

LAST DAY FOR APPEALING THIS DECISION: May 9, 2000

(Appeals must be received no later than 4:30 p.m. on the above date)

DATE DECISION MAILED: April 25, 2000

COMMITTEE OF ADJUSTMENT

DECISION OF COMMITTEE WITH REASONS
RE APPLICATION FOR CONSENT

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 applicant is 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 0.3 metres (1 foot) 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 April, 2000.

DECISION: GRANTED WITH CONDITIONS

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

See Attached

REASONS FOR DECISION: The variance is considered minor in nature. It is the opinion of the Committee of Adjustment that the general intent and purpose of the Official Plan and Zoning By-law are maintained and the proposal is desirable for the appropriate development or use of the land, building or structure.

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, Susan Lankheit, Secretary-Treasurer of the Committee of Adjustment certify that the above is a true copy of the decision of the committee given on April 19, 2000 with respect to the application recorded therein.

Susan Lankheit,
Secretary-Treasurer

Conditions

File A-3/00

6 Spring Street

Part of Lots 48 and 49, Registered Plan 189

That minor variance application A-3/00 is approved subject to the following conditions:

1. That the variance apply only to the portions of the property to the west of the westerly driveway and to the east of the easterly driveway.
2. That the fences be constructed in pressure-treated wood, to match the existing fence on the front lot line.
3. That the applicant complete the siding on the front of the house, prior to the construction of the fence.
4. That the applicant install a permanent door on the garage, prior to construction of the fence.
5. That the applicant sod or seed the area east of the house, after the posts are in for the fence.