

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: Orangetown Court Development Ltd.

LOCATION OF PROPERTY: Part of Lot 1, Block 2, Plan 138  
Part of Lots 42-44, Plan 189, Part of Lots A, C, D & E,  
and Part of Lane, Plan 268, designated as Part 1, Plan 7R-4244  
5 Spring Street

PURPOSE OF APPLICATION: The applicant is requesting an increase in the maximum permitted height of a fence in the front yard from 0.9 metres (3 feet) to 1.22 metres (4 feet) for approximately the first 2.44 metres (8 feet) of the lane and from 0.9 metres to 1.53 metres (5 feet) for approximately the next 2.44 metres (8 feet) of the lane into the rowhouse development (both sides of the laneway). The remainder of the fence along the laneway will be 1.83 metres (6 feet).

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,

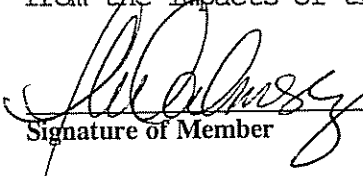
CONCUR in the following decisions and reasons for decisions made on the 15th day of July, 1998.

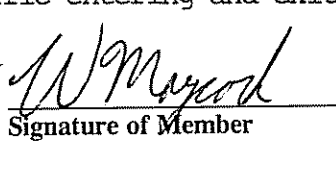
DECISION: Granted with conditions.

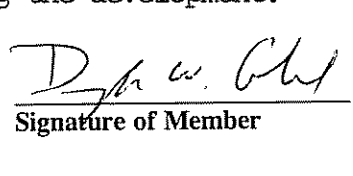
CONDITIONS - This decision has been made subject to the following conditions:

That a "Stop" sign be placed at the intersection of Orangetown Court and Spring Street and a "Stop Ahead" sign at the northeast corner of Lot 1, as shown on the sketch provided with the Notice of Hearing. The signs must conform to the requirements of the Manual of Uniform Traffic Control Devices.

REASONS FOR DECISION: Variances are minor and the development is considered desirable. Construction of a higher fence along both sides of the laneway will protect homeowners from the impacts of traffic entering and exiting the development.

  
Signature of Member

  
Signature of Member

  
Signature of Member

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Signature of Member


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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 17th day of July 1998.

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