

Application for Fence Exemption- 54 Harrop Ave

Date: November 05, 2019
To: Etobicoke York Community Council
From: Janet Stoeckl, District Manager Municipal Licensing and Standards
Wards: Ward 02 – Etobicoke Centre

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 54 Harrop Avenue to maintain a rear yard board on board vinyl fence, which does not meet all of 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 to grant the application for an exemption, by the property owner of 54 Harrop Avenue to maintain a rear yard board on board vinyl fence; contrary to the regulations found in the City of Toronto Municipal Code Chapter 447 – Fences, Section 2B.(1).
- or
2. Grant the application for a fence exemption by the property owner of 54 Harrop Avenue, without conditions, thereby allowing the erection of a rear yard vinyl board on board fence to be maintained in good repair. Direct and require that the rear yard fence be maintained in good repair without alteration. Direct and require that at such time as replacement of the fence is required that such installations 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

No previous decision history.

COMMENTS

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

The property owner is seeking relief from the by-law regulations to maintain a rear yard board on board vinyl fence which is creating a sight line obstruction to an adjoining driveway contrary to Sections 447-2B.(1) of Chapter 447 of the Toronto Municipal Code.

The Municipal Licensing and Standards Division received a formal complaint on September 12, 2019. A Notice of Violation was served on September 18, 2019. A fence exemption application was submitted on October 9, 2019.

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.

Municipal Licensing Standards' review of the rear yard board on board vinyl fence has determined that it does not comply with Toronto Municipal Code, Chapter 447- Fences, as detailed in the following chart:

Item #	Bylaw Section	Location and Description	Required Action	Compliance Date
1	1.2C.(1)	North West Side Of Property: Fail to provide open construction on a fence within 2.4 metres in any direction of the point a driveway intersects the lot line.	Open sight line so as not to obstruct the view of boulevard or highway.	October 18, 2019

CONTACT

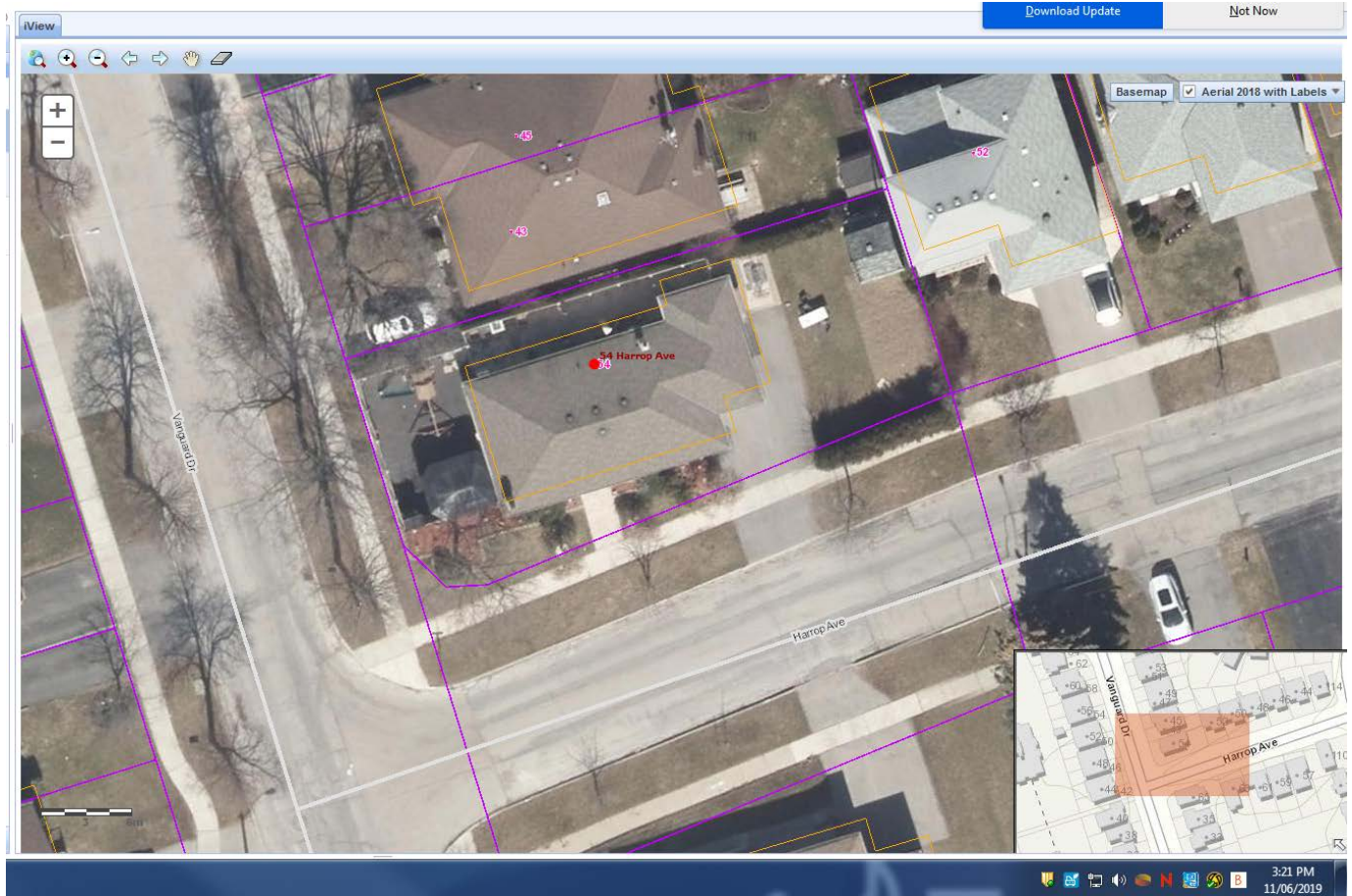
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SIGNATURE

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ATTACHMENTS

Attachment 1: Aerial map of 54 Harrop Avenue
Attachment 2: Rear Yard fence facing South towards 54 Harrop
Attachment 3: Rear Yard Fence of 54 Harrop Ave facing Northbound



Attachment 1: Aerial map of 373 Rustic Road

Staff Report for action on Fence Exemption – 54 Harrop Avenue



Attachment 2: Rear Yard fence facing South towards 54 Harrop



Attachment 3: Rear Yard Fence of 54 Harrop Ave facing Northbound