



STAFF REPORT ACTION REQUIRED

Application for Fence Exemption 66 King Georges Road

Date:	May 9, 2007
To:	Etobicoke York Community Council
From:	Curtis Sealock, Manager, Municipal Licensing and Standards
Wards:	Ward 5, Etobicoke Lakeshore
Reference Number:	ML&S Folder No. 07-105671 FEN

SUMMARY

This staff report is in response to an application for a Fence Exemption to maintain an existing fence located at 66 King Georges Road in the flankage yard along Jackson Avenue, for which the Etobicoke York Community Council has delegated authority from City Council to make a final decision.

RECOMMENDATIONS

Municipal Licensing and Standards recommends that The Etobicoke York Community Council refuse the application, as the erected fence does not comply with the provisions of Toronto Municipal Code Chapter 447 Fence, Section 2, Subsection B. (1).

FINANCIAL IMPACT

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

ISSUE BACKGROUND

The property is located at the northwest corner of King Georges Road and Jackson Avenue. (Attachment 1)

The owner has submitted an application for a Fence Exemption to maintain the existing fence located on the Jackson Avenue flankage yard.

The fence is of closed board construction with lattice on top and the plans indicate the height as 1.87 metres. Field measurements of the fence indicate the height varies between 1.9 metres to 2 metres, due to the uneven cultivated soil. The distance of the fence to the property line varies between 1.14 metres at the south to 1.06 metres at the north portion of the lot. The fence restricts the sight lines of the driveway on this property as well as the driveway for the adjacent property to the north. (Attachments 2, 3, 4, 5 & 6)

COMMENTS

The application request for a Fence Exemption does not meet the requirements of the City of Toronto Municipal Code, Chapter 447, Fences, Section 2, Subsection B. (1), as the fence is located within 2.4 metres of the side lot line and restricts the sight lines of the driveway on this property as well as the driveway to the north, on the adjacent property.

CONTACT

John Romano, Supervisor
Etobicoke York District
Municipal Licensing and Standards
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SIGNATURE

Curtis Sealock, District Manager
Etobicoke York District
Municipal Licensing and Standards

ATTACHMENTS

Attachment 1: Site Survey

Attachment 2: Site Plan

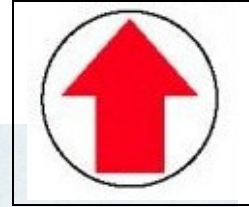
Attachment 3: Fence Details

Attachment 4: Photograph showing Jackson Avenue Flankage Elevation & Fence Details

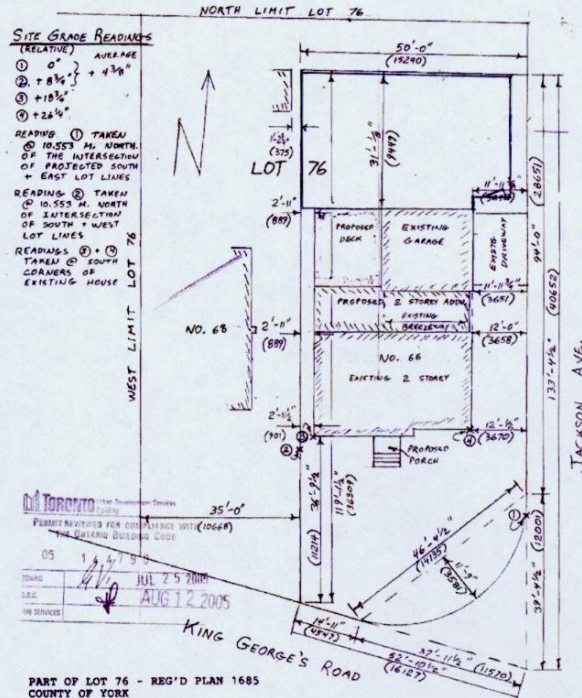
Attachment 5: Photograph showing Drive ways Sight Line Obstructions

Attachment 6: Photograph showing Drive ways Sight Line Obstructions

Attachment 1: Site Survey



**Appendix C
Property Survey Showing Fence
66 King Georges Road**



PART OF LOT 76 - REG'D PLAN 1685
COUNTY OF YORK
Lot information and existing setbacks taken from original survey
by Brown, Cavell & Lloyd, O.L.S. dated Jan. 17, 1951

Site Statistics

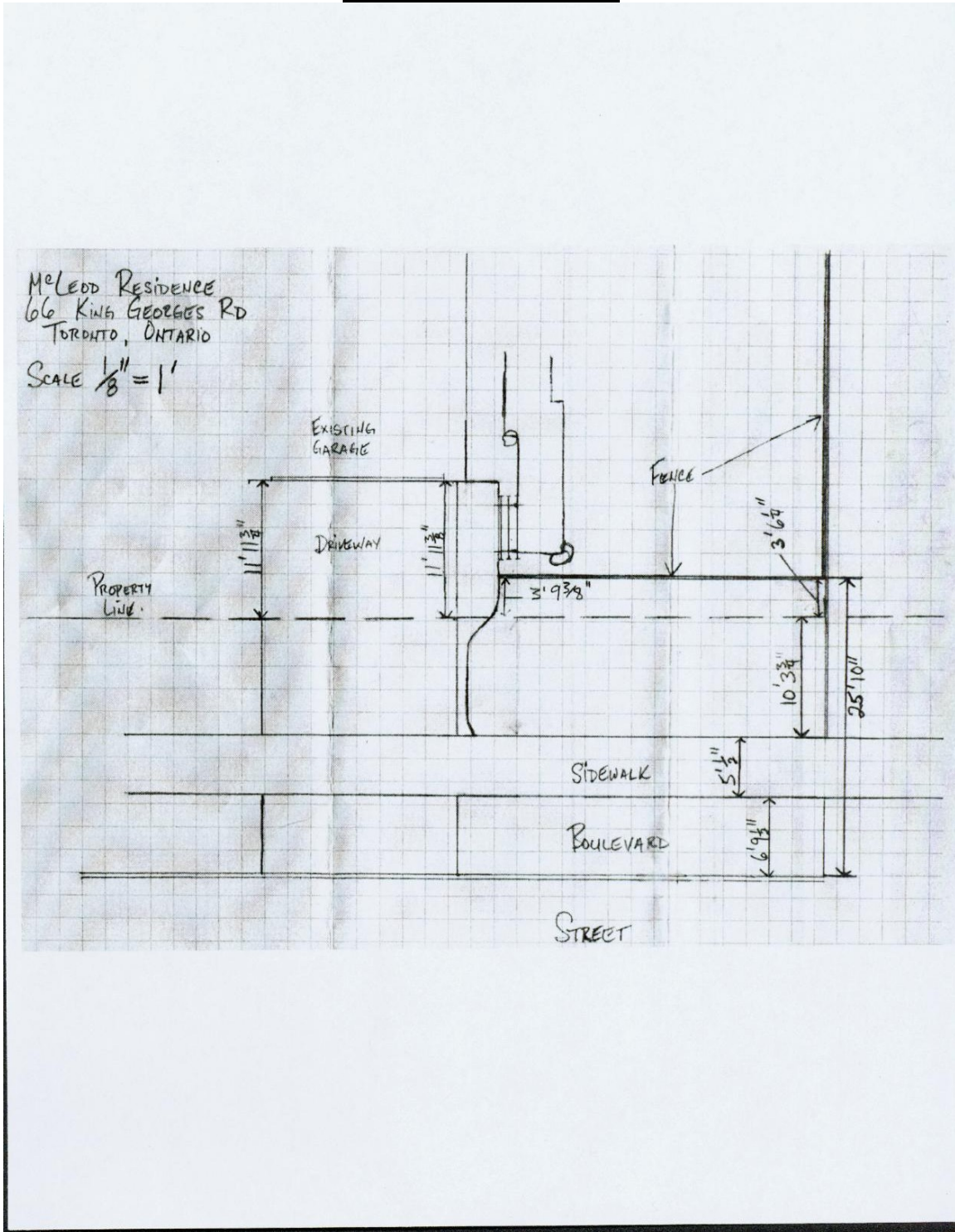
Lot Area:	6003 sq. ft.	557.74 sq. m.
Existing Lot Coverage:	1,242 sq. ft. = 20.7%	
Proposed Lot Coverage:	1,548 sq. ft. = 25.79%	
Existing G.F.A.:	2,176 sq. ft.	202.15 sq. m.
Proposed G.F.A.:	2,638 sq. ft.	245.07 sq. m.
Allowed G.F.A.:	3,115 sq. ft.	289.44 sq. m.

MCLEOD RESIDENCE 66 King George's Rd., Etobicoke, ON MX 1L3	Scale: 1:200
Prepared by Herterich Contracting Limited 30 Titan Rd., Unit 29, Etobicoke, Ontario 416-642-0528, Fax 416-642-0529	
SITE PLAN	PAGE P1

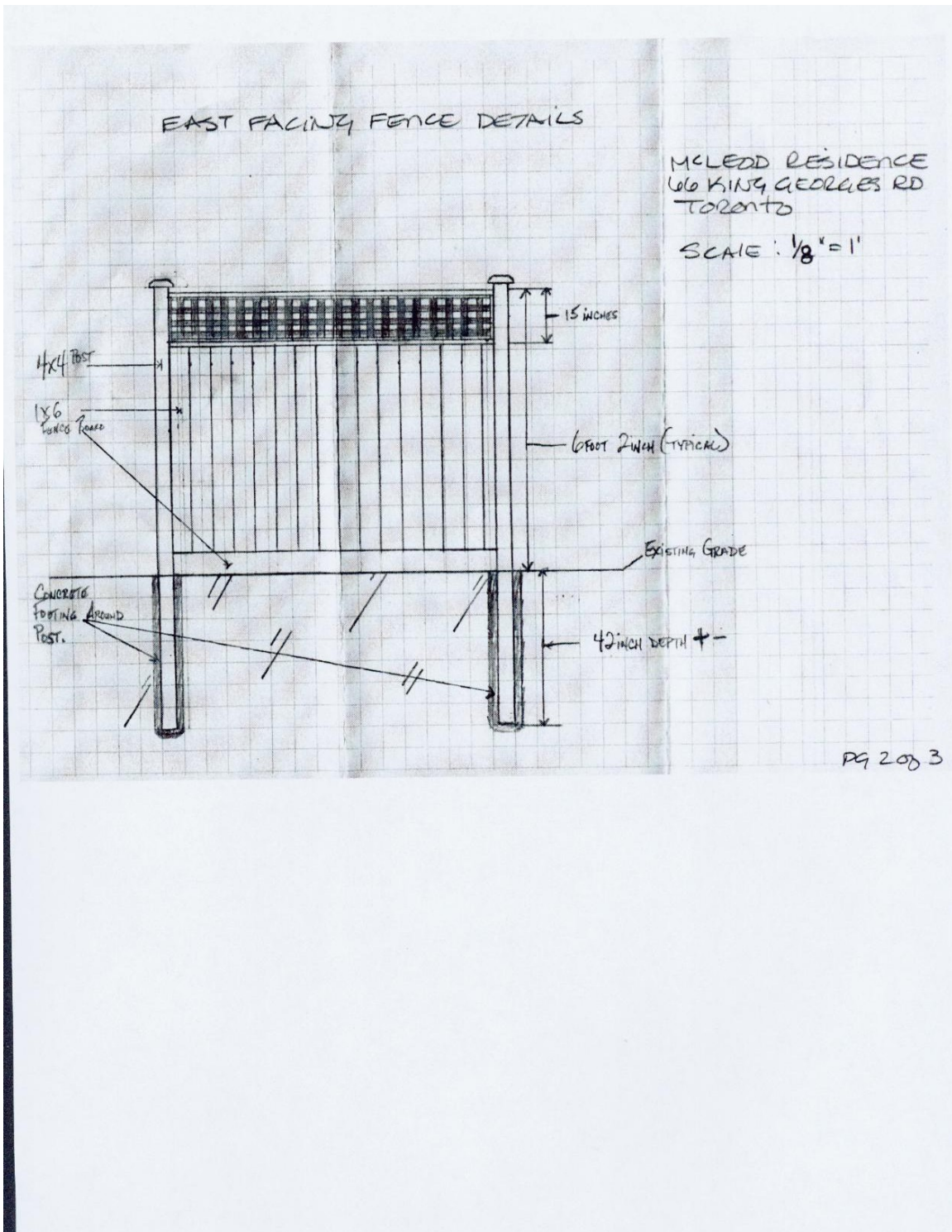
JACKSON AVENUE

KING GEORGES ROAD

Attachment 2: Site Plan



Attachment 3: Fence Details



Attachment 4: Photograph Fence Details

Jackson Avenue Flankage Elevation (House fronting King Georges Road)



Attachment 5: Photograph showing Drive ways Sight Line Obstructions

Jackson Avenue Flankage Elevation (House fronting King Georges Road)

View looking west of driveways sight line obstructions



Attachment 6: Photograph showing Drive ways Sight Line Obstructions

Jackson Avenue Flankage Elevation (House fronting King Georges Road)

View looking south of driveway sight line obstruction from 54 Jackson Avenue

