



STAFF REPORT ACTION REQUIRED

Request for a Fence Exemption to the Toronto Municipal Code, Chapter 447-Fences at 523 Soudan Avenue

Date:	July 27, 2010
To:	Toronto and East York Community Council
From:	Municipal Licensing and Standards Division, Toronto and East York District
Wards:	Ward 22 – St. Paul's
Reference Number:	IBMS No. 10-178801

SUMMARY

This staff report is about a matter for which the Toronto and East York Community Council has delegated authority from City Council to make a final decision. The applicant, being the property owner is seeking exemption to the provisions of the City of Toronto Municipal Code, Chapter 447 Fences, Section 447-2(B), to permit the existing fence in the rear yard, to exceed the maximum allowable height. The Fence By-law provides that a fence in the rear yard area can be constructed to a height of 2 metres.

The fence in the rear yard for which an exemption is being requested consists of a wooden fence 2.76 metres in height and 5.5 metres in length situated on the east side of the rear yard. The fence structure consists of board on board fence with lattice affixed on top. The fence in the rear yard does not comply with the maximum permitted height of 2 metres. (Attachment 1)

RECOMMENDATIONS

Municipal Licensing & Standards recommends that the Toronto and East York Community Council not grant the fence exemption for 523 Soudan Avenue, confirm the notice and direct that a second notice be issued to the property owner.

FINANCIAL IMPACT

There is no financial impact anticipated in this report.

DECISION HISTORY

The Fence By-law provides that a fence in the rear yard can be constructed to a height of 2 metres. The rear yard fence on the east side of the rear yard measures to a height of 2.76 metres which exceeds the maximum height permitted in the Fence By-law.

ISSUE BACKGROUND

The Municipal Licensing and Standards Division received an application for exemption from the Fence By-law, in response to a Notice of Violation which was issued as a result of a complaint received about the height of the rear yard fence. The stated purpose for maintaining the fence at the current height is for privacy, aesthetics and health.

COMMENTS

The City of Toronto Council enacted the amalgamated By-Law 472-2000 on July 6, 2000 to prescribe the height and description of fences on private property and to require owners of privately owned outdoor swimming pools to erect and maintain safety fences and gates around private swimming pools. This By-Law and the amendments are now found in the Toronto Municipal Code, Chapter 447 - Fences. The City of Toronto Municipal Code, Chapter 447 Fences, Section 447-2(B), provides that the maximum permitted height of a fence in the rear yard should not exceed 2 metres in height.

Should the request for an exemption be approved, a condition of approval should include that when the fence is replaced it should be constructed in compliance with Toronto Municipal Code, Chapter 447-Fences or its successor bylaw.

CONTACT

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SIGNATURE

Elizabeth Glibbery, Manager
Toronto and East York District

ATTACHMENTS

1. Photographs of fence at east side of rear yard at 523 Soudan Avenue