

## **8 Valley Ridge Place- Application for Fence Exemption**

**Date:** April 8, 2024

**To:** North York Community Council

**From:** District Manager, Municipal Licensing and Standards, East District

**Wards:** Ward 15 Don Valley West

### **SUMMARY**

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This staff report concerns a matter for which the North York Community Council has delegated authority from City Council to make a final decision.

The purpose of this report is to consider an application by the owner(s) of 8 Valley Ridge Place to erect a 2.3 meter high wrought iron fence in the front yard that is within 2.4 meters of the front lot line and additionally the proposed 2.3 meter high fence along the side and flankage yard.

This is contrary to the Toronto Municipal Code, Chapter 447-1.2 B (1)

### **RECOMMENDATIONS**

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The District Manager, Municipal Licensing and Standards, East District recommends that:

North York Community Council refuse to grant the application for an exemption permit, by the owner(s) of 8 Valley Ridge Place to erect a 2.3 meter high wrought iron fence in the front yard that is within 2.4 meters of the front lot line additionally the proposed 2.3 meter high fence along the side and flankage yard.

### **FINANCIAL IMPACT**

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There is no financial impact anticipated this report.

## DECISION HISTORY

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As required by Section 447-1.5(B)(1), Municipal Licensing & Standards has responded to the fence exemption application by preparing this report for North York Community Council's consideration, and, the City Clerk has sent all requisite notifications of the date that North York Community Council will consider the application.

## COMMENTS

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The exiting fence violates Toronto Municipal Code, Chapter 447 – Fences requirements:

GENERAL LOCATION	SPECIFIC LOCATION	CONSTRUCTION & DEFICIENCY	BY-LAW SECTION & REQUIREMENT*
Front yard	Front yard within 2.4 meters of the front lot line	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)	Chapter 447 Section 447-1.2 B (1) A fence must not be more than 1.2 meters in height when within 2.4 meters of a front lot line.
Flankage and side Yard	Flankage and side Yard	Fence not in a front yard; and between 2.4 metres from a side lot line abutting a public highway (public highway does not include a public lane) and the nearest wall of the main building extended to the rear lot line; and within 2.4 metres of a driveway	Chapter 447 Section 447-1.2 B (1) A fence must not be more than 2 meters in height

Municipal Licensing and Standards recommends North York Community Council refuse to grant the application for an exemption by the property owner of 8 Valley Ridge Place. Should North York Community Council grant the application for a fence exemption, the following recommendation may be adopted, in accordance with Municipal Code Chapter 447:

1. Grant the application for a fence exemption by the property owner(s) of 8 Valley Ridge Place to erect a 2.3 meter high wrought iron fence in the front yard that is within 2.4 meters of the front lot line and permit the side yard and flankage yard fence to be 2.3 meters in height. 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.

## **CONTACT**

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James Slocum, Supervisor  
Municipal Licensing & Standards Division  
East District  
Tel. # 416-396-7739  
E-mail: james.slocum@toronto.ca

## **SIGNATURE**

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Jean Paul Nadeau (Acting) Manager,  
Municipal Licensing and Standards  
Tel: #416-396-7311  
E-Mail: jeanpaul.nadeau@toronto.ca

List the attachments.

Attachment 1:	iView Map of Property – 8 Valley Ridge Place - City of Toronto.
Attachment 2:	Owners concept photo of the proposed fence - 8 Valley Ridge Place
Attachment 3:	Officers photo of the current front yard
Attachment 4:	Officers photo of the current front yard South Side
Attachment 4:	Officers photo of the current front yard North side

## ATTACHMENTS

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iView Map of Property – 8 Valley Ridge Place - City of Toronto.



Attachment 2: Owners concept photo of the proposed fence - 8 Valley Ridge



Attachment 3: Officers photo of the current front yard



Attachment 4: Officers photo of the current front yard South Side



Attachment 5: Officers photo of the current front yard North Side

