

Application for Fence Exemption- 242 Edenbridge Dr

Date: January 15, 2019
To: Etobicoke York Community Council
From: Janet Stoeckl, District Manager Municipal Licensing and Standards
Wards: Ward 2, Etobicoke Central

SUMMARY

This staff report is in regards to a matter for which the Etobicoke York Community Council has delegated authority from City Council to make a final decision.

The purpose of this report is to consider an application submitted by the owner of 242 Edenbridge Drive to maintain a 1.77 metre erected wood fence in the flankage yard exceeding the height of 1.2 metres and with no open construction to prevent sightline obstruction. The fence does not meet the requirements specified in City of Toronto Municipal Code, Chapter 447, Fences.

RECOMMENDATIONS

Municipal Licensing and Standards recommends that the Etobicoke York Community Council give consideration to the exemption application and decide to:

1. Refuse the application for an exemption submitted by the owner of 242 Edenbridge Drive, to maintain a 1.77 metre erected wood fence in the flankage yard exceeding the height of 1.2 metres and with no open construction to prevent sightline obstruction, which does not comply with provisions of City of Toronto Municipal Code, Chapter 447, Fences, and direct that a second unappealable Notice of Violation be issued under City of Toronto Municipal Code, Chapter 447, Fences; or
2. Grant the exemption to permit the erected 1.77 metre wood fence in the flankage yard without changes to construction or sightline obstructions. At such time as replacement of the fence is required that the replacement fence will comply with Municipal Code Chapter 447, or its successor by-law.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

No previous decision history.

COMMENTS

The subject property is a single family dwelling situated at the corner of Edenbridge Drive and Knoll Drive in Ward 2 (Attachment # 1).

The property owner is seeking relief from the by-law regulations to maintain an erected 1.77 metre wood fence, which exceeds the permitted height of 1.2 metres; additionally maintain current construction of fence, contrary to Sections 447-2B.(1) and 447-2C.(1) of Chapter 447 of the Toronto Municipal Code.

The Municipal Licensing and Standards Division received a formal complaint on September 18, 2017. December 6th, 2017 a Notice of Violation was issued. December 28th, 2017 a Fence Exemption Application was submitted.

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

The following chart indicates the violations and relevant sections of Toronto Municipal Code, Chapter 447, Fences:

LOCATION	ORIENTATION	DEFICIENCY	BY-LAW SECTION*
Flankage yard	South / West side of property	1.77 metres fence in the flankage yard would exceed the permitted height of 1.2 metres	2. B(1)
Flankage yard	South / West side of property	Fail to provide open construction ; Fence within 2.4 metres of driveway or required sightline	2. C(1)

The property owner(s) seek this exemption for privacy, safety and security.

CONTACT

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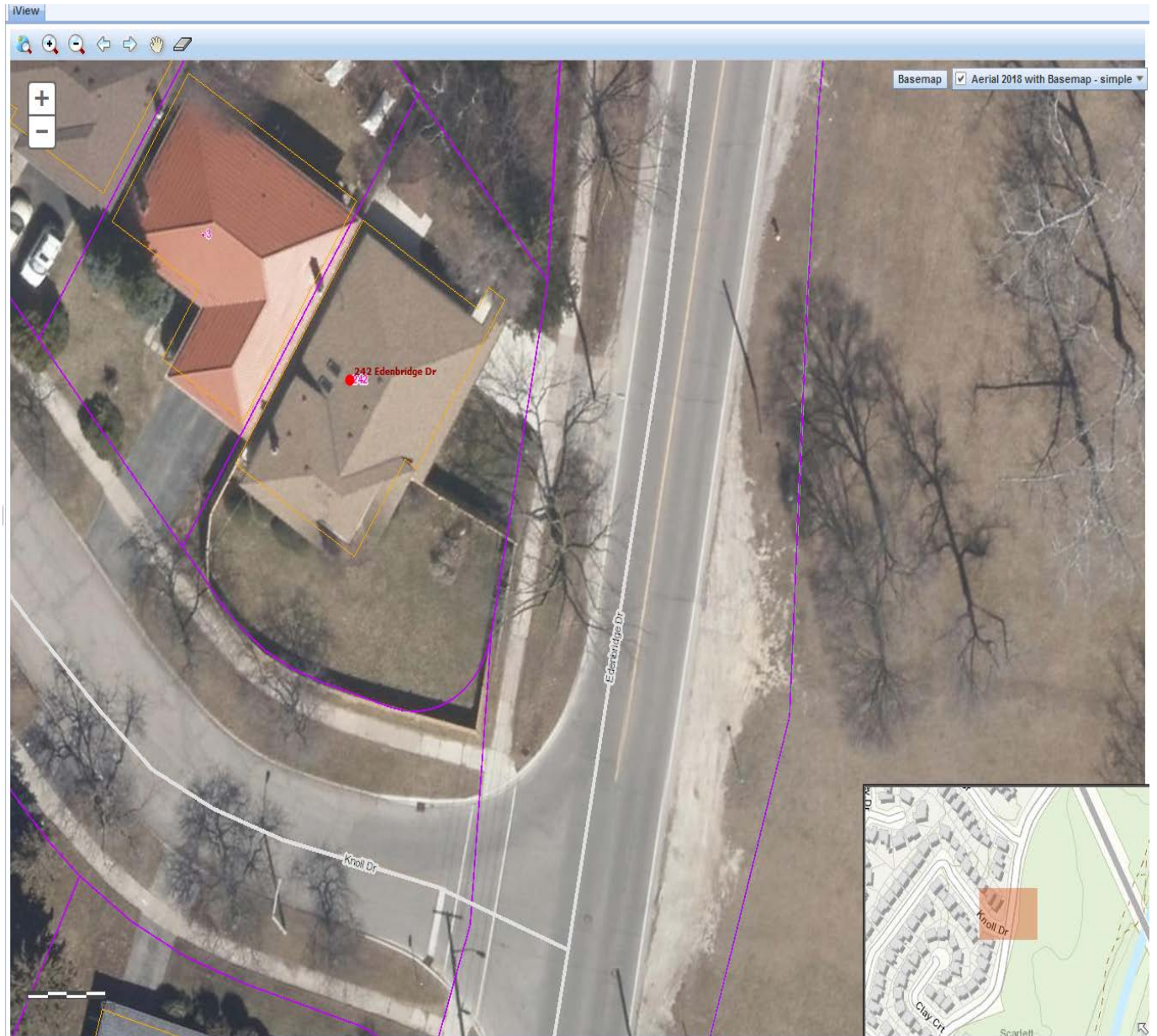
SIGNATURE

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ATTACHMENTS

Attachment 1:	View of the subject property; 242 Edenbridge Drive
Attachment 2:	South / West facing view of front yard
Attachment 3:	North / West facing view of flankage yard
Attachment 4:	North facing view of flankage yard / sightline obstruction onto Edenrbridge Drive
Attachment 5:	North East facing view of flankage yard
Attachment 6:	North facing view of flankage yard
Attachment 7:	West facing view of sightline obstruction (driveway 3 Knoll Drive)
Attachment 8:	North / West facing view of sightline obstruction (2) (driveway 3 Knoll Drive)

Attachment 1: View of the subject property; 242 Edenbridge Drive



Attachment 2: South / West facing view of front yard



Attachment 3: North / West facing view of flankage yard



Attachment 4: North facing view of flankage yard / sightline obstruction onto Edenbridge Drive



Attachment 5: North East facing view of flankage yard



Attachment 6: North facing view of flankage yard



Attachment 7: West facing view of sightline obstruction (driveway 3 Knoll Drive)



Attachment 8: North / West facing view of sightline obstruction (2) (driveway 3 Knoll Drive)

