

Fence Exemption Request 41 Country Lane

Date:	October 15, 2007
To:	North York Community Council
From:	Bryan Byng, District Manager, Municipal Licensing and Standards, North York District
Wards:	Ward 25 – Don Valley West
Reference Number:	IBMS No. 07-256766

SUMMARY

This staff report is about a matter that the Community Council has delegated authority to make a final decision, provided that it is not amended so that it varies with City policy or by-laws.

The purpose of this report is to consider a request by the owner(s) of 41 Country Lane, 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. Within 2.4 metres of the front lot line the maximum height is 1.2 metres provided it is open mesh chain link or an equivalent that does not restrict sight lines otherwise the maximum height of the fence can be 1 metre.

The first part of this exemption request is an iron picket and stone post fence that will enclose the front yard. The fence will be a maximum of approximately 2 metres in height. The length of this fence will be approximately 58 metres. The second part of the exemption request will be a row of cedar privacy hedges on the west property line that will run from the face of the house to the front fence line that will be 2.4 metres in height for a distance of approximately 15 metres.

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 matter is not a public complaint. It arose as an exemption request by the owner(s).

COMMENTS

The owner(s) are requesting these exemptions for reasons of privacy and aesthetics.

The hedge will extend to within 2.4 metres of the front property line. The fence and the hedge may present a sight line obstruction.

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 by-law.

CONTACT

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SIGNATURE

Bryan Byng, District Manager
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ATTACHMENTS

1. Diagram of fence style.
2. Site diagram