Application for Fence Exemption
46 Meridian Road

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<th>Date:</th>
<th>March 27, 2012</th>
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<td>To:</td>
<td>Etobicoke York Community Council</td>
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<td>From:</td>
<td>Curtis Sealock, District Manager, Municipal Licensing and Standards</td>
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<td>Wards:</td>
<td>Ward 2 – Etobicoke North</td>
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<td>Reference Number:</td>
<td>ML&amp;S Folder Number 12 141316 FEN</td>
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**SUMMARY**

This report is in regard to an application for a fence exemption to the Toronto Municipal Code, Chapter 447 - Fences at 46 Meridian Road whereby the new tenant is applying to erect fencing in the form of barrier walls in the flankage and rear yard/lot that would be in violation of the Fence By-law, for which the Etobicoke York Community Council has delegated authority from City Council to make a final decision.

**RECOMMENDATIONS**

Municipal Licensing and Standards recommends that the Etobicoke York Community Council:

1. Refuse the application from the new tenant at 46 Meridian Road for the fence exemption based on non-compliance with Chapter 447, Toronto Municipal Code, Fences.

**Financial Impact**

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

**ISSUE BACKGROUND**

This is a detached industrial property located in the Highway 27 and Dixon Road area of the subject Ward. The Municipal Licensing and Standards Division has received an application from the new tenant seeking relief for proposed flankage and rear yard barrier
wall fencing on the subject property that will exceed the permitted heights found in the Fence By-law, Chapter 447.

The new tenant is seeking relief for proposed noise and privacy barrier walls consisting of steel I beam and concrete panels, with varying heights behind the principal building and that will measure approximately 3.2 metres in height at its tallest point, when completed. The proposed barrier walls will be erected at the north, west and south elevations to enclose the rear lot of the subject property, abutting Skyway Avenue and Meridian Road, at the west elevation (Attachment #1).

COMMENTS

The Municipal Licensing and Standards Division received a formal request for an exemption to the Fence By-law on March 20, 2012. The applicant, Lineman's Testing Laboratories will be storing many valuable industrial commodities on site and are proposing to erect large barrier walls to protect their inventories.

Fences, in the flankage and rear yards of non-residential properties are generally limited to 2.5 metres in height, pursuant to Section 447-2.B, Toronto Municipal Code, Chapter 447. The new tenant is requesting an exemption to erect fencing comprised of steel I beams and concrete panels on the subject property that will exceed 2.5 metres in height. The reasons for the height of these barrier walls are for privacy, for security and to shield the property effectively from a chronic history of theft and vandalism wherever the type of inventory they will store, has attracted. (Attachments 2, 3 and 4)

The Ward Councillor is in support of this application and the nearest residential occupancies are at least three kilometres away from the subject property.

CONTACT

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SIGNATURE

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Curtis Sealock, District Manager
Municipal Licensing and Standards

ATTACHMENTS
Attachment 1 – Ward 2 Site/Aerial Map
Attachment 2 – Survey of 46 Meridian Road
Attachment 3 – Typical Wall Section
Attachment 4 – Photos of Proposed Barrier Wall for 46 Meridian Road
Attachment # 1 – Ward 2 Site/Aerial Map
Attachment # 2 – Survey of 46 Meridian Road
Attachment #3 – Typical Wall Section
Photo # 1 – Sample of Proposed Barrier Wall for 46 Meridian Road

Photo # 2 – Sample of Proposed Barrier Wall for 46 Meridian Road

Attachment # 4 – Photos of Proposed Barrier Wall for 46 Meridian Road