

TORONTO STAFF REPORT

August 22, 2006

To: Etobicoke York Community Council

From: Curtis Sealock, District Manager, Municipal Licensing and Standards

Subject: 11 Placid Road, Former City of Etobicoke
Application for an Exemption to Toronto Municipal Code, Chapter 447, Fences
Ward 5, Etobicoke-Lakeshore

Purpose:

To report on an application submitted by the owner of 11 Placid Road, requesting an exemption to the Toronto Municipal Code, Chapter 447, Fences, to maintain a closed boarded wooden fence with lattice work attached at the top of the fence to a height of 2.44 metres (8.0 feet) within the front yard of the property.

Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that the request for the exemption be refused based on non-compliance with the requirements set out in this Chapter.

Background:

As the result of a complaint being received, the property was investigated and it was determined a newly constructed wooden fence had been placed within the front yard of the flankage lot at the corner of Claymore Drive and Placid Road. As a result of the officer's findings, a Notice of Violation was issued to the owner to bring the property into compliance, Attachments 1 and 2.

The constructed closed boarded wooden fence is 1.52 metres (5.0 feet) in height with lattice work measuring 0.30 of a metre (1.0 foot) attached to the top, as indicated on Attachment 3.

Comments:

Section 447-2 of Municipal Code, Chapter 447, Fences, restricts the height of a fence in the front yard of a single family dwelling to 1.0 metres (3.2 feet) within the first 2.4 metres (7.9 feet) of the property line and 1.2 metres (3.9 feet) from 2.4 metres (7.9 feet) of the property line to the front wall of the dwelling for close boarded fences.

Conclusions:

The construction of the close boarded wooden fence with the lattice work on the top of the fence within the front yard of the property is not in compliance with the requirements of the fence By-law.

Contact:

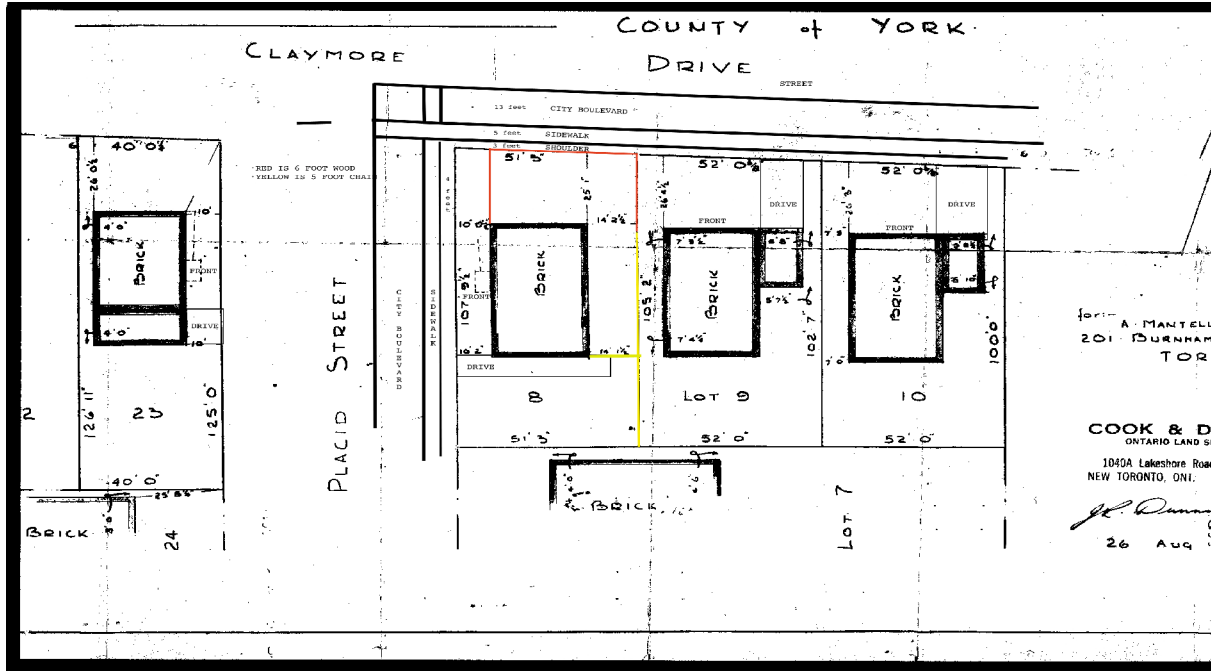
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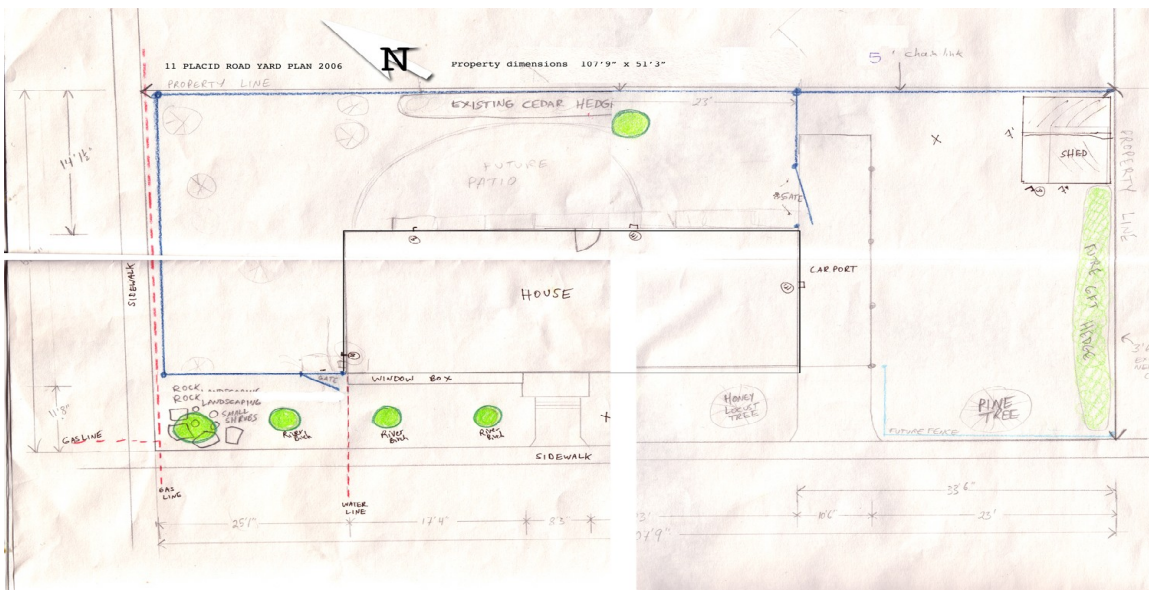
List of Attachments:

Attachment 1 – Property Survey and Sketch indicating location of fence
Attachment 2 – Photographs of constructed fence
Attachment 3 – Fence construction detail

Attachment 1



Property Survey



Sketch indicating location of fence

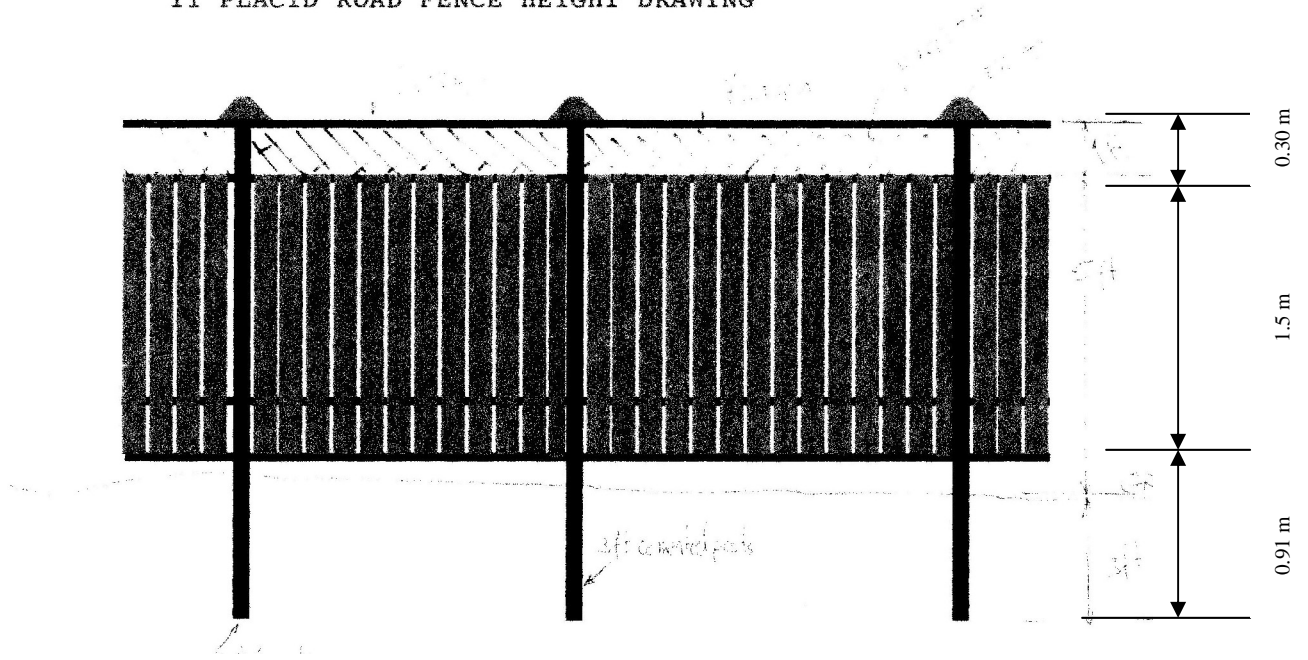
Attachment 2



Photographs of constructed fence

Attachment 3

11 PLACID ROAD FENCE HEIGHT DRAWING



Fence construction detail