

STAFF REPORT ACTION REQUIRED

Application for Fence Exemption 735 Renforth Drive

Date:	November 19, 2013
To:	Etobicoke York Community Council
From:	Eletta Purdy, District Manager, Municipal Licensing and Standards
Wards:	Ward 3, Etobicoke Centre
Reference Number:	Municipal Licensing and Standards Folder 13-246256 FEN

SUMMARY

This Staff report is in regard to matter for which the Etobicoke York Community Council has delegated authority from City Council to make a final decision.

The purpose of this report is to consider an application submitted by the property owner of 735 Renforth Drive for a Fence Exemption to erect a 2.5 (~ 8 feet) metre high concrete fence, adjacent to but more than one metre away from an existing retaining wall between a proposed residential development and five existing properties. The proposed fence will be in violation of the height restrictions for rear yards as set out in Chapter 447 of the Municipal Code.

RECOMMENDATIONS

Municipal Licensing and Standards recommends that:

1. Etobicoke York Community Council refuse the application for an exemption submitted by the property owner of 735 Renforth Drive, as the proposal does not comply with provisions of Toronto Municipal Code, Chapter 447, Fences.

Financial Impact

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

DECISION HISTORY

An application for a fence exemption was submitted by the property owner(s). The proposed fence is to be located between the rear yards of the future residential development at 735 Renforth Drive and the adjoining rear yards of the five existing properties; therefore the adjoining property owners have been notified by the City Clerk's office of the date that the application will be considered by the Etobicoke York Community Council (Attachment 1).

ISSUE BACKGROUND

The property owner has submitted an application requesting an exemption to the requirements of Chapter 447, Fences, for the purpose of installing a fence which is to be located along the north property line and will be located within the West property line at Renforth Drive and the East property line at Wellesworth Drive (Attachment 1). The 2.5 metre fence which will be constructed of concrete will be located adjacent to but more than one metre from the top of an existing concrete block retaining wall (Attachment 2, 3 and 4).

COMMENTS

The provisions of Toronto Municipal Code, Chapter 447, Fences, Section 447-2B, Table 1, regulates the maximum height of a fence within the rear of a residential property yard at 2.0 (6.5 feet) metres.

As the proposed fence is more than one metre from the adjacent retaining wall, it is not necessary to include the height of the retaining wall in the final calculation for the height of the proposed fence.

Section 447-2B states: No fence described in the following Table shall, when measured at any point along its length from the average grade level measured perpendicular to and one metre away on either side of the fence, exceed the height set out in the Table for the fence; in this case 2.0 metres.

The applicant advises that the adjacent property owners at 7, 9, 11 and 15 Brancaster Court, and 106 Wellesworth Drive were all canvassed and have each provided a signed consent for the applicant to replace the existing fence with the proposed 2.5 metre concrete fence.

Should the staff recommendation not be accepted and the request by the applicant be approved, the following condition of approval should include that when the fence is replaced it should be constructed in compliance with TMC Chapter 447 – Fences, or its successor by-law. (Attachments 5 to 9).

CONTACT

Warwick R. Perrin, Supervisor (Acting) Municipal Licensing and Standards Etobicoke York District

Tel: 416-394-2536 Fax: 416-394-2904

E-mail: wperrin@toronto.ca

SIGNATURE

Eletta Purdy, District Manager Municipal Licensing and Standards Etobicoke York District

ATTACHMENTS

Attachment 1: Existing property

Attachment 2: Proposed Site Plan

Attachment 3: Fence Elevation and plan

Attachment 4: Photographic representation of proposed fence.

Attachment 5: Consent letter 7 Brancaster Court

Attachment 6: Consent letter 9 Brancaster Court

Attachment 7: Consent letter 11 Brancaster Court

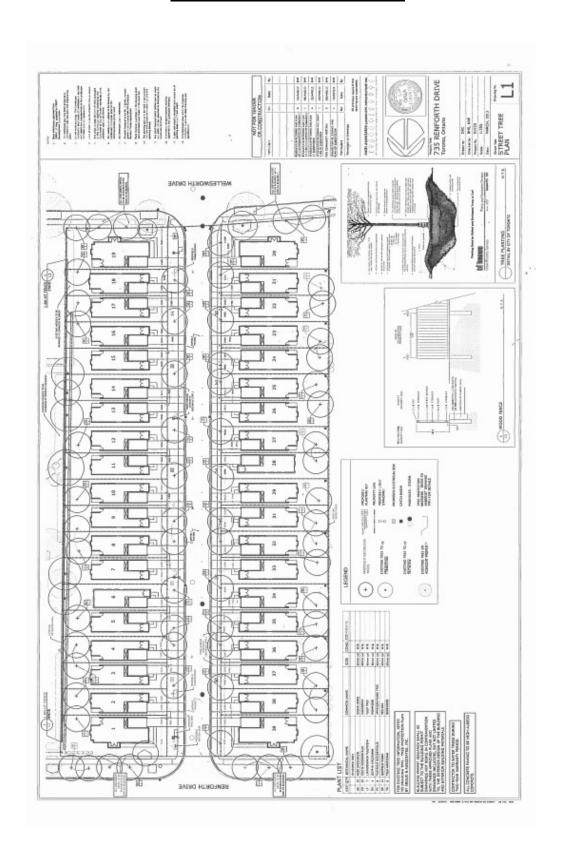
Attachment 8: Consent letter 15 Brancaster Court

Attachment 9: Consent letter 106 Wellesworth Drive

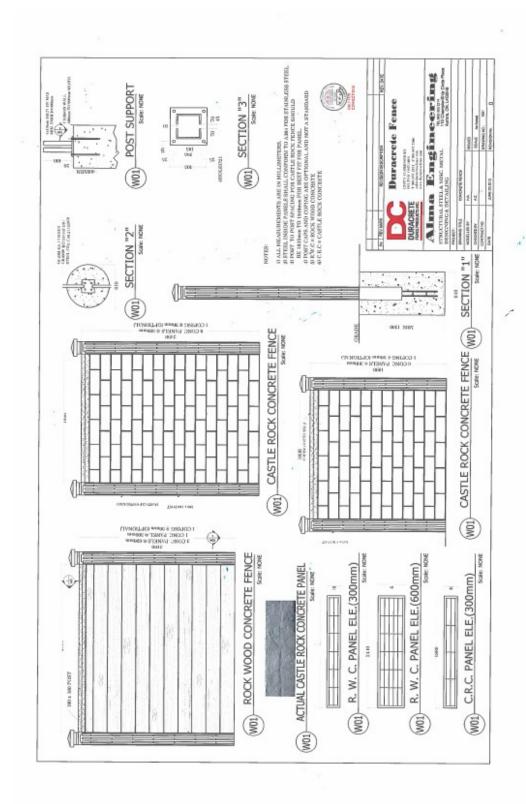
Attachment 1: Existing Property



Attachment 2: Proposed Site plan



Attachment 3: Fence Elevation and Plan



Attachment 4: Photographic representation of proposed fence.





Attachment 5: Consent letter, 7 Brancaster Court

70F D	a sala		
735 Renf			
DEVELOPMENTS I	NC.	39.9	7
0 - 1 16 2012			Confidential
September 16, 2013 Eva & Miles Vitko			
7 Brancaster Court			
Etobicoke On M9C 4E4			
Eva.vitkova@gmail.com (416) 357-3030			
Dear Neighbor;			
Re: Brancaster Ct & Welless	worth Dr Residences Adjacent to	o 735-743 Renforth Drive, Etobio	roke
	North Property Line - Fence I		come
Due to the various conditions of the property line at our expense. The fibe shifted due to existing obstruction your properties to be a maximum of 6 properties will back on 3 or 4 new consent from each of the adjacent prience, as requested by you.	fence will be located directly on toos) and will be jointly owned by The current City of Toronto (Cit in height, although there is a significant of the bomes on our site. As part of o	the property line (unless specifical the proposed new homes on the s ty) bylaw only permits fences at trong case that it could be 8' as ar application for a Fence Exemp	ly required to couth side and eparating two each of your tion I require
property lire at our expense. The fibe shifted due to existing obstruction your property on the north side, properties to be a maximum of 6' properties will back on 3 or 4 new consent from each of the adjacent properties.	fence will be located directly on to ons) and will be jointly owned by The current City of Toronto (Ci in beight, although there is a s v homes on our site. As part of o property owners allowing us to re	the property line (unless specifical the proposed new homes on the si iy) bylaw only permits fences a trong case that it could be 8° as ar application for a Fence Exemp place the existing fences with a ne	ly required to couth side and eparating two each of your tion I require
property lire at our expense. The f be shifted due to existing obstructi- your property on the north side. properties to be a maximum of 6' properties will back on 3 or 4 new consent from each of the adjacent p fence, as requested by you.	fence will be located directly on to ons) and will be jointly owned by The current City of Toronto (Ci in beight, although there is a s v homes on our site. As part of o property owners allowing us to re	the property line (unless specifical the proposed new homes on the si iy) bylaw only permits fences a trong case that it could be 8° as ar application for a Fence Exemp place the existing fences with a ne	ly required to couth side and eparating two each of your tion I require
property lire at our expense. The fibe shifted due to existing obstructivour properties to be a maximum of 6 properties will back on 3 or 4 new consent from each of the adjacent prince, as requested by you. Il would like to have your acknowle	fence will be located directly on to ons) and will be jointly owned by The current City of Toronto (Ci in beight, although there is a s v homes on our site. As part of o property owners allowing us to re	the property line (unless specifical the proposed new homes on the si iy) bylaw only permits fences a trong case that it could be 8° as ar application for a Fence Exemp place the existing fences with a ne	ly required to couth side and eparating two each of your tion I require
property lire at our expense. The fibe shifted due to existing obstructivour properties to be a maximum of 6 properties will back on 3 or 4 new consent from each of the adjacent prience, as requested by you. Il would like to have your acknowle Your truly,	fence will be located directly on to ons) and will be jointly owned by The current City of Toronto (Ci in beight, although there is a s v homes on our site. As part of o property owners allowing us to re	the property line (unless specifical the proposed new homes on the si iy) bylaw only permits fences a trong case that it could be 8° as ar application for a Fence Exemp place the existing fences with a ne	ly required to couth side and eparating two each of your tion I require
property lire at our expense. The fibe shifted due to existing obstruction your properties to be a maximum of 6 properties will back on 3 or 4 new consent from each of the adjacent prience, as requested by you. It would like to have your acknowle Your tridy, 235 Rea forth Developments her.	fence will be located directly on to ons) and will be jointly owned by The current City of Toronto (Ci in beight, although there is a s v homes on our site. As part of o property owners allowing us to re	the property line (unless specifical the proposed new homes on the si iy) bylaw only permits fences a trong case that it could be 8° as ar application for a Fence Exemp place the existing fences with a ne	ly required to couth side and eparating two each of your tion I require
property lire at our expense. The fibe shifted due to existing obstruction your properties to be a maximum of 6 properties will back on 3 or 4 new consent from each of the adjacent of fence, as requested by you. I would like to have your acknowle Your truly, 735 Rea forth Developments her. Larry Regan cell (416) 254-8998 (416) 779-9996 Ext. 36	fence will be located directly on to ons) and will be jointly owned by The current City of Toronto (Ci in beight, although there is a s v homes on our site. As part of o property owners allowing us to re	the property line (unless specifical the proposed new homes on the si iy) bylaw only permits fences a trong case that it could be 8° as ar application for a Fence Exemp place the existing fences with a ne	ly required to couth side and eparating two each of your tion I require
property lire at our expense. The fibe shifted due to existing obstruction your properties to be a maximum of 6 properties will back on 3 or 4 new consent from each of the adjacent prience, as requested by you. It would like to have your acknowle Your truly, 735 Rea forth Developments Inc. Larry Regan cell (416) 254-8998	fence will be located directly on to ons) and will be jointly owned by The current City of Toronto (Ci in beight, although there is a s v homes on our site. As part of o property owners allowing us to re	the property line (unless specifical the proposed new homes on the si iy) bylaw only permits fences a trong case that it could be 8° as ar application for a Fence Exemp place the existing fences with a ne	ly required to couth side and eparating two each of your tion I require
property lire at our expense. The fibe shifted due to existing obstruction your properties to be a maximum of 6 properties will back on 3 or 4 new consent from each of the adjacent of fence, as requested by you. I would like to have your acknowle Your truly, 735 Rea forth Developments her. Larry Regan cell (416) 254-8998 (416) 779-9996 Ext. 36	fence will be located directly on toos) and will be jointly owned by The current City of Toronto (City in beight, although there is a sy homes on our site. As part of oproperty owners allowing us to reproduce the significant of the state o	the property line (unless specifical the proposed new homes on the si iy) bylaw only permits fences a trong case that it could be 8° as ar application for a Fence Exemp place the existing fences with a ne	ly required to couth side and eparating two each of your tion I require
property lire at our expense. The fibe shifted due to existing obstruction of the property on the north side. The properties to be a maximum of 6 properties will back on 3 or 4 new consent from each of the adjacent prience, as requested by you. It would like to have your acknowle your truly, 235 Rea forth Developments Inc. Larty Regam cell (416) 254-8998 (416) 779-9995 Ext. 36 Incgan@craftgrp.com	fence will be located directly on toos) and will be jointly owned by The current City of Toronto (City in beight, although there is a sy homes on our site. As part of oproperty owners allowing us to reproduce the significant of the state o	the property line (unless specifical the proposed new homes on the si iy) bylaw only permits fences a trong case that it could be 8° as ar application for a Fence Exemp place the existing fences with a ne	ly required to couth side and eparating two each of your tion I require
property lire at our expense. The fibe shifted due to existing obstruction of the property on the north side. The properties to be a maximum of 6 properties will back on 3 or 4 new consent from each of the adjacent prince, as requested by you. It would like to have your acknowle your truly, 235 Rea forth Developments here. Latty Regan cell (416) 254-8998 Ext. 36 hegan@craftgrp.com Acknowledged and agreed to by the periods.	fence will be located directly on toos) and will be jointly owned by The current City of Toronto (City in beight, although there is a sy homes on our site. As part of oproperty owners allowing us to reproduce the significant of the state o	the property line (unless specifical the proposed new homes on the si iy) bylaw only permits fences a trong case that it could be 8° as ar application for a Fence Exemp place the existing fences with a ne	ly required to couth side and eparating two each of your tion I require
property lire at our expense. The fibe shifted due to existing obstruction of the property on the north side. The properties to be a maximum of 6 properties will back on 3 or 4 new consent from each of the adjacent prince, as requested by you. It would like to have your acknowle your truly, 235 Rea forth Developments here. Latty Regan cell (416) 254-8998 Ext. 36 hegan@craftgrp.com Acknowledged and agreed to by the periods.	fence will be located directly on toos) and will be jointly owned by The current City of Toronto (Ci in beight, although there is a sy homes on our site. As part of o property owners allowing us to resident to be supported by signing below so we discovered by signing below so we homeowner(s):	the property line (unless specifical the proposed new homes on the si iy) bylaw only permits fences a trong case that it could be 8° as ar application for a Fence Exemp place the existing fences with a ne	ly required to couth side and eparating two each of your tion I require
property lire at our expense. The fibe shifted due to existing obstruction of the property on the north side. The properties to be a maximum of 6 properties will back on 3 or 4 new consent from each of the adjacent prince, as requested by you. It would like to have your acknowle your truly, 235 Rea forth Developments here. Latty Regan cell (416) 254-8998 Ext. 36 hegan@craftgrp.com Acknowledged and agreed to by the periods.	fence will be located directly on toos) and will be jointly owned by The current City of Toronto (Ci in beight, although there is a sy homes on our site. As part of o property owners allowing us to resident to be supported by signing below so we discovered by signing below so we homeowner(s):	the property line (unless specifical the proposed new homes on the si iy) bylaw only permits fences a trong case that it could be 8° as ar application for a Fence Exemp place the existing fences with a ne	ly required to outh side and eparating two each of your tion I require

Attachment 6:

Consent letter, 9 Brancaster Court

		RECEIVED SEP 1 9 2013	
725	Danfauth	- 200	
	Renforth		
DEVELO	PMENTS INC.		
	*	Confide	ntial
September 16, 20	013		
John Prefontaine	and Lucy Hutchinson		
9 Brancaster Cou Etobicoke On M			
(5507.596)	fontaine it teksavvv.com		
(416) 63			
Dear Neighbor;			
Re: Branca	ster Ct & Wellesworth Dr Residence	s Adjacent to 735-743 Renforth Drive, Etobicoke	
Propose	ed New 8' Fence-North Property Li	ine - Fence Exemption Consent	
property line at of be shifted due to your property or properties to be properties will be	our expense. The fence will be located existing obstructions) and will be join in the north side. The current City of a maximum of 6' in height, although ack on 3 or 4 new homes on our site. th of the adjacent property owners allow	have agreed to replace the entire fence line along the directly on the property line (unless specifically requirely owned by the proposed new homes on the south side. Toronto (City) bylaw only permits fences separating a there is a strong case that it could be 8' as each of As part of our application for a Fence Exemption I rewing us to replace the existing fences with a new 8' con	red to e and two your quire
property line at of be shifted due to your property or properties to be properties will be consent from each fence, as requests	our expense. The fence will be located existing obstructions) and will be join in the north side. The current City of a maximum of 6' in height, although ack on 3 or 4 new homes on our site. In the adjacent property owners allowed by you.	directly on the property line (unless specifically requin- itly owned by the proposed new homes on the south side. Foronto (City) bylaw only permits fences separating a there is a strong case that it could be 8' as each of As part of our application for a Fence Exemption I re- wing us to replace the existing fences with a new 8' con-	ed to e and two your quire
property line at of be shifted due to your property or properties to be properties will be consent from each fence, as requests. I would like to be	our expense. The fence will be located existing obstructions) and will be join in the north side. The current City of a maximum of 6' in height, although ack on 3 or 4 new homes on our site. th of the adjacent property owners allow	directly on the property line (unless specifically requin- itly owned by the proposed new homes on the south side. Foronto (City) bylaw only permits fences separating a there is a strong case that it could be 8' as each of As part of our application for a Fence Exemption I re- wing us to replace the existing fences with a new 8' con-	ed to e and two your quire
property line at of be shifted due to your property or properties to be properties will be consent from eac fence, as requeste I would like to be Yours culy,	our expense. The fence will be located existing obstructions) and will be join in the north side. The current City of a maximum of 6' in height, although ack on 3 or 4 new homes on our site, the of the adjacent property owners allowed by you.	directly on the property line (unless specifically requin- itly owned by the proposed new homes on the south side. Foronto (City) bylaw only permits fences separating a there is a strong case that it could be 8' as each of As part of our application for a Fence Exemption I re- wing us to replace the existing fences with a new 8' con-	ed to e and two your quire
property line at of be shifted due to your property or properties to be properties will be consent from eac fence, as requeste I would like to be Yours culy,	our expense. The fence will be located existing obstructions) and will be join in the north side. The current City of a maximum of 6' in height, although ack on 3 or 4 new homes on our site. In the adjacent property owners allowed by you.	directly on the property line (unless specifically requin- itly owned by the proposed new homes on the south side. Foronto (City) bylaw only permits fences separating a there is a strong case that it could be 8' as each of As part of our application for a Fence Exemption I re- wing us to replace the existing fences with a new 8' con-	ed to e and two your quire
property line at of the shifted due to your property or property or properties to be properties will be consent from each fence, as requested I would like to be yours truly. The Renforth De Larry Regan	our expense. The fence will be located existing obstructions) and will be join in the north side. The current City of a maximum of 6' in height, although ack on 3 or 4 new homes on our site. In of the adjacent property owners allowed by you.	directly on the property line (unless specifically requin- itly owned by the proposed new homes on the south side. Foronto (City) bylaw only permits fences separating a there is a strong case that it could be 8' as each of As part of our application for a Fence Exemption I re- wing us to replace the existing fences with a new 8' con-	ed to e and two your quire
property line at c be shifted due to your property or properties to be properties will be consent from eac fence, as requeste I would like to be Yours truly,	our expense. The fence will be located existing obstructions) and will be join in the north side. The current City of a maximum of 6' in height, although ack on 3 or 4 new homes on our site. In of the adjacent property owners allowed by you.	directly on the property line (unless specifically requin- itly owned by the proposed new homes on the south side. Foronto (City) bylaw only permits fences separating a there is a strong case that it could be 8' as each of As part of our application for a Fence Exemption I re- wing us to replace the existing fences with a new 8' con-	ed to e and two your quire
property line at c be shifted due to your property or property or properties to be properties will be consent from eac fence, as requested would like to be Yours tuly, The Renforth De R	our expense. The fence will be located existing obstructions) and will be join in the north side. The current City of a maximum of 6' in beight, although ack on 3 or 4 new homes on our site. In the adjacent property owners allowed by you. Every our acknowledgement by signing the clopments in C.	directly on the property line (unless specifically requin- itly owned by the proposed new homes on the south side. Foronto (City) bylaw only permits fences separating a there is a strong case that it could be 8' as each of As part of our application for a Fence Exemption I re- wing us to replace the existing fences with a new 8' con-	red to e and two your quire
property line at of the shifted due to your property or property or properties to be properties will be consent from each fence, as requested I would like to be Yours truly, The tenforth or cell (416) 25 (416) 97 Inquisit	our expense. The fence will be located existing obstructions) and will be join in the north side. The current City of a maximum of 6' in height, although ack on 3 or 4 new homes on our site. In of the adjacent property owners allowed by you. Evely our acknowledgement by signing the companies of the adjacent property owners allowed by you. Evely our acknowledgement by signing the companies of	directly on the property line (unless specifically requin- itly owned by the proposed new homes on the south side. Foronto (City) bylaw only permits fences separating a there is a strong case that it could be 8' as each of As part of our application for a Fence Exemption I re- wing us to replace the existing fences with a new 8' con-	red to e and two your quire
property line at c be shifted due to your property or property or property or property or properties to be properties will be consent from each fence, as requested a would like to be yours tuly. The Reaforth De Larry Regan cell (416) 25 2 (416) 97 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	our expense. The fence will be located existing obstructions) and will be join in the north side. The current City of a maximum of 6' in height, although ack on 3 or 4 new homes on our site. In of the adjacent property owners allowed by you. Averyour acknowledgement by signing the companies of the adjacent property owners allowed by you. Averyour acknowledgement by signing the companies of th	directly on the property line (unless specifically requin- itly owned by the proposed new homes on the south side. Foronto (City) bylaw only permits fences separating a there is a strong case that it could be 8' as each of As part of our application for a Fence Exemption I re- wing us to replace the existing fences with a new 8' con-	ed to e and two your quire
property line at a be shifted due to your property or property or property or properties to be properties will be consent from each fence, as requested I would like to be Yours tuly, The enforth or large (416) 25 (416) 97 Acknowledged at Per:	our expense. The fence will be located existing obstructions) and will be join in the north side. The current City of a maximum of 6' in height, although ack on 3 or 4 new homes on our site. In of the adjacent property owners allowed by you. Averyour acknowledgement by signing the companies of the adjacent property owners allowed by you. Averyour acknowledgement by signing the companies of th	directly on the property line (unless specifically requin- itly owned by the proposed new homes on the south side. Foronto (City) bylaw only permits fences separating a there is a strong case that it could be 8' as each of As part of our application for a Fence Exemption I re- wing us to replace the existing fences with a new 8' con-	ed to e and two your quire
property line at c be shifted due to your property or property or property or property or properties to be properties will be consent from each fence, as requested a would like to be yours tuly. The Reaforth De Larry Regan cell (416) 25 2 (416) 97 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	our expense. The fence will be located existing obstructions) and will be join in the north side. The current City of a maximum of 6' in height, although ack on 3 or 4 new homes on our site. In of the adjacent property owners allowed by you. Averyour acknowledgement by signing the companies of the adjacent property owners allowed by you. Averyour acknowledgement by signing the companies of th	directly on the property line (unless specifically requin- itly owned by the proposed new homes on the south side. Foronto (City) bylaw only permits fences separating a there is a strong case that it could be 8' as each of As part of our application for a Fence Exemption I re- wing us to replace the existing fences with a new 8' con-	ed to e and two your quire
property line at a be shifted due to your property or property or property or properties to be properties will be consent from each fence, as requested I would like to be Yours tuly, The enforth or large (416) 25 (416) 97 Acknowledged at Per:	our expense. The fence will be located existing obstructions) and will be join in the north side. The current City of a maximum of 6' in height, although ack on 3 or 4 new homes on our site. In of the adjacent property owners allowed by you. Averyour acknowledgement by signing the companies of the adjacent property owners allowed by you. Averyour acknowledgement by signing the companies of th	directly on the property line (unless specifically requin- itly owned by the proposed new homes on the south side. Foronto (City) bylaw only permits fences separating a there is a strong case that it could be 8' as each of As part of our application for a Fence Exemption I re- wing us to replace the existing fences with a new 8' con-	ed to e and two your quire
property line at c be shifted due to your property or property or property or property or properties to be properties will be consent from eac fence, as requested a would like to be Yours tuly. The Renforth De Larry Regan (416) 25 2 (416) 97 2 2 (416) 97 2 2 2 (416) 97 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	our expense. The fence will be located existing obstructions) and will be join in the north side. The current City of a maximum of 6' in height, although ack on 3 or 4 new homes on our site. In of the adjacent property owners allowed by you. Averyour acknowledgement by signing the companies of the adjacent property owners allowed by you. Averyour acknowledgement by signing the companies of th	directly on the property line (unless specifically requin- itly owned by the proposed new homes on the south side. Foronto (City) bylaw only permits fences separating a there is a strong case that it could be 8' as each of As part of our application for a Fence Exemption I re- wing us to replace the existing fences with a new 8' con-	red to e and two your quire

Attachment 7:

Consent letter, 11 Brancaster Court

735 Renforth	
DEVICE COMENTO THE	0.00
DEVELOPMENTS INC.	
September 16, 2013	Confidential
Supremote 10, 2015	
Claudia Glass & Luiz Barroso 11 Brancaster Court	
Elobicoke On M9C 4E4	
sgias@reces.com	
(416) 621-1668	
Dear Neighbor;	
Re: Brancaster Ct & Wellesworth Dr Residences Adjacen Proposed New 8' Fence- North Property Line - Fenc	
be shifted due to existing obstructions) and will be jointly owned your property on the north side. The current City of Toronto (properties to be a maximum of 6' in height, although there is a properties will back on 3 or 4 new homes on our site. As part of consent from each of the adjacent property owners allowing us to fence, as requested by you.	a strong case that it could be 8' as each of your four application for a Fence Exemption I require
your property on the north side. The current City of Toronto (properties to be a maximum of 6' in height, although there is a properties will back on 3 or 4 new homes on our site. As part of consent from each of the adjacent property owners allowing us to	s strong case that it could be 8° as each of your four application for a Fenze Exemption I require replace the existing feaces with a new 8° concrete
your property on the north side. The current City of Toronto (properties to be a maximum of 6' in height, although there is a properties will back on 3 or 4 new homes on our site. As part of consent from each of the adjacent property owners allowing us to fence, as requested by you. I would like to have your acknowledgement by signing below so w Yours truly.	s strong case that it could be 8° as each of your four application for a Fenze Exemption I require replace the existing feaces with a new 8° concrete
your property on the north side. The current City of Toronto (properties to be a maximum of 6' in height, although there is a properties will back on 3 or 4 new homes on our site. As part of consent from each of the adjacent property owners allowing us to fence, as requested by you.	s strong case that it could be 8° as each of your four application for a Fenze Exemption I require replace the existing feaces with a new 8° concrete
your property on the north side. The current City of Toronto (properties to be a maximum of 6' in height, although there is a properties will back on 3 or 4 new homes on our site. As part of consent from each of the adjacent property owners allowing us to fence, as requested by you. I would like to have your acknowledgement by signing below so w Yours truly.	s strong case that it could be 8° as each of your four application for a Fenze Exemption I require replace the existing feaces with a new 8° concrete
your property on the north side. The current City of Toronto (properties to be a maximum of 6' in height, although there is a properties will back on 3 or 4 new homes on our site. As part of consent from each of the adjacent property owners allowing us to fence, as requested by you. I would like to have your acknowledgement by signing below so w Yours to by. 35 Semforth De clophents inc.	s strong case that it could be 8° as each of your four application for a Fenze Exemption I require replace the existing feaces with a new 8° concrete
your property on the north side. The current City of Toronto (properties to be a maximum of 6' in height, although there is a properties will back on 3 or 4 new homes on our site. As part of consent from each of the adjacent property owners allowing us to fence, as requested by you. I would like to have your acknowledgement by signing below so w Yours to by. The property De clondents line. Larry Regan cell 422 254-848.	s strong case that it could be 8° as each of your four application for a Fenze Exemption I require replace the existing feaces with a new 8° concrete
your property on the north side. The current City of Toronto (properties to be a maximum of 6' in height, although there is a properties will back on 3 or 4 new homes on our site. As part of consent from each of the adjacent property owners allowing us to fence, as requested by you. I would like to have your acknowledgement by signing below so w Yours tuly. 35 Reinforth De clophthats line. Larry Regan cell (42) 254-848 2 (42) 979-9996 Ext. 36 Isrgan & cestigem. exert	s strong case that it could be 8° as each of your four application for a Fenze Exemption I require replace the existing feaces with a new 8° concrete
your property on the north side. The current City of Toronto (properties to be a maximum of 6' in height, although there is a properties will back on 3 or 4 new homes on our site. As part of consent from each of the adjacent property owners allowing us to fence, as requested by you. I would like to have your acknowledgement by signing below so w Yours to by. 15 Semforth De riophyents line. Larry Regan cell (40) 254-866 2 (40) 979-9995 Ext. 36 Israer Coesfigure com Acknowledged and agreed to by homeowner(s):	s strong case that it could be 8° as each of your four application for a Fenze Exemption I require replace the existing feaces with a new 8° concrete
your property on the north side. The current City of Toronto (properties to be a maximum of 6' in height, although there is a properties will back on 3 or 4 new homes on our site. As part of consent from each of the adjacent property owners allowing us to fence, as requested by you. I would like to have your acknowledgement by signing below so w Yours to by. 35 Reinforth Do riontents inc. Larry Regan cell (42) 979-9996 Ext. 36 Largan (Configuration Acknowledged and agreed to by homeowner(s): Per: Kutz Rooms.	s strong case that it could be 8° as each of your four application for a Fenze Exemption I require replace the existing feaces with a new 8° concrete
your property on the north side. The current City of Toronto (properties to be a maximum of 6' in height, although there is a properties will back on 3 or 4 new homes on our site. As part of consent from each of the adjacent property owners allowing us to fence, as requested by you. I would like to have your acknowledgement by signing below so w Yours to by. 15 Semforth De riophyents line. Larry Regan cell (40) 254-866 2 (40) 979-9995 Ext. 36 Israer Coesfigure com Acknowledged and agreed to by homeowner(s):	s strong case that it could be 8° as each of your four application for a Fenze Exemption I require replace the existing feaces with a new 8° concrete
your property on the north side. The current City of Toronto (properties to be a maximum of 6' in height, although there is a properties will back on 3 or 4 new homes on our site. As part of consent from each of the adjacent property owners allowing us to fence, as requested by you. I would like to have your acknowledgement by signing below so w Yours to by. 35 Reinforth Do riontents inc. Larry Regan cell (42) 979-9996 Ext. 36 Largan (Configuration Acknowledged and agreed to by homeowner(s): Per: Kutz Rooms.	s strong case that it could be 8° as each of your four application for a Fenze Exemption I require replace the existing feaces with a new 8° concrete
your property on the north side. The current City of Toronto (properties to be a maximum of 6' in height, although there is a properties will back on 3 or 4 new homes on our site. As part of consent from each of the adjacent property owners allowing us to fence, as requested by you. would like to his ve your acknowledgement by signing below so we yours to be self (4'E) 254-8-98 (4'E) 979-9995 Ext. 36 larger Constignt, even Acknowledged and agreed to by homeowner(s): **Cer: **Larger Royness** Acknowledged and agreed to by homeowner(s): **Larger Royness** **Larger Royness	a strong case that it could be 8' as each of your four application for a Fence Exemption I require replace the existing fences with a new 8' concrete

Attachment 8:

Consent letter, 15 Brancaster Court

735 Renforth	
DEVELOPMENTS INC.	10 × 20
DEVELOPMENTS INC.	
September 16, 2013	Confidential
September 16, 2013	
Lify & Stefan Barko	
15 Brancaster Court Etobicoke On M9C 4E4	
remykins55@sol.com (416) 622-3528	
Dane Meighborn	
Dear Neighbor;	
Re: Brancaster Ct & Wellesworth Dr Residen Proposed New 8' Fence - North Property	ices Adjacent to 735-743 Renforth Drive, Etobleoke Line - Fence Exemption Consent
be shifted due to existing obstructions) and will be jo your property on the north side. The current City properties to be a maximum of 6' in height, althou	ted directly on the property line (unless specifically required to- pointly owned by the proposed new homes on the south side and of Toronto (City) byluw only permits fences separating two agh there is a strong case that it could be 8' as each of your
property line at our expense. The fence will be locat be shifted due to existing obstructions) and will be jo your property on the north side. The current City properties to be a maximum of 6° in height, althou properties will back on 3 or 4 new homes on our sit	ted directly on the property line (unless specifically required to- pintly owned by the proposed new homes on the south side and of Toronto (City) bylaw only permits fences separating two
property line at our expense. The fence will be locat be shifted due to existing obstructions) and will be jo your property on the north side. The current City properties to be a maximum of 6° in height, althou properties will back on 3 or 4 new homes on our sit consent from each of the adjacent property owners all	ted directly on the property line (unless specifically required to- pointly owned by the proposed new homes on the south side and of Toronto (City) bylaw only permits fences separating two agh there is a strong case that it could be 8° as each of your- te. As part of our application for a Fence Exemption I require llowing us to replace the existing fences with a new 8° concrete
property line at our expense. The fence will be locat be shifted due to existing obstructions) and will be jo your property on the north side. The current City properties to be a maximum of 6' in height, althou properties will bock on 3 or 4 new homes on our sit consent from each of the adjacent property owners all fence, as requested by you.	ted directly on the property line (unless specifically required to- pointly owned by the proposed new homes on the south side and of Toronto (City) bylaw only permits fences separating two agh there is a strong case that it could be 8° as each of your- te. As part of our application for a Fence Exemption I require llowing us to replace the existing fences with a new 8° concrete
property line at our expense. The fence will be locat be shifted due to existing obstructions) and will be jo your property on the north side. The current City properties to be a maximum of 6' in height, althou properties will back on 3 or 4 new homes on our sit consent from each of the adjacent property owners al fence, as requested by you. It would like to have your acknowledgement by signin Your kully,	ted directly on the property line (unless specifically required to- pointly owned by the proposed new homes on the south side and of Toronto (City) bylaw only permits fences separating two agh there is a strong case that it could be 8° as each of your- te. As part of our application for a Fence Exemption I require llowing us to replace the existing fences with a new 8° concrete
property line at our expense. The fence will be locat be shifted due to existing obstructions) and will be jo your property on the north side. The current City properties to be a maximum of 6° in height, althou properties will back on 3 or 4 new homes on our sit consent from each of the adjacent property owners all fence, as requested by you. It would like to have your acknowledgement by signing	ted directly on the property line (unless specifically required to- pointly owned by the proposed new homes on the south side and of Toronto (City) bylaw only permits fences separating two agh there is a strong case that it could be 8° as each of your- te. As part of our application for a Fence Exemption I require llowing us to replace the existing fences with a new 8° concrete
property line at our expense. The fence will be locat be shifted due to existing obstructions) and will be jo your property on the north side. The current City properties to be a maximum of 6' in height, althou properties will back on 3 or 4 new homes on our sit consent from each of the adjacent property owners al fence, as requested by you. It would like to have your acknowledgement by signin Your kully,	ted directly on the property line (unless specifically required to- pointly owned by the proposed new homes on the south side and of Toronto (City) bylaw only permits fences separating two agh there is a strong case that it could be 8° as each of your- te. As part of our application for a Fence Exemption I require llowing us to replace the existing fences with a new 8° concrete
property line at our expense. The fence will be locat be shifted due to existing obstructions) and will be jo your property on the north side. The current City properties to be a maximum of 6' in height, althou properties will back on 3 or 4 new homes on our sit consent from each of the adjacent property owners al fence, as requested by you. It would like to have your acknowledgement by signin Your kuily, 736 Rea forth Developments Inc. Latry Regan	ted directly on the property line (unless specifically required to- pointly owned by the proposed new homes on the south side and of Toronto (City) bylaw only permits fences separating two agh there is a strong case that it could be 8° as each of your- te. As part of our application for a Fence Exemption I require llowing us to replace the existing fences with a new 8° concrete
property line at our expense. The fence will be locat be shifted due to existing obstructions) and will be jo your property on the north side. The current City properties to be a maximum of 6' in height, althou properties will back on 3 or 4 new homes on our si consent from each of the adjacent property owners al fence, as requested by you. It would like to have your acknowledgement by signin Your kully, 736 Res forth Developments Inc Latry Regan cell (416) 254-899 (416) 979-599 Ext. 36	ted directly on the property line (unless specifically required to- pointly owned by the proposed new homes on the south side and of Toronto (City) bylaw only permits fences separating two agh there is a strong case that it could be 8° as each of your- te. As part of our application for a Fence Exemption I require llowing us to replace the existing fences with a new 8° concrete
property line at our expense. The fence will be locat be shifted due to existing obstructions) and will be jo your property on the north side. The current City properties to be a maximum of 6° in height, althou properties will back on 3 or 4 new homes on our sit consent from each of the adjacent property owners al fence, as requested by you. It would like to have your acknowledgement by signin Your kully, 736 Res forth Developments Inc Latry Regan cell (416) 251-899	ted directly on the property line (unless specifically required to- pointly owned by the proposed new homes on the south side and of Toronto (City) bylaw only permits fences separating two agh there is a strong case that it could be 8° as each of your- te. As part of our application for a Fence Exemption I require llowing us to replace the existing fences with a new 8° concrete
property line at our expense. The fence will be locat be shifted due to existing obstructions) and will be jo your property on the north side. The current City properties to be a maximum of 6' in height, althou properties will back on 3 or 4 new homes on our si consent from each of the adjacent property owners al fence, as requested by you. It would like to have your acknowledgement by signin Your kully, 736 Res forth Developments Inc Latry Regan cell (416) 254-899 (416) 979-599 Ext. 36	ted directly on the property line (unless specifically required to- pointly owned by the proposed new homes on the south side and of Toronto (City) bylaw only permits fences separating two agh there is a strong case that it could be 8° as each of your- te. As part of our application for a Fence Exemption I require llowing us to replace the existing fences with a new 8° concrete
property line at our expense. The fence will be locat be shifted due to existing obstructions) and will be jo your property on the north side. The current City properties to be a maximum of 6° in height, althou properties will back on 3 or 4 new homes on our sit consent from each of the adjacent property owners all fence, as requested by you. It would like to have your acknowledgement by signin Yous ruly, 736 Res forth Developments Inc Larry Regan cell (416) 251-899 (416) 979-5596 Ext. 36 Ingen@configur.com	ted directly on the property line (unless specifically required to- pointly owned by the proposed new homes on the south side and of Toronto (City) bylaw only permits fences separating two agh there is a strong case that it could be 8° as each of your- te. As part of our application for a Fence Exemption I require llowing us to replace the existing fences with a new 8° concrete
property line at our expense. The fence will be located be shifted due to existing obstructions) and will be jour property on the north side. The current City properties to be a maximum of 6° in height, althou properties will back on 3 or 4 new homes on our sitionsent from each of the adjacent property owners all fence, as requested by you. It would like to have your acknowledgement by signin Your living. The Res forth Developments Inc. Larry Regan cell (416) 25-89% (416) 978-95% Ext. 36 Intern Country com Acknowledged and agreed to by homeowner(s):	ted directly on the property line (unless specifically required to- pointly owned by the proposed new homes on the south side and of Toronto (City) bylaw only permits fences separating two agh there is a strong case that it could be 8° as each of your- te. As part of our application for a Fence Exemption I require llowing us to replace the existing fences with a new 8° concrete
property line at our expense. The fence will be located be shifted due to existing obstructions) and will be jour property on the north side. The current City properties to be a maximum of 6° in height, althou properties will back on 3 or 4 new homes on our sit consent from each of the adjacent property owners all fence, as requested by you. It would like to have your acknowledgement by signing Your Truly, 736 Res forth Developments Inc. Larry Regan cell (416) 251-8998 (416) 979-9598 Ext. 36 Intern@custingtr.ccm Acknowledged and agreed to by homeowner(s):	ted directly on the property line (unless specifically required to- pointly owned by the proposed new homes on the south side and of Toronto (City) bylaw only permits fences separating two agh there is a strong case that it could be 8° as each of your- te. As part of our application for a Fence Exemption I require llowing us to replace the existing fences with a new 8° concrete
property line at our expense. The fence will be located be shifted due to existing obstructions) and will be jour property on the north side. The current City properties to be a maximum of 6° in height, althou properties will back on 3 or 4 new homes on our sit consent from each of the adjacent property owners all fence, as requested by you. It would like to have your acknowledgement by signing Your Truly, 736 Res forth Developments Inc. Larry Regan cell (416) 251-8998 (416) 979-9598 Ext. 36 Intern@custingtr.ccm Acknowledged and agreed to by homeowner(s):	ted directly on the property line (unless specifically required to- pointly owned by the proposed new homes on the south side and of Toronto (City) bylaw only permits fences separating two agh there is a strong case that it could be 8° as each of your- te. As part of our application for a Fence Exemption I require llowing us to replace the existing fences with a new 8° concrete
property line at our expense. The fence will be located be shifted due to existing obstructions) and will be jour property on the north side. The current City properties to be a maximum of 6° in height, althou properties will back on 3 or 4 new homes on our sitionsent from each of the adjacent property owners all fence, as requested by you. It would like to have your acknowledgement by signin Your living. The Res forth Developments Inc. Larry Regan cell (416) 25-89% (416) 978-95% Ext. 36 Intern Country com Acknowledged and agreed to by homeowner(s):	ted directly on the property line (unless specifically required to- pointly owned by the proposed new homes on the south side and of Toronto (City) bylaw only permits fences separating two agh there is a strong case that it could be 8° as each of your- te. As part of our application for a Fence Exemption I require llowing us to replace the existing fences with a new 8° concrete
property line at our expense. The fence will be located be shifted due to existing obstructions) and will be jour property on the north side. The current City properties to be a maximum of 6° in height, althou properties will back on 3 or 4 new homes on our sit consent from each of the adjacent property owners all fence, as requested by you. It would like to have your acknowledgement by signing Your Truly, 736 Res forth Developments Inc. Larry Regan cell (416) 251-8998 (416) 979-9598 Ext. 36 Intern@custingtr.ccm Acknowledged and agreed to by homeowner(s):	ted directly on the property line (unless specifically required to- pointly owned by the proposed new homes on the south side and of Toronto (City) bylaw only permits fences separating two agh there is a strong case that it could be 8° as each of your- te. As part of our application for a Fence Exemption I require llowing us to replace the existing fences with a new 8° concrete

Attachment 9:

Consent letter, 106 Wellesworth Drive

	A
735 Renforth	
DEVELOPMENTS INC.	
*	Confidential
September 16, 2013	Hand delivered
Vernon Simpson & Mrs. Simpson 106 Wellesworth Drive Etobicoke On M9C 4R9	
(416) 622-1449 Dear Neighbor;	
Re: Brancaster Ct & Wellesworth Dr Residences Adjacent to 7 Proposed New 8' Fence - North Property Line - Fence Ex	
property line at our expense. The fence will be located directly on the be shifted due to existing obstructions) and will be jointly owned by th your property on the north side. The current City of Toronto (City properties to be a maximum of 6' in height, although there is a strup properties will back on 3 or 4 new homes on our site. As part of our consent from each of the adjacent property owners allowing us to repla fence, as requested by you.	e proposed new homes on the south side and bylaw only permits fences separating two ong ease that it could be 8' as each of your application for a Fence Exemption 1 require
be shifted due to existing obstructions) and will be jointly owned by the your property on the north side. The current City of Toronto (City properties to be a maximum of 6' in height, although there is a streproperties will back on 3 or 4 new homes on our site. As part of our consent from each of the adjacent property owners allowing us to replatence, as requested by you. I would like to have your acknowledgement by signing below so we can	the proposed new homes on the south side and bylaw only permits fences separating two- ing case that it could be 8' as each of your application for a Fence Exemption I require use the existing fences with a new 8' concrete
be shifted due to existing obstructions) and will be jointly owned by the your property on the north side. The current City of Toronto (City properties to be a maximum of 6' in height, although there is a sure properties will back on 3 or 4 new homes on our site. As part of our consent from each of the adjacent property owners allowing us to replatence, as requested by you.	the proposed new homes on the south side and bylaw only permits fences separating two- ing case that it could be 8' as each of your application for a Fence Exemption I require use the existing fences with a new 8' concrete
be shifted due to existing obstructions) and will be jointly owned by the your property on the north side. The current City of Toronto (City properties to be a maximum of 6' in height, although there is a star properties will back on 3 or 4 new homes on our site. As part of our consent from each of the adjacent property owners allowing us to repla fence, as requested by you. I would like to have your acknowledgement by signing below so we can your service.	the proposed new homes on the south side and bylaw only permits fences separating two- ing case that it could be 8' as each of your application for a Fence Exemption I require use the existing fences with a new 8' concrete
be shifted due to existing obstructions) and will be jointly owned by the your property on the north side. The current City of Toronto (City properties to be a maximum of 6' in height, although there is a streproperties will back on 3 or 4 new homes on our site. As part of our consent from each of the adjacent property owners allowing us to replatence, as requested by you. I would like to have your acknowledgement by signing below so we can your service. Yoursepuly, 7.35 Relaforth Developments Inc. Larry Regan (416) 254 8998 (416) 979-9996 Eye. 36	the proposed new homes on the south side and bylaw only permits fences separating two- ing case that it could be 8' as each of your application for a Fence Exemption I require use the existing fences with a new 8' concrete
be shifted due to existing obstructions) and will be jointly owned by the your property on the north side. The current City of Toronto (City properties to be a maximum of 6' in height, although there is a streproperties will back on 3 or 4 new homes on our site. As part of our consent from each of the adjacent property owners allowing us to replatence, as requested by you. I would like to have your acknowledgement by signing below so we can your symptomy. 7.35 Revisorth Developments Inc. Larry Regan cell (416) 254-8998 2 (416) 979-9996 Fort. 36 bregan @craftgrop.com	the proposed new homes on the south side and bylaw only permits fences separating two- ing case that it could be 8' as each of your application for a Fence Exemption I require use the existing fences with a new 8' concrete
be shifted due to existing obstructions) and will be jointly owned by the your property on the north side. The current City of Toronto (City properties to be a maximum of 6' in height, although there is a streproperties will back on 3 or 4 new homes on our site. As part of our consent from each of the adjacent property owners allowing us to replatence, as requested by you. I would like to have your acknowledgement by signing below so we can your service. Acknowledged and agreed to by homeowner(s): Acknowledged and agreed to by homeowner(s):	the proposed new homes on the south side and bylaw only permits fences separating two- ing case that it could be 8' as each of your application for a Fence Exemption I require use the existing fences with a new 8' concrete
be shifted due to existing obstructions) and will be jointly owned by the your property on the north side. The current City of Toronto (City properties to be a maximum of 6' in height, although there is a streproperties will back on 3 or 4 new homes on our site. As part of our consent from each of the adjacent property owners allowing us to replatence, as requested by you. I would like to have your acknowledgement by signing below so we can your service. Your service. Acknowledged and agreed to by homeowner(s): Pet: Acknowledged and agreed to by homeowner(s):	the proposed new homes on the south side and bylaw only permits fences separating two- ing case that it could be 8' as each of your application for a Fence Exemption I require use the existing fences with a new 8' concrete
be shifted due to existing obstructions) and will be jointly owned by the your property on the north side. The current City of Toronto (City properties to be a maximum of 6' in height, although there is a streproperties will back on 3 or 4 new homes on our site. As part of our consent from each of the adjacent property owners allowing us to replatence, as requested by you. I would like to have your acknowledgement by signing below so we can your service. Acknowledged and agreed to by homeowner(s): Per: Print Namer Verner Struffen.	the proposed new homes on the south side and bylaw only permits fences separating two- ing case that it could be 8' as each of your application for a Fence Exemption I require use the existing fences with a new 8' concrete
be shifted due to existing obstructions) and will be jointly owned by the your property on the north side. The current City of Toronto (City properties to be a maximum of 6' in height, although there is a streproperties will back on 3 or 4 new homes on our site. As part of our consent from each of the adjacent property owners allowing us to replatence, as requested by you. I would like to have your acknowledgement by signing below so we can your service. Larry Regarized Baseline Baseline (416) 254-8998 (416) 979-9996 Ext. 36 leegan Estaliants over Acknowledged and agreed to by homeowner(s): Per: Print Name: Verner Surviser Per: Print Name: Mrs. Surviser Per: Print Name: Mrs. Surviser	the proposed new homes on the south side and bylaw only permits fences separating two- ing case that it could be 8' as each of your application for a Fence Exemption I require use the existing fences with a new 8' concrete