



STAFF REPORT ACTION REQUIRED

Fence Exemption Request – 20 Mapledawn Road

Date:	May 7, 2008
To:	Etobicoke York Community Council
From:	Curtis Sealock, Manager, Municipal Licensing and Standards
Wards:	Ward 3 - Etobicoke Centre
Reference Number:	ML&S Folder Number 07-248929 FEN

SUMMARY

This Staff Report is about a matter for which the Etobicoke York Community Council has delegated authority from City Council to make a final decision. The subject matter is an application for an exemption to Chapter 447 of the Toronto Municipal Code, Fences, to maintain an existing fence in the flankage yard which is in violation of the By-law.

RECOMMENDATIONS

Municipal Licensing and Standards recommend that the Etobicoke York Community Council deny the request for the fence exemption based on non-compliance with the requirements set out in Chapter 447 of the Toronto Municipal Code, Fences.

Financial Impact

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

ISSUE BACKGROUND

At it’s meeting of April 8, The Etobicoke York Community Council: “Deferred consideration of the report (March 6, 2008) from the Manager, Municipal Licensing and Standards, for the Ward Councillor to meet with the owners of 18 Mapledawn Road, 20 Mapledawn Road and the neighbours, to further discuss this matter”, EY15.1, (<http://www.toronto.ca/legdocs/mmis/2008/ey/bgrd/background-11523.pdf>), (Attachments 1, 2, 3 and 4).

The Ward Councillor convened a meeting with the owners of 18 Mapledawn Road, 20 Mapledawn Road and the neighbours to discuss the concerns of the neighbours and to

explain the fence by-law regulations. The meeting resulted in a workable solution for the neighbours and owners of 18 and 20 Mapledawn Road, that being:

1. The existing fence located on the flankage of the property will be re-located to the east corner of the dwelling.
2. The re-located fence will then run in a northerly direction to the existing installed fence at its present location.
3. The maximum height of the fence, including any gate/s shall be a maximum height of 2.0 metres, (Attachment 5).

COMMENTS

Section 447-2 of the City of Toronto Municipal Code, Chapter, 447, Fences, provides that the maximum height of a fence located on the flankage of a single family dwelling be no higher than 0.8 of a metre within 2.4 metres of the property line and 2 metres beyond 2.4 metres of the property line.

Should The Community Council decide to approve the exemption, it is recommended the approval be based on the three recommendations noted above in this report.

CONTACT

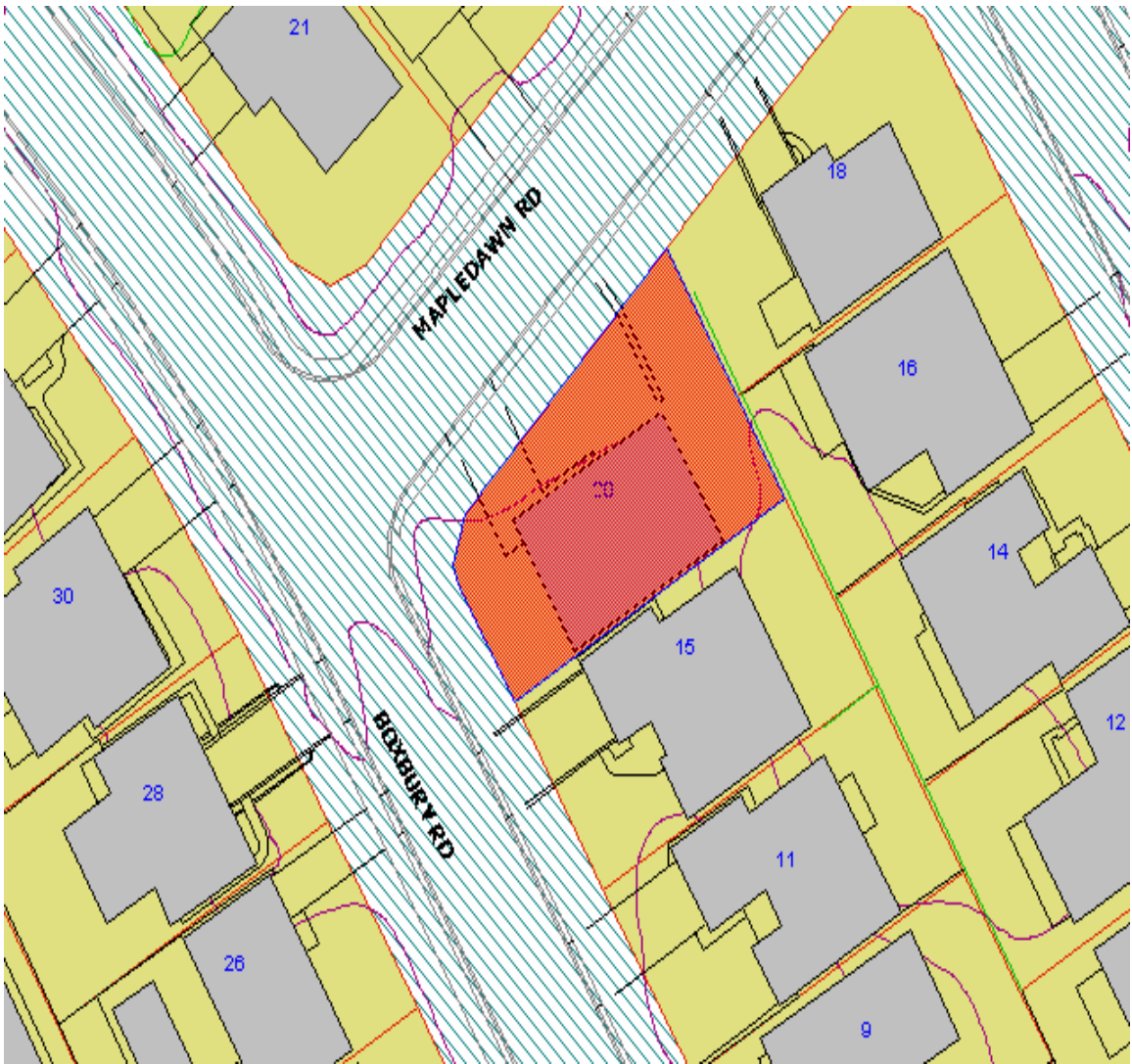
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SIGNATURE

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

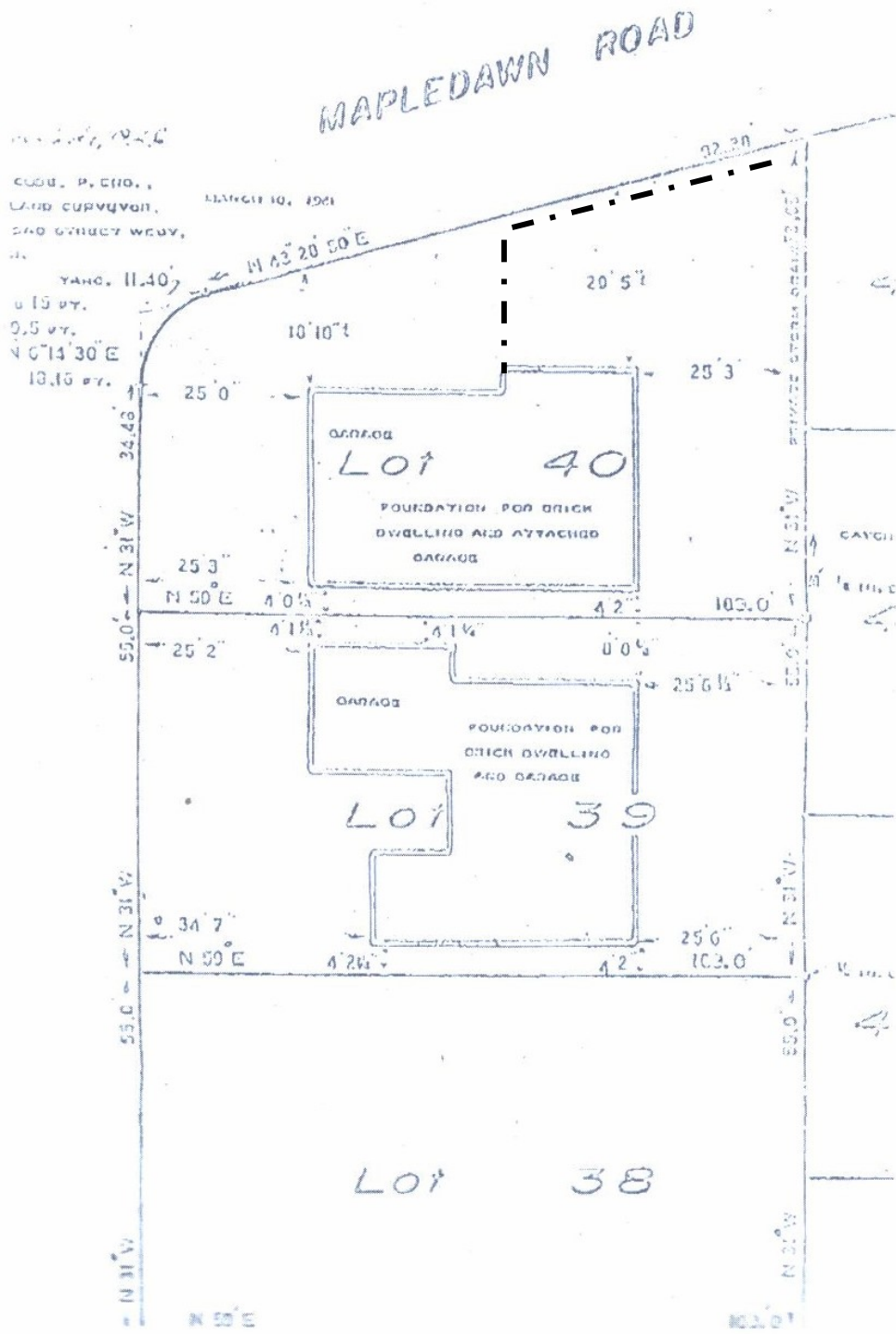
Attachments:

Attachment 1:	Site Plan of 20 Mapledawn Road
Attachment 2:	Survey of 20 Mapledawn Road
Attachment 3:	Fence Detail
Attachment 4:	Photos of 20 Mapledawn Road
Attachment 5:	Revised Fence Location



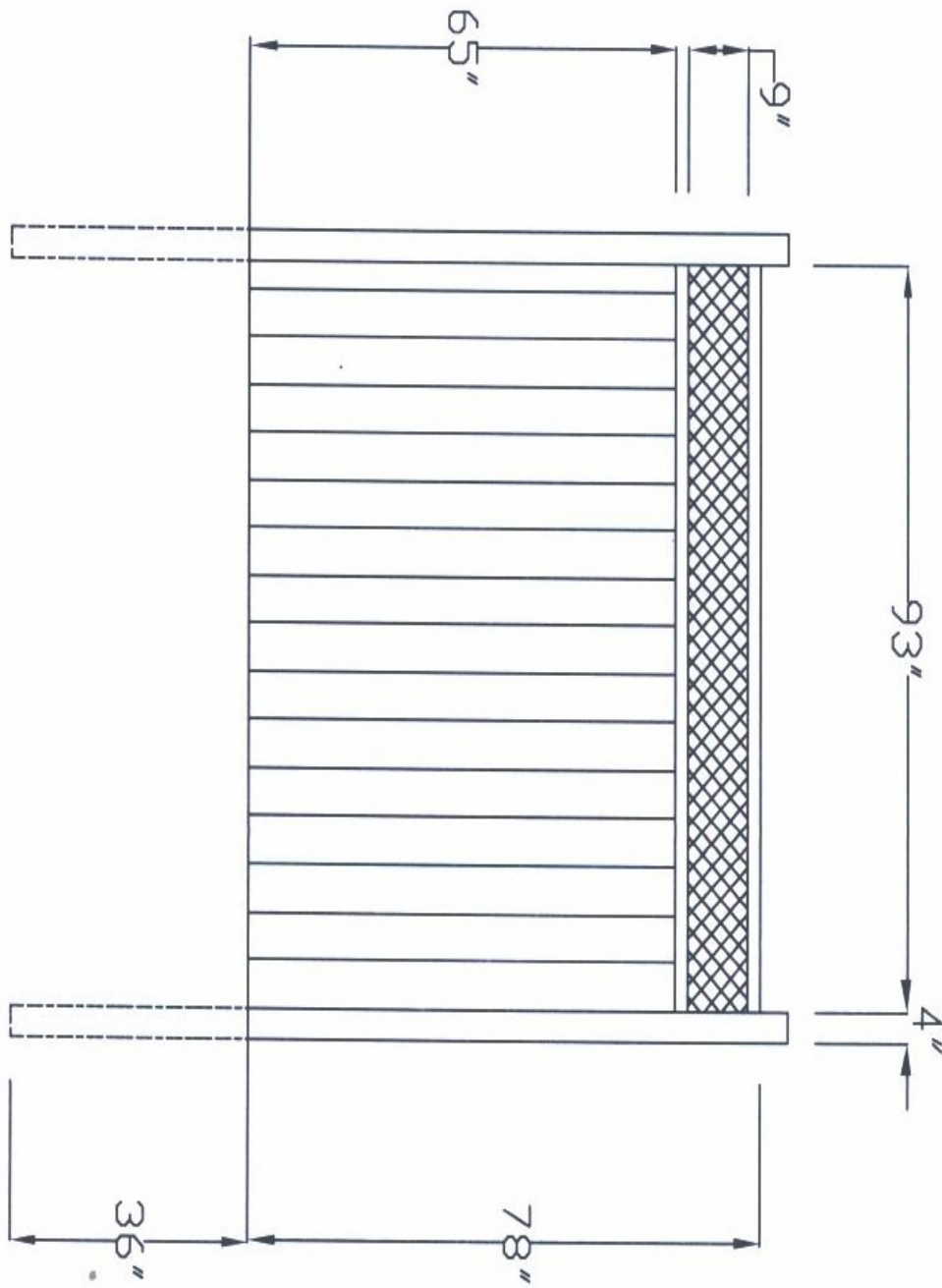
Attachment 1: Site Plan of 20 Mapledawn Road

LOTS 38, 39 AND 40, LAND TITLES PLAN M 317
 TOWNSHIP OF ETOBICOKE, COUNTY OF YORK
 SCALE 1 INCH EQUALS 20 FEET



Existing Fence

Attachment 2: Survey of 20 Mapledawn Road



Attachment 3: Fence Detail



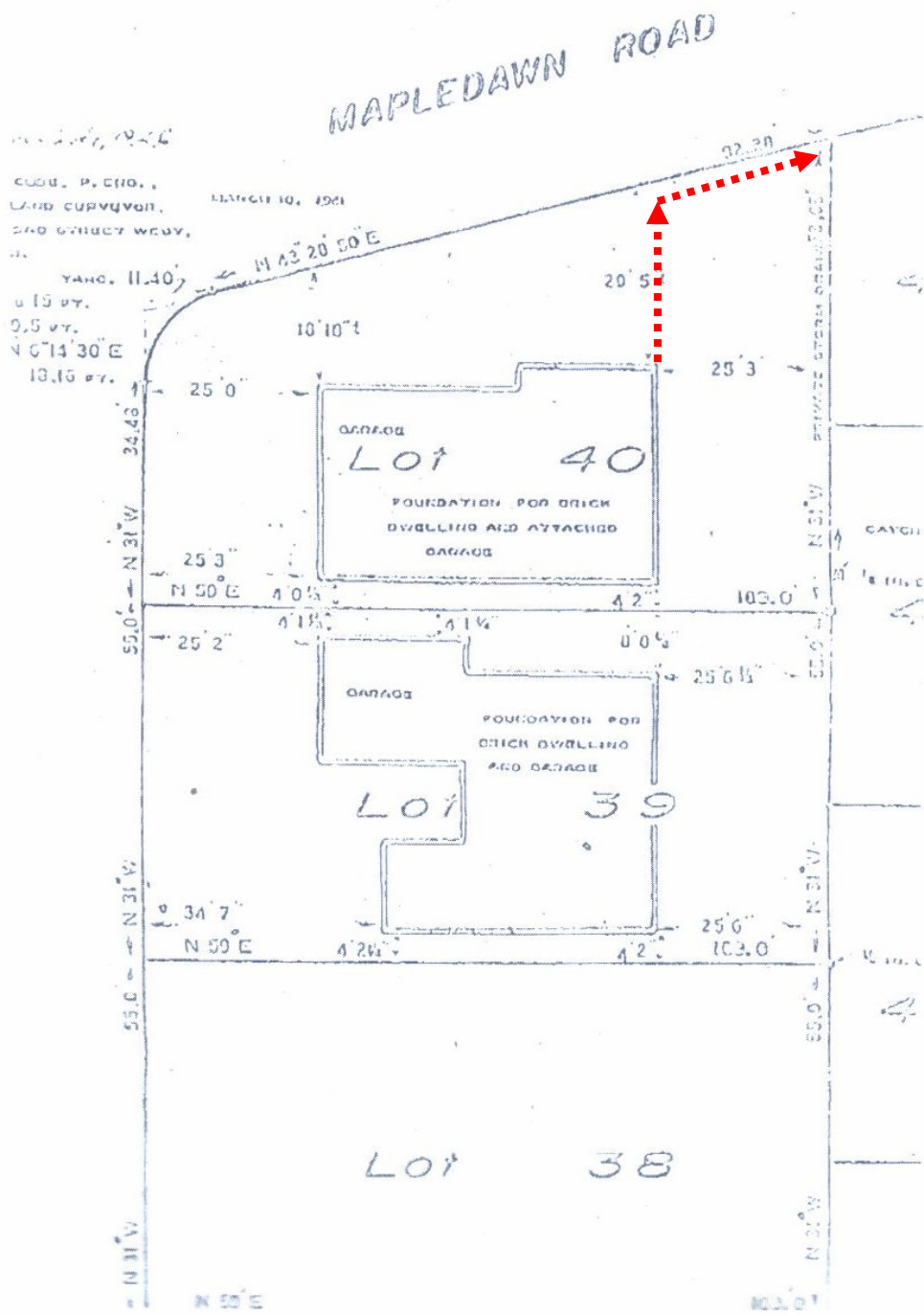
Photo 1 – Showing the Main Entrance and Flankage Yard Fencing



Photo 2 – Showing the Flankage Yard Fencing (relative to sidewalk/neighbour's fence)

Attachment 4: Photos of 20 Mapledawn Road

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 COMMISSIONER, ETC
 LOTS 38, 39 AND 40, LAND TITLES PLAN M 311
 TOWNSHIP OF ETOBICOKE, COUNTY OF YORK
 SCALE 1 INCH EQUALS 20 FEET



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 Revised Fence
 Location

Attachment 5: Revised Fence Location