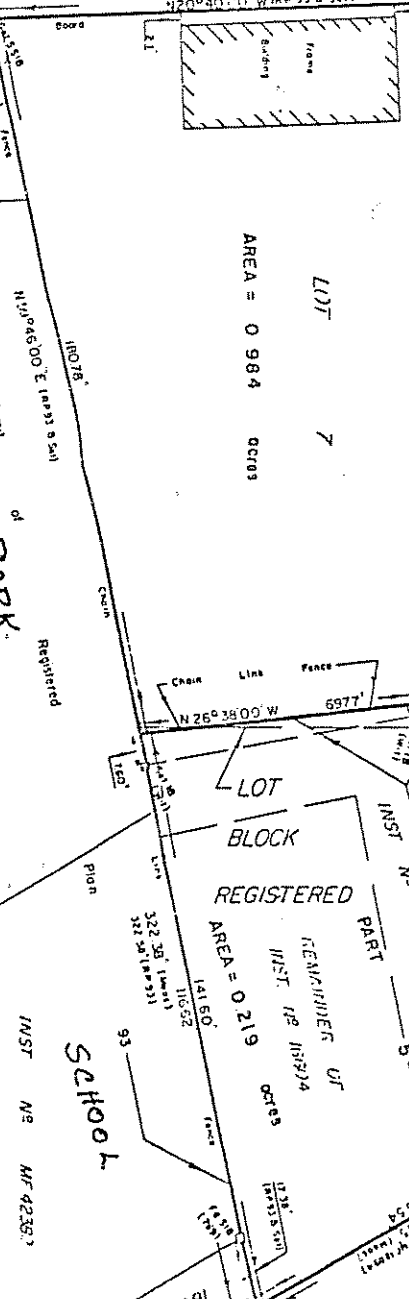
LOT 7
AREA = 0.984
OC103

LOT BLOCK REGISTERED
AREA = 0.219
REMAINDER OF
INST NO MF 11524
OC105

SCHEDULE OF PLATS

PLAT	INST NO	LOT	BLOCK	REC'D PLAN	TOWNSHIP	ACREAGE
1	MF 77382	7	10	170	ORANGEVILLE	0.984
2	MF 77382	7	10	170	ORANGEVILLE	0.984
3	MF 77382	7	10	170	ORANGEVILLE	0.984
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99	MF 77382	7	10	170	ORANGEVILLE	0.984
100	MF 77382	7	10	170	ORANGEVILLE	0.984

INST NO MF 48775
LOT 28
REGISTERED
of PARK BLOCK A
INST NO MF 32673
PLAN
SCHOOL
INST NO MF 42263
LOT 31



REASONS FOR DECISION

- 1) The Town of Orangeville Official Plan is silent in regards to these types of facilities and that scrutiny of the Plan would not indicate that a family resource centre would be prohibited from operating within a residential designation.
- 2) The Zoning By-law provides that there are institutional uses permitted in the R4 Residential Fourth Density Zone. The Committee has previously considered an application to permit a Rest Home in place of a Nursing Home as defined in the By-law. The Committee finds that this application is much akin to the previous one. The R4 Zone permits the greatest range of uses in a residential zone category. The subject property exists as a converted dwelling with three apartment units which might, within law, operate with a higher number of persons on the site.



THE CORPORATION OF THE TOWN OF ORANGEVILLE

MUNICIPAL BUILDING
87 BROADWAY
PHONE 519-941-0440
L9W 1K1

DEPT. . . . COMMITTEE OF ADJUSTMENT

REPLY TO Edward C. Salisbury,
Secretary - Treasurer

SUBMISSION NO. A-4/85

THE
COMMITTEE OF ADJUSTMENT
OF THE
TOWN OF ORANGEVILLE

and

IN THE MATTER OF AN APPLICATION by Suzanne Heron, Family Transition Place (Dufferin)
P.O. Box 52, Orangeville, Ontario, agent for Ron Lehman, 1 Hillside Drive, Orangeville
for a Minor Variance to By-law No. 60-77 of the Town of Orangeville on Part of Lot 7,
Plan 170 and Part of Lot 7, Block 10, Plan 138 under the provisions of Section 44 of
the Planning Act S.O. 1983, c.1.

NOTICE OF HEARING

THE COMMITTEE OF ADJUSTMENT of the Town of Orangeville hereby appoints the 3rd day of April, 1985, at the hour of 7:30 o'clock in the afternoon (local time) in the Council Chambers, Municipal Building, 87 Broadway, Orangeville, for the hearing of all parties interested in supporting or opposing this application. In accordance with Ontario Regulation 406/83, written comments are requested and may be delivered to the undersigned prior to the above Hearing date. If you do not attend and are not represented at this Hearing, the Committee may proceed in your absence and you will not be entitled to any further notice of the proceedings.

Edward C. Salisbury,
Secretary - Treasurer,
Committee of Adjustment.

DATED AT ORANGEVILLE, THIS 20TH DAY OF MARCH, 1985.

Explanatory note: The applicant wishes to use the land and buildings at 1 Hillside Drive as a Family Resource Centre by having the Institutional Uses subsection of the R4 - Residential Fourth Density Zone of By-law No. 60-77 of the Town of Orangeville interpreted to permit such a use.