

Request for a Fence Exemption to the Toronto Municipal Code, Chapter 447 – 110 Prennan Ave

Date: April 27 2022

To: Etobicoke-York Community Council

From: District Manager, Municipal Licensing and Standards, West District

Wards: Ward 2 - Etobicoke Centre

SUMMARY

This staff report concerns 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 advise Community Council concerning an application by the property owner of 110 Prennan Ave for a site-specific Fence Exemption, pursuant to Section 447-1.5(B) of Toronto Municipal Code, Chapter 447- Fences. The property owner is seeking Community Council's permission to build a fence using vinyl material that would not comply with the standards stipulated by section 447-1.3(E)(2) of the bylaw.

RECOMMENDATIONS

The District Manager, Municipal Licensing and Standards, West District recommends that Etobicoke-York Community Council:

1. Refuse to grant the application for an exemption permit, by the property owner of 110 Prennan Ave, for a proposed fence that fails to comply with the provisions of Toronto Municipal Code, Chapter 447, Fences.

OR

2. Grant the application for a fence exemption permit (with or without conditions) to the property owners of 110 Prennan Ave, thereby allowing the proposed fence to be installed. 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, Fences, or its successor by-law.

FINANCIAL IMPACT

There is no anticipated Financial Impact from this report.

DECISION HISTORY

The property owner submitted a fence exemption application, in writing, on March 28 2022, in regards to a new fence installation, in accordance with Section 447-1.5(B) of Toronto Municipal Code, Chapter 447- Fences.

As required by Section 447-1.5(B), Municipal Licensing & Standards has responded to the fence exemption application by preparing this report for Etobicoke-York Community Council consideration, and, the City Clerk has sent all requisite notifications of the date that Etobicoke-York Community Council will consider the application.

The subject property, 110 Prennan Ave, is located in ward 2. The property is 2 storey single family dwelling. There is an issued pool permit for the property.

See the table below for the dimensions of the fence in question.

GENERAL LOCATION	SPECIFIC LOCATION	PROPOSED CONSTRUCTION & DEFICIENCY	BY-LAW SECTION & REQUIREMENT*
Rear Yard	South, west and North property lines	Vinyl fence – approximately 1.8 metres in height.	447-1.3(E)(2) Every fence and gate used in a swimming pool enclosure shall be constructed to the standards listed.

COMMENTS

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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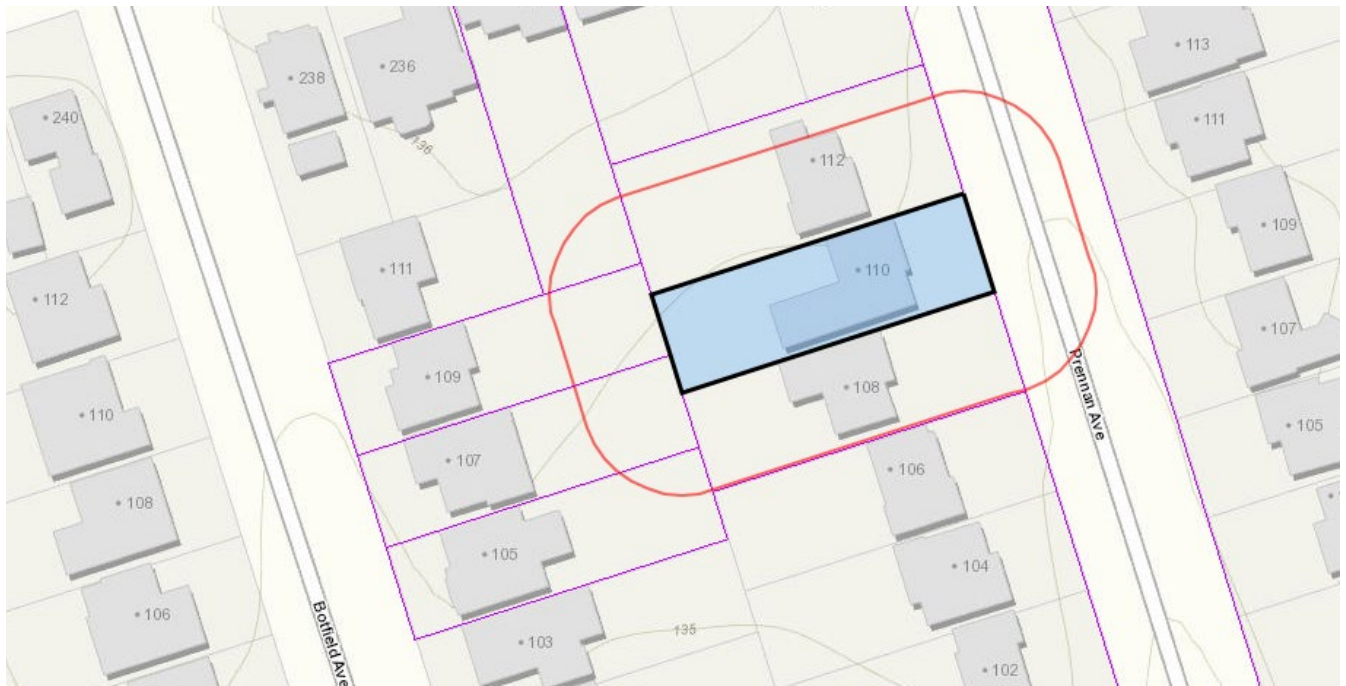
SIGNATURE

Joe Magalhaes
District Manager

ATTACHMENTS

Attachment 1: iView Map of property - 110 Prennan Ave
Attachment 2: photograph of currently installed vinyl fence along the South property
Attachment 3: photograph of currently installed vinyl fence along the West and South property line
Attachment 4: photograph of where the vinyl fence will be installed along the North property line

Attachment 1: iView Map of property - 110 Prennan Ave



Attachment 2: photograph of currently installed vinyl fence along the South property



→ vinyl fence on south side of property
(pool is on neighbour's property)

Attachment 3: photograph of currently installed vinyl fence along the West and South property line



→ West side of property with partially completed fence by prior owner

→ South side of property, with completed fence

Attachment 4: photograph of where the vinyl fence will be installed along the North property line



→ north side of property,
fence to be completed
(proposed to be in
vinyl)