



**STAFF REPORT  
ACTION REQUIRED**

**Request for a Fence Exemption – Front Yard  
3110-3120 Sheppard Avenue East- Ward 40**

<b>Date:</b>	July 20, 2016
<b>To:</b>	Scarborough Community Council
<b>From:</b>	Elena Sangiuliano, Acting District Manager Municipal Licensing & Standards, Scarborough District
<b>Wards:</b>	Ward 40 – Scarborough Agincourt
<b>Reference Number:</b>	IBMS No. 16 193881

**SUMMARY**

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This staff report concerns a matter for which the Scarborough Community Council has delegated authority from City Council to make a final decision.

The purpose of this report is to advise Council concerning an application by the Property Manager of 3110-3120 Sheppard Avenue East for a site-specific Fence Exemption, pursuant to Section 447-2 of Toronto Municipal Code, Chapter 447- Fences. The property owner is seeking Council's permission to be exempt concerning a proposed 1.8m high wood fence screen enclosure located in the front yard which does not comply with restrictions contrary to Section 447-2 of the bylaw.

**RECOMMENDATIONS**

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Municipal Licensing & Standards recommends that the Scarborough Community Council:

1. Refuse to grant the application for an exemption permit, by the Property Manager of 3110-3120 Sheppard Avenue East, for a proposed 1.8 m high wood fence screen enclosure located in the front yard that fails to comply with the provisions of Toronto Municipal Code, Chapter 447, Fences.

OR

2. Grant the application for 3110-3120 Sheppard Avenue East for a proposed 1.8m high wood fence screen enclosure exemption permit. Direct and require that the installation be maintained in good repair without alteration. Direct and require that at such time as replacement of the fence is required that such installation will comply with Municipal Code Chapter 447, or its successor by-law.

**Financial Impact**

There is no financial impact anticipated in this report.

**DECISION HISTORY**

The Property Manager submitted a fence exemption application, in writing, on July 20, 2016, for an proposed privacy 1.8m high wood fence screen enclosure in the front yard driveway entrance to 3120 Sheppard Avenue East, in accordance with Section 447-5(C) of Toronto Municipal Code, Chapter 447- Fences as reasons for the application.

As required by Section 447-5(C), Municipal Licensing & Standards has responded to the fence exemption application by preparing this report for Scarborough Community Council's consideration, and, the City Clerk has sent all requisite notifications of the date that Scarborough Community Council will consider the application.

**ISSUE BACKGROUND**

The subject property, 3110-3120 Sheppard Avenue East is located in Ward 40, in a residential area. The property consists of Co-op townhouses.

Municipal Licensing Standards review of the proposed 1.8m high privacy wood fence screen enclosure installation will not comply with Section 447-2 of Toronto Municipal Code, Chapter 447- Fences, as detailed in the following chart:

GENERAL LOCATION	SPECIFIC LOCATION	PROPOSED CONSTRUCTION & DEFICIENCY	BY-LAW SECTION & REQUIREMENT*
Front Yard	1. Front Yard at driveway entrance	1. Height- 1.8 m (6 ft.) high	Section 447-2 (B)(1)  Maximum height of 1.2 metres, measured at any point along its length.

## **COMMENTS**

The proposed privacy wood fence screen enclosure violates Toronto Municipal Code, Chapter 447- Fences requirements with respect to height, it does not contravene any other provisions of the by law. Also, Toronto Municipal Code Chapter 629, Property Standards Section 629-17(B). Buffering, requires a barrier for waste to be screened from view.

## **CONTACT**

Glenn Shimoda, Supervisor,  
Municipal Licensing & Standards Division  
Scarborough District  
Tel. (416) 396-7675  
Fax (416) 396-5650  
E-mail: [gshimod@toronto.ca](mailto:gshimod@toronto.ca)

## **SIGNATURE**

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Elena Sanguiliano  
Acting Manager, Scarborough District

## **APPENDICES**

Appendix 1 – Location of 3110-3120 Sheppard Avenue East. iView Map

Appendix 2 – Existing Fence Location Plan View.

Appendix 3 – Photos 1-2

Appendix 4 - Photos 3-4

# iView 2

3120 sheppard av e



**Legend**

**Search Results**

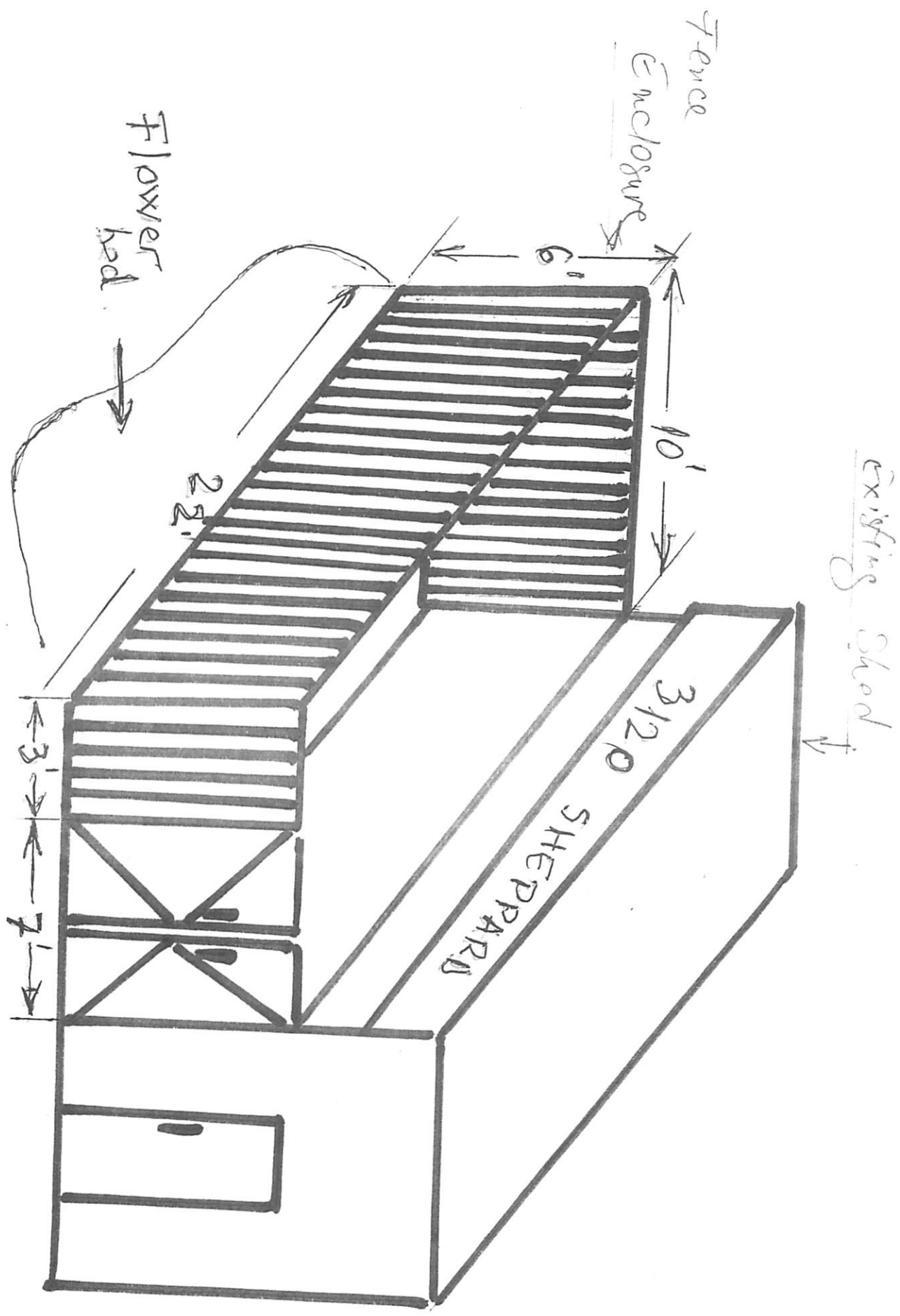
3 result(s) for '3120 sheppard av e'.

- 3120 Sheppard Ave E**  
M1T 3J9, Scarborough, Ward: Scarborough-Agincourt (40)
- 3120 Sheppard Ave E**  
No addresses. Total length: .2kms, 1 segment(s).
- 5021 Sheppard Ave E**  
No addresses. Total length: .12kms, 3 segment(s).

**Measure**



Appendix #1



Appendix #1 2



Photo-1

3110-3120 Sheppard Avenue East



Photo-2

3110-3120 Sheppard Avenue East

Appendix # 3

Appendix 4



Photo-3

3110-3120 Sheppard Avenue East



Photo-4

*Appendix #4*