

Request for a Fence Exemption - 15 Van Dusen Blvd

Date: May 27 2022

To: Etobicoke, Community Council

From: District Manager, Municipal Licensing and Standards

Wards: Ward 03 – Etobicoke South

SUMMARY

This staff report is in regards to a matter for which the Etobicoke 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 15 Van Dusen Blvd for a site-specific Fence Exemption, pursuant to Section 447-1.2.B(1) 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 the standards stipulated by Section 447-1.2B(1) of the bylaw, referencing Table 1 Maximum Height of Fences

RECOMMENDATIONS

Municipal Licensing and Standards recommends that the Etobicoke 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 15 Van Dusen Blvd, 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 by the property owner of 15 Van Dusen Blvd, thereby allowing the erected fence to be maintained as constructed. 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

No previous decision history.

COMMENTS

The subject property, 15 Van Dusen Blvd, is a single family detached residential home situated in Ward 3.

The fence is located at the South Side of the property. The application was not based on a complaint the owner did his due diligence and applied for a Fence Exemption;

The property owner is seeking relief from the by-law regulations to maintain the privacy, security and aesthetics from the neighboring property to prevent any viewing. The owner is wanting to erect a fence to the top rail measuring 2.4m in height, with a length of 5.4m(18 ft- 2 panels 9 ft each).

As required by Section 447-1.2B(1); Municipal Licensing & Standards has responded to the fence exemption application Toronto Municipal Code on by preparing this report for Etobicoke Community Council's consideration, and, the City Clerk has sent all requisite notifications of the date that the Etobicoke Community Council will consider the application.

Municipal Licensing Standards' reviewed the proposed application and determined that it does not comply with the Toronto Municipal Code, Chapter 447- Fences, as detailed in the following chart:

General Location	Specific Location	Deficiency	By-Law Section
Rear Yard	South Side of Property	Fence does not meet 2m maximum height requirement	447-1.2B(1)

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

CONTACT

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SIGNATURE

Joe Magalhaes
District Manager

ATTACHMENTS

Attachment #1 - Rear Yard - 15 Van Dusen Blvd -Rear of Property
Attachment #2 - Rear Yard - 15 Van Dusen Blvd -Rear of Property
Attachment #3 - Rear Yard - 15 Van Dusen Blvd -Rear of Property
Attachment #4- Rear Yard - 15 Van Dusen Blvd- Rear of Property
Attachment #5- Survey from 17 Van Dusen Blvd

Attachment #1 - 15 Van Dusen Blvd





Attachment #3- 15 Van Dusen Blvd





Attachment #5- 15 Van Dusen Blvd-Survey from 17 Van Duesen Blvd

