

## **Request for a Fence Exemption to the Toronto Municipal Code, Chapter 447 – 471 Woodbine Ave**

**Date:** February 06, 2018

**To:** Toronto and East York Community Council

**From:** Joe Magalhaes, District Manager, Municipal Licensing & Standards, Toronto-East York District

**Wards:** Ward 32 - Beaches - East York

### **SUMMARY**

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This staff report concerns a matter for which the Toronto and East York 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 owner of 471 Woodbine Ave for a site-specific Fence Exemption, pursuant to Section 447-5.C of Toronto Municipal Code, Chapter 447- Fences. The property owner is seeking Council's permission to allow for the existing fence, which does not comply with maximum fence height restrictions stipulated by Section 447-2 of the bylaw.

Fence along the North property line is not in compliance with the Fence by-law. The fence ranges in height from 2.2 m to 2.54 m (7 ft 3 in to 8 ft 4 in) and 11.0 m (36 ft) in width. The fence is made of wood, board on board, with a lattice on the top.

The application is based on a complaint that was received and investigated by Municipal Licensing and Standards.

## **RECOMMENDATIONS**

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Municipal Licensing & Standards recommends that the Toronto and East York Community Council:

1. Refuse to grant the application for an exemption permit, by the property owner of 471 Woodbine Ave, for a fence that fails to comply with the provisions of Toronto Municipal Code, Chapter 447, Fences and to issue a second notice to the property owner to bring the fence into compliance.

OR

2. Grant the application for a fence exemption permit, without conditions, thereby allowing the fence to be maintained as constructed. Direct and require that the installation be maintained in good repair without alteration. 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**

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There is no anticipated Financial Impact from this report.

## **DECISION HISTORY**

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The property owner submitted a fence exemption application, in writing, on September 2, 2017, in regards to an existing installed fence, in accordance with Section 447-5(C) of Toronto Municipal Code, Chapter 447- Fences, listing "privacy " as the 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 Toronto and East York Community Council's consideration, and, the City Clerk has sent all requisite notifications of the date that Toronto and East York Community Council will consider the application.

## **ISSUE BACKGROUND**

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The subject property, 471 Woodbine Ave., is located in Ward 32 - Beaches - East York. The home is a 2 storey, semi-detached home.

Municipal Licensing Standards' investigated the fence installation and determined that it did not comply with maximum height restrictions for residential fences (see table below) provided by Section 447-2 of Toronto Municipal Code, Chapter 447- Fences.

GENERAL LOCATION	SPECIFIC LOCATION	PROPOSED CONSTRUCTION & DEFICIENCY	BY-LAW SECTION & REQUIREMENT*
rear yard	The north property line	Fence ranges from 2.2 m to 2.54 m (7 ft 3 in to 8 ft 4 in) in height and is 11.0 m (36 ft) wide	Section 447-2 (B)(1)  Maximum height of 2.0 metres, measured at any point along its length, based on the average grade height of the land within 1 metre on either side of the fence

**COMMENTS**

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While the proposed fence violates Toronto Municipal Code, Chapter 447- Fences with respect to height, it does not appear to contravene any other provisions of the bylaw.

## **CONTACT**

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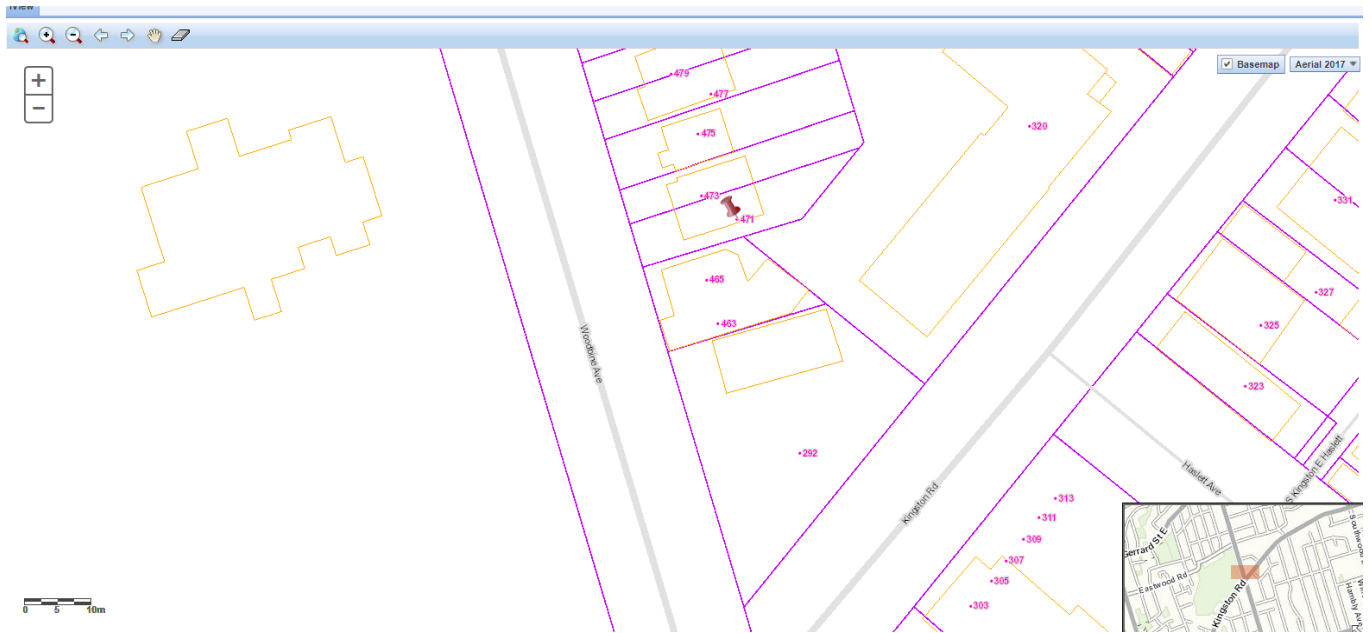
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## **SIGNATURE**

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Joe Magalhaes, District Manager,  
Municipal Licensing and Standards  
Toronto - East York District

# ATTACHMENTS



Attachment 1: iView Map of property – 471 Woodbine Ave



Attachment 2: Existing fence on North side of property (photo taken facing North East)