

**Fence Exemption Request
73 The Bridle Path**

Date:	November 12, 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. 07-232935

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 73 The Bridle Path, 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 exemption request is for fencing to enclose the front yard. A proposed wrought iron and stone post fence with a similar size cedar hedge will extend across the north or street side inside the property line. This part of the fence will be a maximum of approximately 2 metres in height except for the gated driveway entry area which will extend to approximately 3.7 metres for a total distance of approximately 75 metres. There will also be wrought iron fences on both sides of the front yard without stone posts that will be 1.5 metres in height and each will run approximately 39 metres to the front building wall. The west fence will also have a row of similar size cedar hedging.

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 this exemption for reasons of privacy, security and aesthetics associated with the streetscape of the community.

The front yard fence once completed 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

Michael Carey, Supervisor, Municipal Licensing and Standards, North York District
Tel: 416-395-7012, Fax: 416-395-7056, E-mail: mcarey@toronto.ca

SIGNATURE

Bryan Byng, District Manager
Municipal Licensing and Standards
North York District

ATTACHMENTS

1. Excerpt of diagram showing fence style.
2. Excerpt of site diagram.