



STAFF REPORT ACTION REQUIRED

Fence Exemption Request – Front Yard 10 Brookview Drive

Date:	July 17, 2014
To:	North York Community Council
From:	District Manager, Municipal Licensing and Standards, North York District
Wards:	Ward 15 – Eglinton- Lawrence
Reference Number:	IBMS No. 14-164399

SUMMARY

This staff report is about a matter that the Community Council has delegated authority to make a final decision, provided that it is not amended so that it varies with City policy or by-laws. The subject matter is an application for an exemption to Chapter 447 of the Toronto Municipal Code, Fences, to permit fencing in the front and flankage yard which would be in violation of the By-law.

RECOMMENDATIONS

Municipal Licensing and Standards (MLS), North York District, recommends that:

- 1. The North York Community Council refuse the exemption from Chapter 447 – Fences, for the property at 10 Brookview Drive.**

FINANCIAL IMPACT

There is no financial impact anticipated in this report

DECISION HISTORY

The property owner was informed the proposed front and flankage yard fence would not comply with the City of Toronto Municipal Code Chapter 447 Fences, and subsequently applied for a fence exemption.

ISSUE BACKGROUND

10 Brookview Drive is a single family detached home located in the former City of North York (*Attachments 1 & 2*).

The maximum height for a fence in the front and flankage yard is 1.2 metres, no fence when measured at any point along its length shall exceed the maximum height pursuant to Section 447-2.B. Chapter 447, Fences, of the Toronto Municipal Code.

In addition, any fence within 2.4 metres of any driveway shall be an open mesh chain-link fence or of an equivalent open-fence construction for at least 2.4 metres from the lot line at which the driveway begins so as not to obstruct the view of the boulevard or highway, pursuant to Section 447-2.C(1), Chapter 447, Fences, of the Toronto Municipal Code.

The owners wish to construct a fence in the front yard of the property facing onto Kirkland Boulevard and flankage yard off Brookview Drive that is 1.8 metres (6 feet) in height and of wood construction with no spaces between wood slats. (*Attachments 3, 4 & 5*).

COMMENTS

The owner wishes to install the fence for privacy and increased security.

Should the recommendation not be accepted and the request approved, the following condition of approval should include that when the fence is replaced it should be constructed in compliance with Chapter 447 or its successor by-law.

CONTACT

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SIGNATURE

Bill Blakes, District Manager
Municipal Licensing and Standards
North York District

ATTACHMENTS

1. Iview Map of 10 Brookview Drive
2. Proposed drawing of Fence at 10 Brookview Drive
3. Photos of Front and Flankage Yards at 10 Brookview Drive
4. Photos of Front and Flankage Yards at 10 Brookview Drive
5. Letter from neighbour at 29 Kirkland Avenue