

## **Fence By-law Variance Request - 73 Jonesville Crescent - Don Parkway**

*(City Council on December 14, 15 and 16, 1999, adopted this Clause, without amendment.)*

**The North York Community Council recommends the adoption of the following report (November 23, 1999) from the District Manager – North, Municipal Licensing and Standards and Court Services:**

### Purpose:

To report on an application (September 8, 1999) received from George and Melina Tanacs, requesting an exemption to North York By-Law # 30901, as amended.

### Financial Implications and Impact Statement:

There are no financial implications for the City with regard to this matter.

### Recommendations:

It is recommended that this application be approved.

### Background:

The property is a mixed use legal-non-conforming building which contains a residence in the front portion. The only area to afford privacy for the owner/occupant is the front yard. Accordingly, the applicant proposes to erect a 1.5 m (5 ft.) board fence along the front (north) property line and on the east side to within several feet of a walkway to the side door and continuing over to the building, thereby enclosing the front yard and most of the east side yard. The purpose of this application is to provide screening from the new Ford Dealership in the hydro right-of-way opposite this property. The increased volume of traffic created by this business has brought about the need for increased privacy and security.

### Comments:

The erection of the proposed fence on the front property line would not appear to create a sight obstruction at this location. The front yard of the property is considerably higher than the roadway and Tisdale Avenue to the east intersects with Jonesville Avenue adjacent to this property, however, Jonesville Avenue runs diagonally to the south west. Accordingly the stop sign for Tisdale Avenue is located almost at the curb line and therefore does not create a sight obstruction to traffic at this location.

Conclusions:

This application is for an exemption from the provisions of North York By-law #30901, as amended to afford privacy and security for the front residential portion of an industrial building which is located opposite a new car dealership and the increased traffic flow associated with that business.

The property is situated on a corner lot and the erection of a 1.5 m (5 ft.) wooden fence on the front (north) and east property lines would not create a sight obstruction at the intersection.

Contact:

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