



## STAFF REPORT ACTION REQUIRED

### Application for Fence Exemption 66 King Georges Road

<b>Date:</b>	May 9, 2007
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Curtis Sealock, Manager, Municipal Licensing and Standards
<b>Wards:</b>	Ward 5, Etobicoke Lakeshore
<b>Reference Number:</b>	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  
Tel: 416-394-2536 Fax: 416-394-2904  
E-mail: [jromano@toronto.ca](mailto:jromano@toronto.ca)

## **SIGNATURE**

---

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

## **ATTACHMENTS**

Attachment 1: Site Survey

Attachment 2: Site Plan

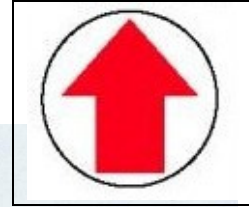
Attachment 3: Fence Details

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

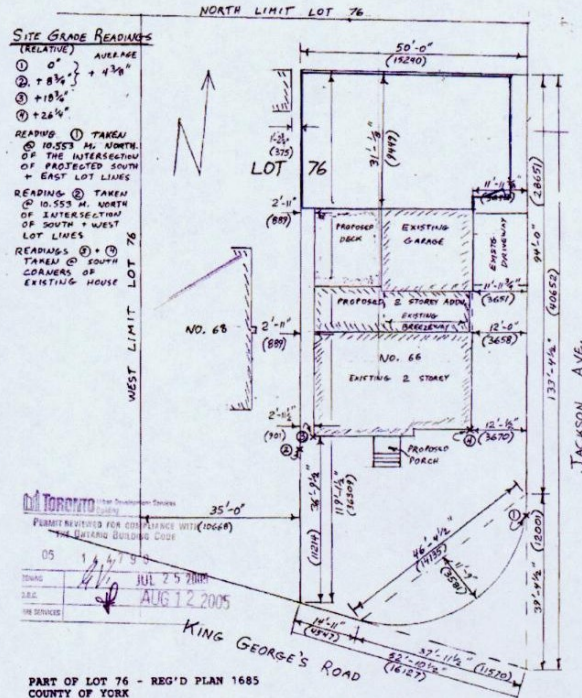
Attachment 5: Photograph showing Drive ways Sight Line Obstructions

Attachment 6: Photograph showing Drive ways Sight Line Obstructions

**Attachment 1: Site Survey**



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



**SITE GRADE READINGS (RELATIVE)**  
 AVERAGE  
 ① 0"  
 ② +8 3/4"  
 ③ +18 3/4"  
 ④ +26 1/4"  
 READING ① TAKEN @ 10.553 M. NORTH OF THE INTERSECTION OF PROTECTED SOUTH + EAST LOT LINES  
 READING ② TAKEN @ 10.553 M. NORTH OF INTERSECTION OF SOUTH + WEST LOT LINES  
 READINGS ③ + ④ TAKEN @ SOUTH CORNERS OF EXISTING HOUSE

**Toronto** Planning Department  
 PERMITTED FOR CONFORMANCE WITH (10668)  
 JUL 25 2005  
 AUG 12 2005

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**

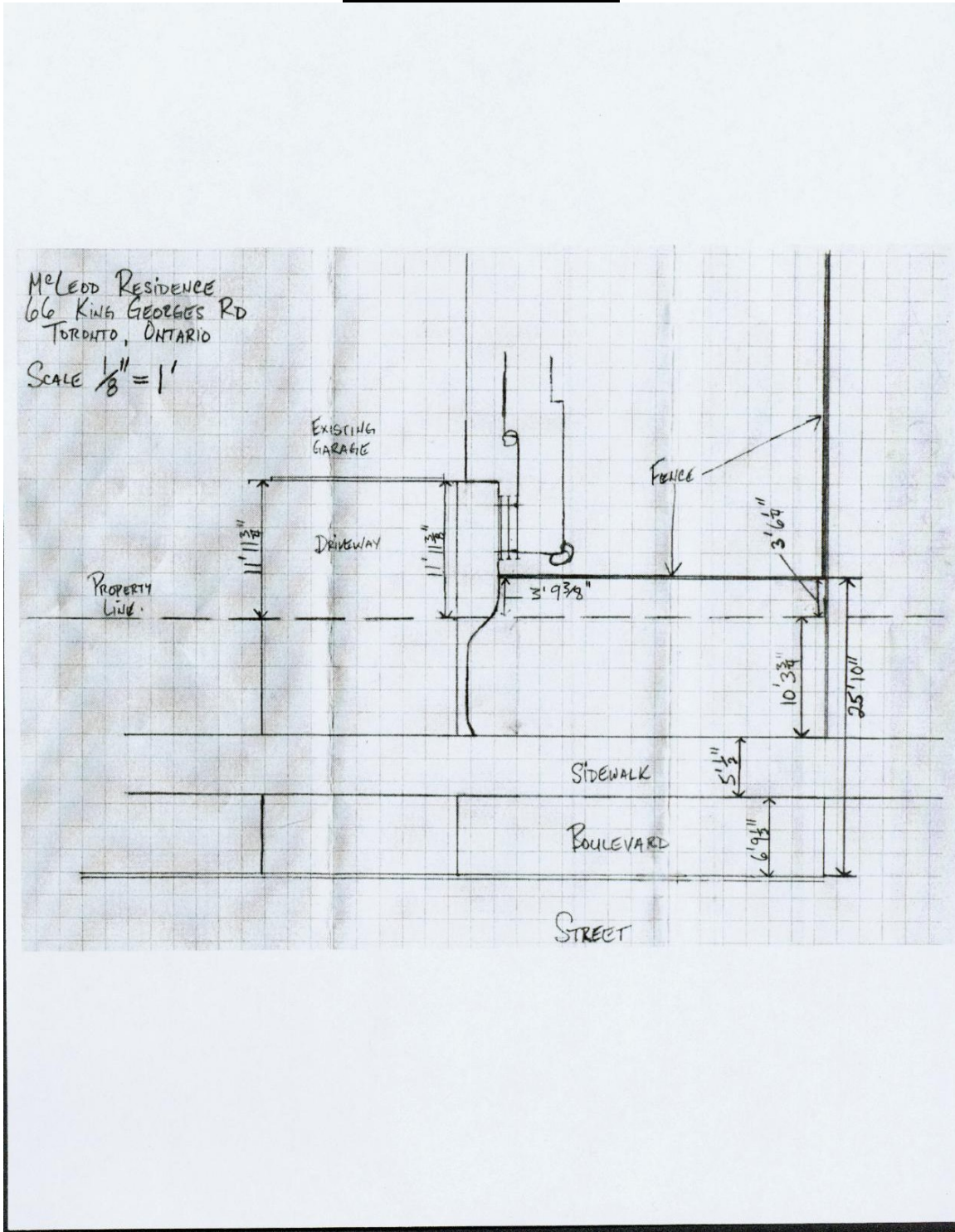
Lot Area:	6003 sq. ft.	557.74 sq. m.
Existing Lot Coverage:	1,242 sq. ft. = 20.7%	
Proposed Lot Coverage:	1,548 sq. ft. = 25.79%	
Existing G.F.A.:	2,176 sq. ft.	202.15 sq. m.
Proposed G.F.A.:	2,638 sq. ft.	245.07 sq. m.
Allowed G.F.A.:	3,115 sq. ft.	289.44 sq. m.

<b>MCLEOD RESIDENCE</b> 66 King George's Rd., Etobicoke, ON MBX 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

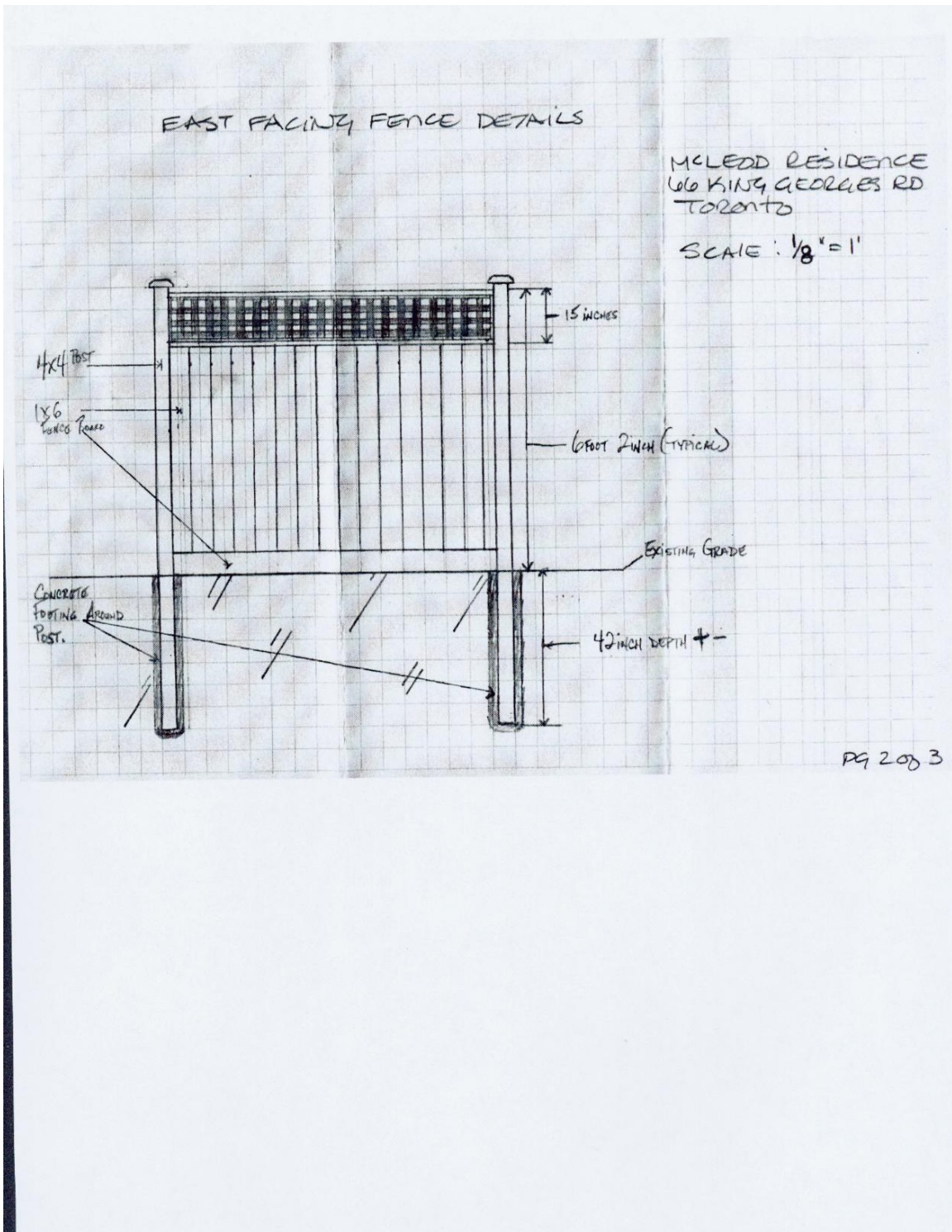
**JACKSON AVENUE**

**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

