Request for Height Exemption – 46 Exford Drive, Scarborough

To: Scarborough City Council

We respectfully request council’s approval of this application for exemption from the residential fence height restriction imposed by City of Toronto Municipal Code Chapter 447.

We reside on the northeast corner lot at 46 Exford Drive, at the intersection of Exford Drive and Canlish Rd. We intend to construct a wooden fence enclosing the front yard of our property adjacent to the west side of the house. This yard is currently enclosed, but the existing fence is encroaching City property. We will tear down the existing fence, where necessary, in order to cease encroachment and we will construct the new fence within our property boundaries.

This yard is adjacent to our dining room and we have access to this yard via a sliding glass door opening to a patio and garden area. We use this yard to entertain, barbeque, and to relax. We also allow our dog to roam freely in this enclosed yard. We would like to construct our new fence to a height of 2.0 meters (6.0 feet) and seek exemption from the Municipal Code imposed restriction of 1.2 meters (4.0 feet).

We would like to build our fence to a height of 2.0 meters for privacy and security. At 2.0 meters, we would be able to enjoy this yard space without the intrusion of many pedestrians who stroll along the adjacent sidewalks, especially along Canlish Rd. where the proposed fence would be only 38 inches from the sidewalk. The greater fence height would also provide security and shield some of our personal belongings from view, such as the BBQ, patio furniture and cushions, lawn and garden utensils, and other items left in the yard on occasion.

In order to assist you with a perspective of the subject yard, we have included photographs of the location. The photos are numbered for ease of reference.

#1 – This shot looks south onto Exford Dr. The house in the background is across the street from our home. Our front door faces Exford Dr. and the house in the background, which is currently uninhabited. The fence in this photo extends from the house out toward Exford Dr. and angles before connecting to the fence section running parallel to Exford Dr. The yellow caution tape indicates where our new fence would be located on our property.

#2 – This shot looks out to the corner intersection. The left side of the photo shows the fence parallel to Exford Dr. and you notice you can see through the fence at this angle. In the corner where the yellow and red table is leaning, the fence is angled for sightline purposes. The yellow caution tape shows where the new fence will be constructed, at least 9 feet in from its current location, and how the sightline at this corner will be improved.
#3 — This photo shows the fence as it runs parallel to Canlish Rd. The staked line indicates the placement of the proposed fence along the west side of our lot. The proposed fence will be moved inward about 20 inches from its present location. This section of fence is closest to pedestrian traffic.

#4 — This photo is an extension of photo #3. It shows where the proposed fence would be located in the garden. The yellow caution tape behind the fountain shows how the fence will angle towards the north section of fence.

#5 — This shot looks west from our dining room out to the patio and garden. The fence in view runs north-south, parallel to Canlish Rd. A sidewalk runs along the outside of the fence. At the corner to the right, behind the fountain, the section of fence is angled. To the right of this photo, out of view, is the north section of fence that runs east-west parallel to our neighbour’s house. There is a driveway on the other side of the north fence section.

#6 — This is the angled section of fence connecting the west section to the north section. This angled section would be pulled back to the caution tape, changing the angle and increasing the distance from the sidewalk on Canlish Rd.

#7 — This is the outside view of the angled section referred to in photo #6. The shot looks south on Canlish Rd. The distance from the left edge of the angled section to the sidewalk is 78 inches. The proposed fence would take this edge back a further 10.5 inches, up the neighbour’s driveway. The fence running parallel to Canlish Rd. would be moved 20” inward to our property, effectively increasing the viewing angle at this location. You can see the proximity of the sidewalk to the fence. The existing fence is 6 feet in height here and is effective at shielding view to our yard from pedestrians.

#8 — This photo provides the opposite view to photo #7. It looks northward to our neighbour’s home and driveway. The fence will be moved back here and the angle will be increased for the proposed fence.

#9 — This shot looks out to Canlish Rd. from the neighbour’s driveway. For the proposed fence, the leading edge of the angled section will start at least 10.5 inches back and the angle will be increased to allow an improved view to the sidewalk.

We have attached the aforementioned photos with this application, as well as a photocopy of our original lot survey as prepared by the builder, Plymouth Homes Ltd., and a copy of our Letter of Undertaking to the City of Toronto agreeing to remove our existing fence from City property.
We hope that council understands our reasons for requesting an exemption to the height restriction imposed by the municipal code and will allow this application in respect of our proposed new fence. We trust that the drawings, photos and commentary submitted are sufficient in providing a perspective of how our proposed fence will be situated and how the sightlines will be improved at both the southwest and northwest corners of our lot.

Sincerely,

[Signature]

Original Signed

, Owners