

COMMITTEE OF THE WHOLE OCTOBER 11, 2005

**REQUEST FOR FENCE HEIGHT EXEMPTION
141 LANGTRY PLACE, THORNHILL**

Recommendation

The City Clerk requests direction on this matter.

Economic Impact

Not Applicable

Purpose

To consider the granting of a fence height exemption pursuant to Section 3.5 of By-Law 80-90.

Background - Analysis and Options

The owner of the above noted property is requesting an exemption to the existing fence height restrictions pursuant to Section 3.5 of By-Law 80-90 to permit the maintenance of a side and rear yard fence surrounding a pool. The by-law permits a maximum fence height of 6 feet. The owner has constructed a fence ranging in height from 6 feet to 7 feet 6 inches measured from finished grade. The surrounding properties are higher in elevation. As a matter of safety and to prevent children from climbing the fence allowing entry to the pool area a higher fence was constructed. Attached as Appendix "A" are photographs of the subject fencing and a survey of the property. Originals will be available at the meeting.

Relationship to Vaughan Vision 2007

This request is consistent with Section 1.0 – Service Excellence, sub-section 1.1.2 being the review of community designs to ensure enhanced safety standards.

Conclusion

Council direction is required on the fence height exemption request.

Attachments

Appendix "A" - photographs of the subject fencing.
- survey of property

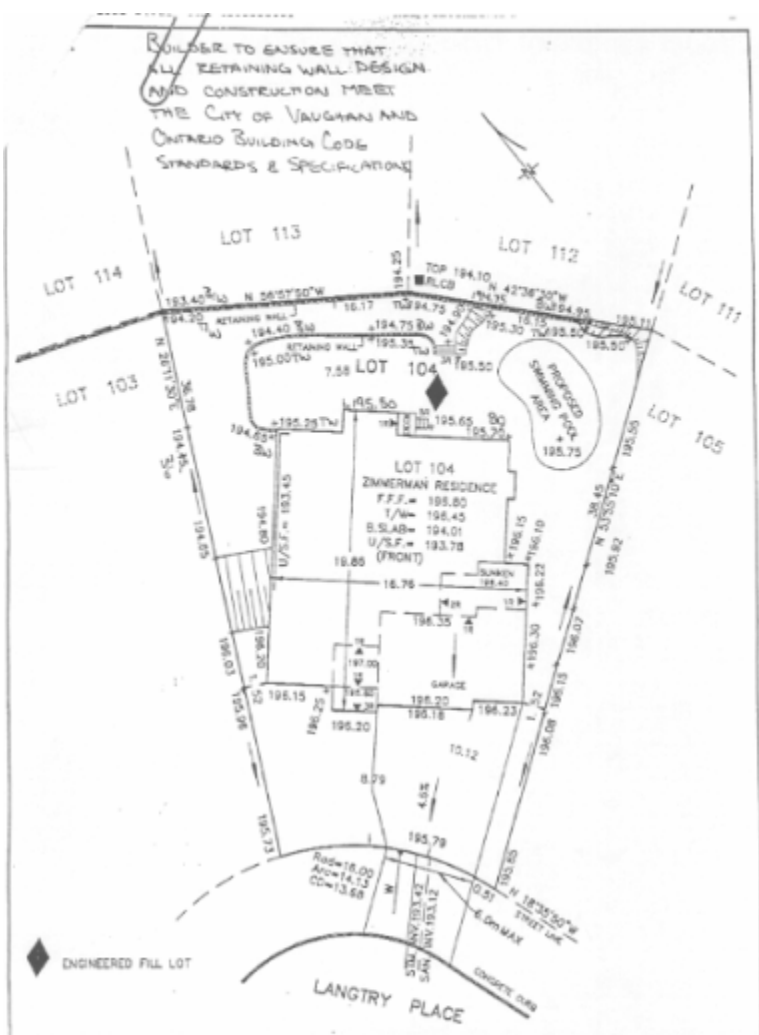
Report prepared by:

Joseph A.V. Chiarelli
Manager Special Projects Licensing & Permits
Insurance-Risk Management

Respectfully submitted,

John D. Leach
City Clerk

BUILDER TO ENSURE THAT
 ALL RETAINING WALL DESIGN
 AND CONSTRUCTION MEET
 THE CITY OF VAUGHAN AND
 ONTARIO BUILDING CODE
 STANDARDS & SPECIFICATIONS



<p>LEGEND</p> <p> + (204.87) EX. ELEVATION TO REMAIN 196.80 PROPOSED ELEVATION --- SAN. & STW. CONNECTIONS ● S.L. STREET LIGHT ● H.P. HYDRO POLE □ TRANSFORMER □ C.T.V. PEDESTAL □ BELL PEDESTAL □ WATER BOX □ HYDRANT □ CATCH BASIN □ DOOR WITH RISER X WATER VALVE --- DOWNSPOUTS </p>	<p>STANDARD NOTES (VAUGHAN)</p> <ol style="list-style-type: none"> 1. ROOF DRAINS TO DISCHARGE AT FRONT OF DWELLING UNITS ONTO GRASSED AREAS VIA CONCRETE SPLASH PADS AND NOT CONFLICT WITH WALKWAYS. 2. THE CONTRACTOR SHALL CHECK AND VERIFY ALL GIVEN GRADE ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. FOOTING TO BEAR ON NATURAL UNDISTURBED SOIL. MIN. 1.20M BELOW FIN. GRADE. 3. ALL FRONT AND REAR YARDS SHALL BE GRADED AT A 2% - 5% GRADE WITHIN 6M OF THE DWELLING UNIT. 4. MAXIMUM DRIVEWAY SLOPE SHALL BE 5%. 5. THE MAX. ALLOWABLE SLOPE (HORIZONTAL TO VERTICAL) IS 3:1 WITH A MAX. ELEVATION DIFFERENCE OF 5M. 6. DRIVEWAYS TO BE SETBACK A MIN. OF 1M FROM ABOVE GROUND SERVICES OR OTHER OBSTRUCTIONS. 	<p>SITE AND GRADING PLAN</p> <p> LOT: 104 R.P.: G5M-3195 CITY OF VAUGHAN FOR: WINDMERE HOMES </p> <p>SCALE 1:250</p>
<p> rp RADY-PENTEK & EDWARD SURVEYING LTD. ONTARIO LAND SURVEYORS 465 WILSON AVENUE, DOWNSVIEW, ONTARIO, M3H 1T9 TEL: 935-9000 FAX: 935-5001 DRAWN: K.S. CHECKED: DATE: AUG.28, 2002 JOB No. 97-112 </p>		

