

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: The Dufferin County Board of Education

LOCATION OF PROPERTY: Part of the east half of Lot 2, Concession 2, W.H.S. and
Blocks 16, 18, 19 and 20, Registered Plan 212
22 Faulkner Street

PURPOSE OF APPLICATION: The applicant is seeking a reduction in the number of required on site parking spaces from two hundred and two (202) to one hundred and eighty-eight (188) parking spaces. The applicant would like to legalize the deficiency in the number of parking spaces provided on site in order to be able to locate an additional portable classroom on the subject property.

The applicant is also seeking the elimination of the requirement for forty (40) bus loading areas to recognize current site conditions. The present arrangements for students getting on and off the buses will continue.

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.



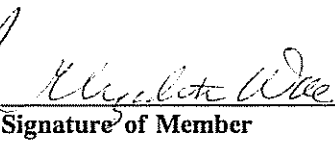
DECISION: Granted

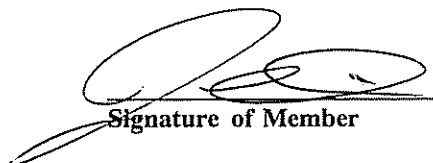
CONDITIONS - This decision has been made subject to the following conditions:

None

REASONS FOR DECISION:

Variations 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 23rd day of October 1995.


Secretary-Treasurer

Hiedi Murray

From: Hiedi Murray
Sent: Thursday, January 05, 2006 12:08 PM
To: James Stiver; Doug Jones; Al Reid
Cc: Graham Burke
Subject: ODSS - 22 Faulkner Street

Doug, Allen and I met today with Al Mueller of Stantec and Blair Capling of the UGDSB to discuss plans for the parking lot at ODSS. The Board is planning to repave the existing parking lot and restripe the parking spaces to maximise parking and bus loading efficiencies. There is only one portable classroom left from a high of 13 a few years ago so there are more parking opportunities. The tennis courts currently located at the north side of the school are proposed to be relocated to the south side of the playing fields, west of the school and just north of the Fead Street road allowance. Basketball courts are proposed west of the tennis courts, if funds can be found. Two junior soccer fields located in the playing fields would be moved within this area. No new paved areas would be created.

We discussed the parking requirement. In 1995, the C of A approved a minor variance in parking for a reduction from 202 to 188 spaces, which included 28 spaces along the Fead Street road allowance that have since been removed for the installation of a sidewalk. The current parking requirement has gone down. There are now only 70 teaching areas that generate a requirement for 175 spaces. The new parking arrangement would provide 198 spaces.

I advised that since the proposal is only to repave the existing lot that a site plan application would not be required. Doug confirmed that Public Works would not require anything further either.

We were asked whether the Town would be interested in enforcing parking infringements on the property. I said the Town would not be interested since this is on private property.

The proposed location of the tennis courts appears to conflict with an existing walkway that runs from the school to the Board office parking lot on Amelia Street. It was suggested that this walkway should continue to be available since many students use it. AM said that there is a lot of space in this area for the walkway in addition to the courts. He wondered whether the Town would ever install a sidewalk along the north side of Fead Street, west of the school. Doug said that there are no plans to do this.

BC also wondered whether the Town would be interested in cost sharing the installation of the tennis and basketball courts. It was suggested that he contact Graham Burke to discuss this as well as put the Parks Department in the picture regarding the proposed changes.

I asked AM to provide me with a copy of the parking design for our files when it has been finalized.

Hiedi



Al Mueller
 Senior Transportation Technologist

Stantec Consulting
 49 Frederick Street
 Kitchener ON N2H 6M7
 Tel: (519) 579-4410
 Fax: (519) 579-6733
 Direct Line: (519) 585-7261
 amueller@stantec.com
 stantec.com

UPPER GRAND DISTRICT SCHOOL BOARD

Blair Capling, B.E.S.
 PROJECTS TEAM LEADER



500 Victoria Road, North
 Guelph, Ontario N1E 6K2
 Phone: (519) 822-4420 Ext. 844
 Fax: (519) 822-2134
 blair.capling@ugdsb.on.ca.

1/5/2006

Hiedi Murray

From: Alan Young
Sent: Wednesday, July 04, 2001 4:43 PM
To: Gary Kocialek
Cc: Hiedi Murray
Subject: RE: Parking at ODSS

Gary,
Notwithstanding the planning history, which indicates that the boulevard spaces were relied on for a parking variance related to portables, parking on the road allowance cannot legally count towards the parking supply required by the Zoning By-law. Therefore there is no zoning impediment to building a sidewalk across the boulevard parking. Whether the School feels they will experience a parking shortfall, in practice, is another question. Has this been discussed with them?

Alan

-----Original Message-----

From: Hiedi Murray
Sent: 04 July 2001 16:30
To: Alan Young
Subject: RE: Parking at ODSS

Alan, as discussed earlier, ODSS was granted a minor variance in 1995 for a reduction in the required number of parking spaces from 245 to 188. The 188 total includes 28 parking spaces along the north side of Fead Street. Bob Fex of the UGDSB has confirmed that the number of teaching areas has likely not changed since 1995.

Hiedi

-----Original Message-----

From: Alan Young
Sent: Monday, June 25, 2001 11:13 AM
To: Hiedi Murray
Cc: Gary Kocialek
Subject: FW: Parking at ODSS

Hiedi,
Could you please look into this and advise me. There was a variance application that was considered, about 1995 or 1996, I think, that looked in detail at the parking supply at ODSS, in relation to the proposed construction of portables. I would be pretty sure that we didn't count any parking on the boulevard as satisfying zoning requirements.

Alan

-----Original Message-----

From: Gary Kocialek
Sent: 25 June 2001 11:08
To: Alan Young
Cc: Jack Tupling
Subject: Parking at ODSS

Alan, we will be preparing a report on sidewalk capital work for 2001. One of the requests is for sidewalk on Fead Street adjacent to ODSS. The school currently has a number of parking spaces on the boulevard which would be lost if a sidewalk was constructed.

The Clerks department and the school board are checking if there is some sort of agreement allowing the school to park on the boulevard. I am not aware of any such agreement so it may be possible to construct the sidewalk.

Would you please advise if the school would have a sufficient number of parking spaces if the boulevard parking on Fead Street adjacent to the school was eliminated in favour of a sidewalk.

Thanks.

Gary