

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: Dufferin-Caledon Health Care Corporation

LOCATION OF PROPERTY: Part of Lot 30, Concession 1, E.H.S.
140 Rolling Hills Drive

PURPOSE OF APPLICATION: The applicant is seeking a minor variance to allow a crisis care centre to be constructed on the subject property. A crisis care centre is defined in Zoning By-law 22-90 as a "non-profit institutional establishment providing counselling, assistance and temporary emergency shelter for the victims of a domestic or marital conflict or physical assault".

The applicant is also seeking a reduction of the minimum lot frontage requirement from 36 metres (118 feet) to 5.7 metres (18.7 feet) for the crisis care 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 18th day of October, 1995.

DECISION: Granted with conditions.

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

See over.

REASONS FOR DECISION:

Variances are minor. The crisis care facility is considered an appropriate and desirable use given the intent of the Official Plan and Zoning By-law.

Handwritten signatures of five members, each with a line underneath and the text "Signature of Member" below it.

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 October 1995.

Handwritten signature of Marion Morris, Secretary-Treasurer.

Conditions

1. Access for the crisis care centre shall be via the access into the hospital property off Rolling Hills Drive opposite Jordan Drive. A separate access for the property onto Rolling Hills Drive will not be permitted. That access will therefore serve as the access to the hospital parking lot, the daycare centre, and the proposed crisis care centre.
2. A site plan shall be approved by Public Works prior to a building permit being issued for the facility to verify that the water and sanitary sewer servicing and the surface drainage is consistent with the overall servicing of the hospital lands.