



Request for a Fence Exemption – Front Yard 17 Applefield Drive

Date: October 8, 2019

To: Scarborough Community Council

From: Manager, Municipal Licensing & Standards, East District, Investigation Services

Wards: Ward 21 – Scarborough Centre

SUMMARY

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 owners of 17 Applefield Drive for a site-specific Fence Exemption, pursuant to Section 447-5.C of Toronto Municipal Code, Chapter 447- Fences.

The subject property, at the north east corner of Applefield Drive and Tordale Crescent, is a corner lot, with a one story detached residential dwelling. It is located in Ward 21 in a Residential Zoned Area south of Ellesmere Avenue East and west of Brimley Road.

The proposed fence does not comply with Section 447-3 of Toronto Municipal Code, Chapter 447- Fences, as detailed in the following chart:

GENERAL LOCATION	SPECIFIC LOCATION	DEFICIENCY	BY-LAW SECTION & REQUIREMENT*
Front Yard	Adjacent to Tordale Crescent.	Exceeds Permitted Height- of 1.2m	Table 1. Item 1. Fence in a front yard; and within 2.4 metres of a lot line abutting a public highway (public highway does not include a public lane)

RECOMMENDATIONS

Municipal Licensing and Standards recommends that the Scarborough Community Council:

1. Refuse to grant the application for an exemption permit, by the property owner of 17 Applefield Drive, for a proposed fence that fails to comply with the provisions of Toronto Municipal Code, Chapter 447, Fences.

OR

2. Grant the application for the proposed fence thereby to be constructed. 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 owner submitted a fence exemption application, in writing, on June 26, 2019, to permit the fence in the front yard, in accordance with Section 447-5(C) of Toronto Municipal Code, Chapter 447- Fences, listing "privacy, security safety and aesthetics" as the reason 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.

COMMENTS

The proposed fence will be in non-compliance with respect to the fence in the front yard exceeding the maximum permitted height, only the portions of the fence located within 2.4 metres of a property line abutting a street will require an exemption.

CONTACT

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SIGNATURE

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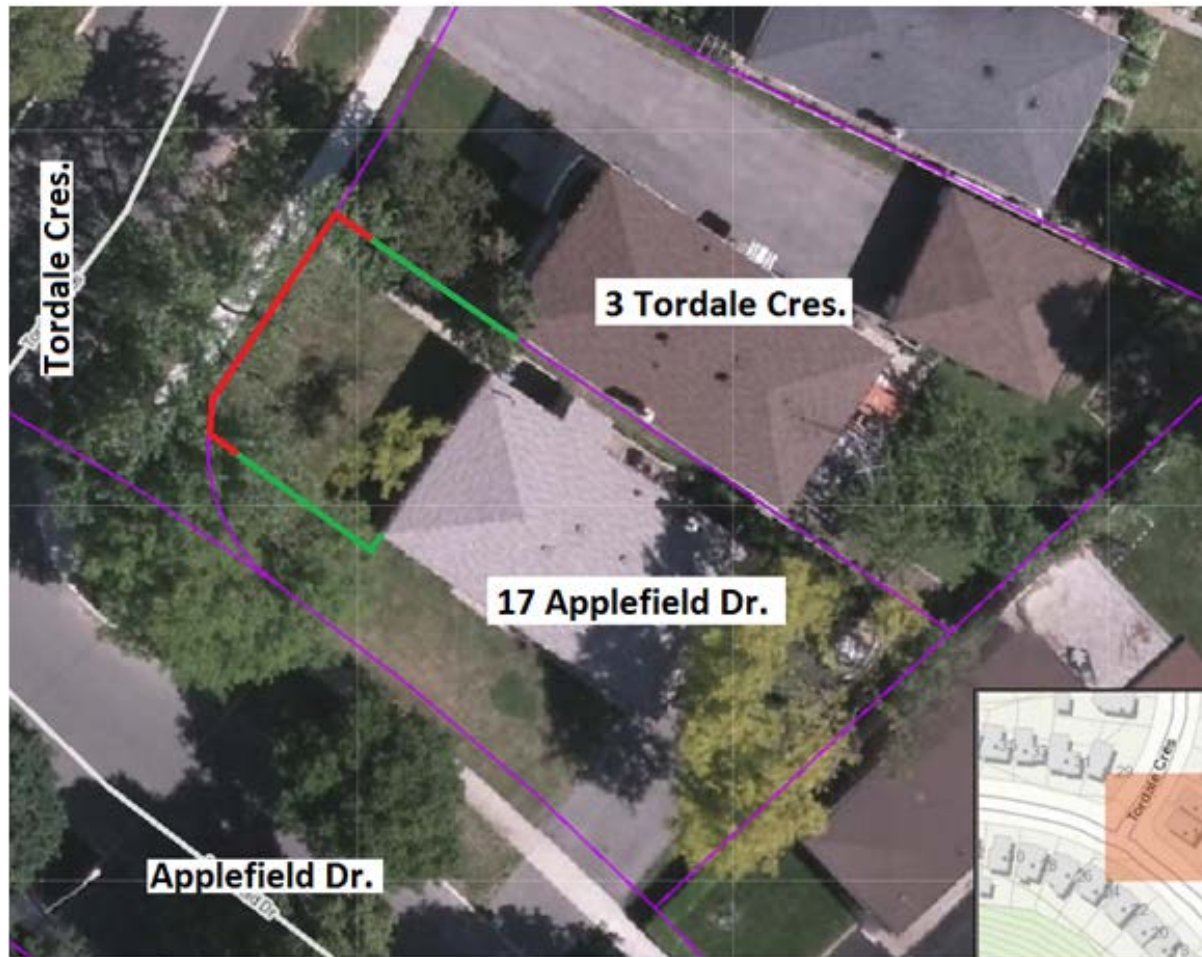
ATTACHMENTS

- Attachment 1. – Location of 17 Applefield Drive.
- Attachment 2. – Site Plan of Fence Violations.
- Attachment 3. – Front Yard Views of 17 Applefield Drive.
- Attachment 4. – Proposed 2.0 m Fence at 17 Applefield Drive.

Attachment 1. Location of 17 Applefield Drive



Attachment 2. Site Plan of Fence Violations

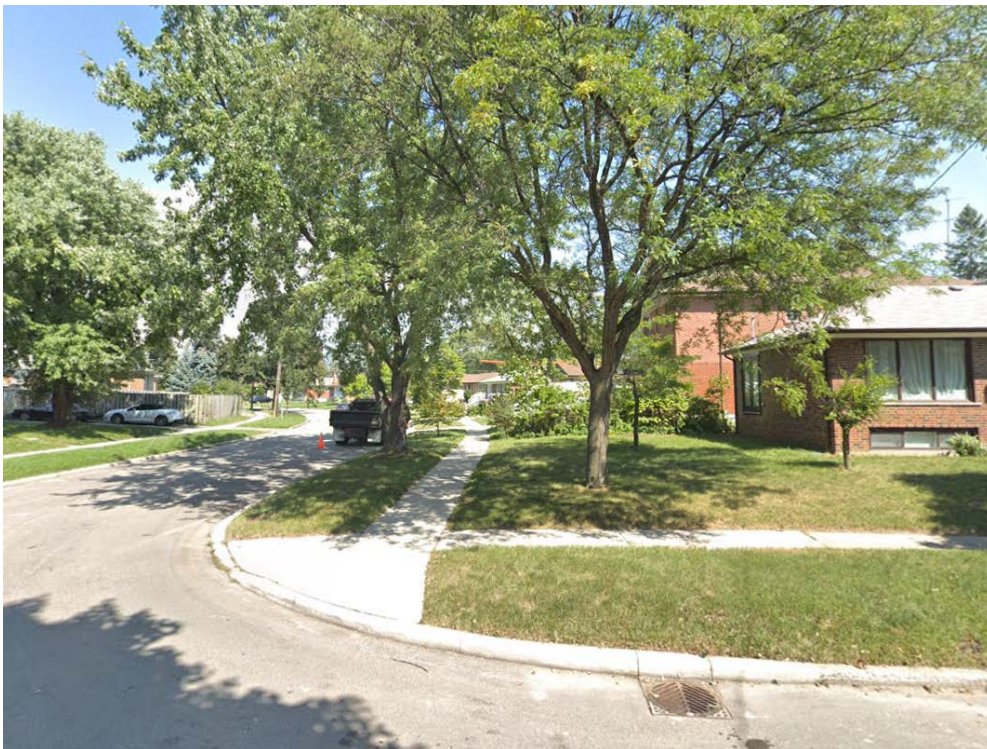


- Fence Height Violation (proposed 2.0m required 1.2m)
- Proposed Fence Height 2.0m (permitted)

Attachment 3. Front Yard Views of 17 Applefield Drive



View from Tordale Crescent looking east towards 17 Applefield Drive



View from Applefield Drive looking north towards 17 Applefield Drive.

