

# Fence Variance Proposal Outline – 1 Mayberry Drive Grand Valley

## Introduction

I am requesting a fence variance to extend my fence along the right side of my house to 14 feet past the bricks on the back wall. The current regulations allow for a maximum of 6 feet.

## Description of the Proposed Fence

The proposed fence will be made of wood, with a height of 6 feet, and will be installed along the rear and side boundaries of my property. It will also have a double gate on the right side of the property facing towards the front of the house.

## Reasons for the Variance Request

Due to the basement window wells, I want there to be adequate clearance between both windows. An additional 8 feet will achieve this request from the existing 6-foot allowance.

## Compliance with Township Regulations

The current regulations permit a 6-foot extension of fence past the back wall of my house.

## Supporting Evidence

Below photo of my property, additional diagram of the proposed fence. The **RED** outline is an existing fence between our property and neighbors. **Blue** outline is proposed fence. **Green** highlight showing the fence variance request.

I believe this variance will improve the safety and privacy of my property without negatively impacting the community. Please contact me on 416-709-6875 for any further information.



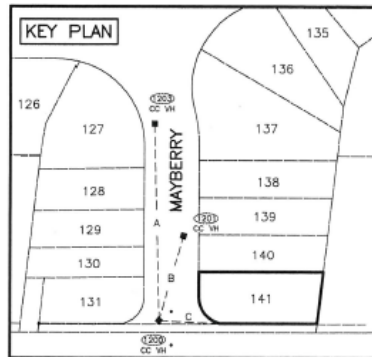
SURVEYOR'S REAL PROPERTY REPORT  
PLAN OF  
LOT 141  
REGISTERED PLAN 7M-67  
TOWN OF GRAND VALLEY  
COUNTY OF DUFFERIN

SCALE 1 : 250  
0 5 10 15 metres  
VAN HARTEN SURVEYING INC.

Fence variance 14 ft.

Existing fence

Proposed Fence line



LOT CONTROL TRAVERSE DATA		
A	: N18°09'22"W	72.657
B	: N0°51'58"W	32.623
C	: N75°55'32"E	21.969

NOTE:  
DISTANCES SHOWN ON THIS PLAN ARE  
ADJUSTED GROUND DISTANCES AND CAN  
BE CONVERTED TO GRID DISTANCES BY  
MULTIPLYING BY AN AVERAGED COMBINED  
SCALE FACTOR OF 0.999569

SUMMARY REPORT:

CLIENT: THOMASFIELD HOMES LTD.  
VAN HARTEN SURVEYING INC. ACCEPTS NO  
RESPONSIBILITY FOR USE BY OTHER  
PARTIES.

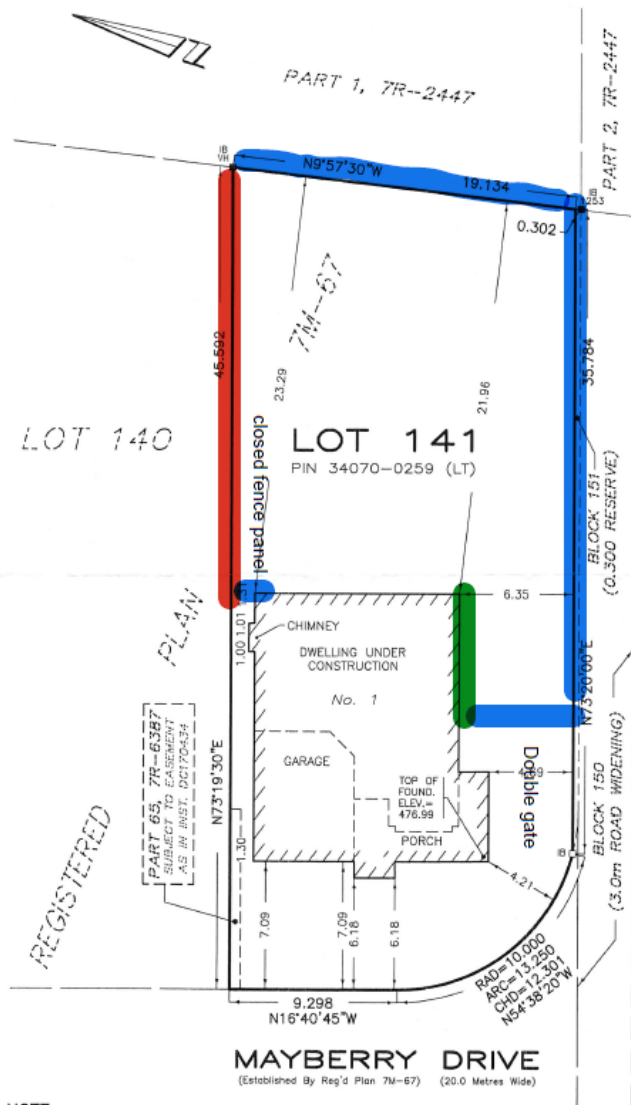
PROPERTY DESCRIPTION:  
No. 1 MAYBERRY DRIVE  
LOT 141, PLAN 7M-67  
PIN 34070-0259 (LT)  
TOWN OF GRAND VALLEY

EASEMENTS:  
SUBJECT TO AN EASEMENT IN GROSS OVER  
PART 65, 7R-6387 AS IN INST. DC170434.

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
1959688



THIS PLAN IS NOT VALID  
UNLESS IT IS AN EMBOSSED  
ORIGINAL COPY  
ISSUED BY THE SURVEYOR  
in accordance with  
Regulation 1026, Section 29(3)



NOTE:  
REVISED TO SHOW CORRECTED ADDRESS.

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Aug 24, 2016 - 3:56pm  
G:\BRAND VALLEY\7M-67\ccod\B141.dwg

LEGEND:

— SURVEY MONUMENT SET  
— SURVEY MONUMENT FOUND  
— STANDARD IRON BAR  
— SHORT STANDARD IRON BAR  
— IRON BAR  
— CUT CROSS  
1253 D. J. CULLEN, O.L.S.  
1155 & WH VAN HARTEN SURVEYING INC., O.L.S.'s

METRIC : DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTE : ALL MEASUREMENTS SHOWN TO BUILDING ARE TO THE CONCRETE FOUNDATION UNLESS INDICATED OTHERWISE.

NOTE : ALL MEASUREMENTS SHOWN ON THIS PLAN ARE BY VAN HARTEN SURVEYING INC. UNLESS INDICATED OTHERWISE.

NOTE:

BEARINGS SHOWN ON THIS PLAN ARE UTM GRID BEARINGS (NAD83  
ADJUSTMENT), RELATED TO PLAN 7M-67 AND BASED ON CONTROL  
LINE 'A' AS SHOWN HAVING A BEARING OF N18°09'22"W.

PROJ. NO. 23190-15

CHECKED BY J.S.S.

DRAWN BY S.A.P.

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN  
ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS  
ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE  
2nd DAY OF DECEMBER, 2015.

JOHN S. SCOTT, O.L.S.  
DATE: JANUARY 6, 2016  
REVISED: AUGUST 25, 2016



Van Harten  
SURVEYING INC.

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