

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: Al and Cindy Lundy

LOCATION OF PROPERTY: Part of Lots 48 and 49, Registered Plan 189
6 Spring Street

PURPOSE OF APPLICATION: The applicants are requesting an increase in the maximum permitted height of a fence in the front yard from 0.9 metres (3 feet) to 2.1 metres (7 feet) with 0.6 metres (2 feet) of lattice in order to construct a wood privacy fence.

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 November, 1997.

DECISION:

Granted with conditions.

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

See over.

REASONS FOR DECISION: Variance is minor.

Signature of Member [Handwritten Signature] Signature of Member [Handwritten Signature] Signature of Member [Handwritten Signature]
Signature of Member [Handwritten Signature] Signature of Member [Handwritten Signature]

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 20th day of November 1997.

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

Conditions - File A-19/97

Re: 6 Spring

- That the variance for the height of the fence only pertain to the portion of the front property line from the northwesterly front corner of the property to the westerly limit of the existing driveway, a distance of approximately 7.6 metres (25 feet).
- That the applicants construct a pressure-treated wood privacy fence using 4" by 4" posts, 2" by 4" top and bottom boards, and 1" by 6" vertical boards. The fence must match the existing wood privacy fence on the westerly property line.