



STAFF REPORT ACTION REQUIRED

Request for a fence exemption at 92 Brentcliffe Road

Date:	December 20, 2006
To:	North York Community Council
From:	Bryan Byng, Manager, Municipal Licensing and Standards, North York District
Wards:	Ward 26 – Don Valley West
Reference Number:	IBMS No. 06-177809

SUMMARY

The purpose of this report is to consider a request by the owner(s) of 92 Brentcliffe Road to be exempted from Chapter 447 - Fences, section 447-2(B). This section states that the maximum height of a fence in the front yard not within 2.4 metres of the front lot line can be 1.2 metres. This section also states that a solid fence that restricts site lines within 2.4 metres of the front lot line can be a maximum of 1 metre.

The proposed wood fence will be in the front yard on the inside of the west property line. The fence will extend from the front of the house 9.1 metres and be 2 metres in height.

RECOMMENDATIONS

1. Municipal Licensing and Standards recommends that the fence exemption not be granted.

FINANCIAL IMPACT

There is no financial impact anticipated in this report.

DECISION HISTORY

This was not a public complaint. The application was made by the property owner.

ISSUE BACKGROUND

A new home was constructed at 90 Brentcliffe Road that extends 9.1 metres beyond the building face of 92 Brentcliffe Road to a point 0.9 metres from the front lot line. The home has several large windows facing onto the front yard of 92 Brentcliffe Road. This construction was approved by the committee of adjustment.

COMMENTS

The fence would not represent a site line obstruction. The owner(s) are requesting the exemption for reasons of privacy, decoration and to establish the legal boundary.

Should the recommendation not be accepted and the request approved, a condition of approval should include that when the fence is replaced it should be constructed in compliance with Chapter 447 or its successor bylaw.

CONTACT

Michael Carey, Supervisor, Municipal Licensing and Standards, North York District
416-395-7012

SIGNATURE

Bryan Byng, Manager

ATTACHMENTS

1. Fence exemption letter
2. Photos