

COMMITTEE OF THE WHOLE - OCTOBER 6, 2008

FENCE HEIGHT EXEMPTION – 4 OLDFIELD STREET– WARD 1

Recommendation

The Director of Enforcement Services recommends:

That the fence height exemption application for 4 Oldfield Street be approved with the following conditions:

1. That the south side fence be no more than 7 feet, and the posts be cut to not more than 1 inch above the 7 foot panels and that the existing west side fence panels not be increased any higher than what already exists.
2. That the west side fence be permitted to a height of no more than 8 feet.

Economic Impact

N/A

Communications Plan

Notification/Request for Comment letters were sent to surrounding neighbours within a 60 metre radius, no objections have been received.

Purpose

This report is to provide information for the consideration of a fence height exemption application.

Background - Analysis and Options

The property owner of 4 Oldfield Street has applied for a fence height exemption as provided for in the City of Vaughan Fence By-law 80-90, for the property located at 4 Oldfield Street.

The Applicant is making application to permit increasing the height of the rear yard fence, which encloses a swimming pool, on the south side and to permit the existing west side fence,.

The By-law permits a fence height of 6 feet in rear yards. The Applicant has installed a wooden fence on top of a retaining wall, along the west side which varies in height from 6 feet 10 inches to 8 feet 6 inches. The Applicant is also proposing to increase the height of the existing 6 foot fence on the south side of the rear yard by adding 1 foot of lattice to the existing 7 panels, bringing the total height of the fence to 7 feet in order to provide a sense of privacy.

The area was inspected by Enforcement staff and found no fences of similar height and design in the immediate area.

The fence height does not pose a potential sight line issue.

The details outlined above support the approval of a fence height exemption for this location and there is no precedent for approving a fence of this height in this area.

This application is outside of the parameters of the delegated authority recently passed by Council.

Relationship to Vaughan Vision 2007

This report is in keeping with the Vaughan Vision as it speaks to Service Delivery and Community Safety.

Regional Implications

N/A

Conclusion

Fence Height Exemption requests brought before Council should be granted or denied based on the potential impact to neighbour relations, comparables in the specific area, site plan requirements, history, and safety impacts. This facts in this case support the approval of a fence height exemption for this location, with the conditions listed above.

Attachments

- 1) Map of area
- 2) Site Plan
- 3) Photos of existing fence

Report prepared by:

Janice Heron
Office Coordinator, Enforcement Services

Respectfully submitted,

Janice Atwood-Petkovski
Commissioner of Legal & Administrative Services
and City Solicitor

Tony Thompson
Director, Enforcement Services

ATTACHMENT No. 1



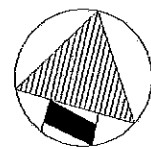
FENCE HEIGHT EXEMPTION 4 OLDFIELD ST.

LOCATION: Part of Lot 20,
Concession 4

LEGEND

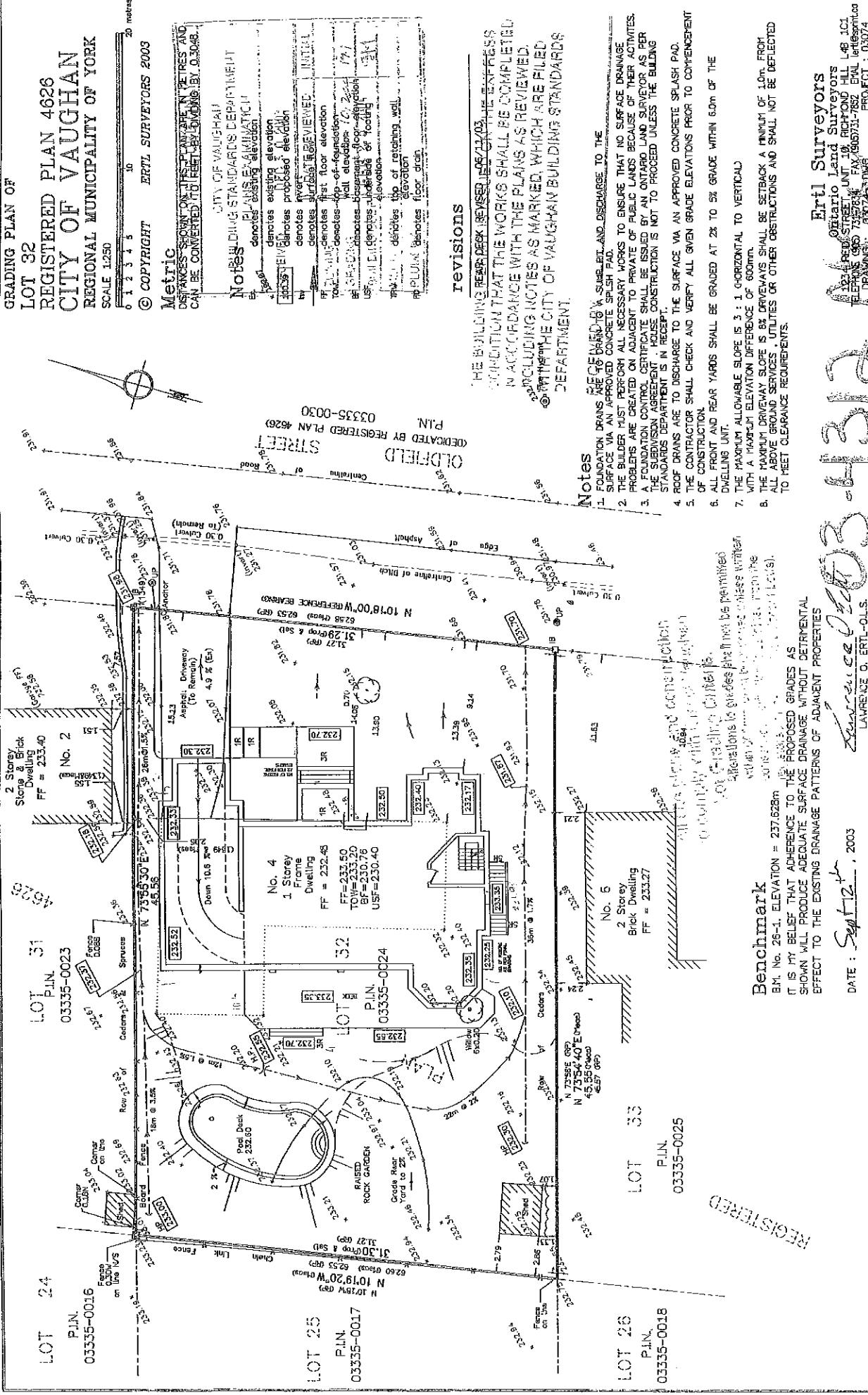


SUBJECT PROPERTY



NOT TO SCALE

Drawing name: C:\Engineering Services\Design Services\BYLAW Attachments\4Oldfield St..dwg



GRADING PLAN OF
LOT 32
REGISTERED PLAN 4626
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK
 SCALE 1:250
 0 1 2 3 4 5 10 20 metres

© COPYRIGHT
ERTL SURVEYORS 2003

Metric
 DISTANCES SHOWN ON THIS PLAN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES
 CITY OF VAUGHAN
 BUILDING STANDARDS DEPARTMENT
 PLANS SUBMITTED FOR REVIEW
 denotes existing elevation
 denotes proposed elevation
 denotes first floor elevation
 denotes top of foundation
 denotes basement floor elevation
 denotes outside of footing
 denotes top of retaining wall
 denotes floor area

revisions

THE BUILDING DEPARTMENT HAS REVIEWED THE EXPRESS
 CONDITION THAT THE WORKS SHALL BE COMPLETED
 IN ACCORDANCE WITH THE PLANS AS REVIEWED,
 INCLUDING NOTES AS MARKED, WHICH ARE FILED
 WITH THE CITY OF VAUGHAN BUILDING STANDARDS
 DEPARTMENT.

NOTES

1. FOUNDATION DRAINS ARE TO BE SUBMITTED AND DISCHARGE TO THE SURFACE VIA AN APPROVED CONCRETE SPLASH PAD.
2. THE BUILDER MUST PERFORM ALL NECESSARY WORKS TO ENSURE THAT NO SURFACE DRAINAGE PROBLEMS ARE CREATED ON ADJACENT PRIVATE OR PUBLIC LANDS BECAUSE OF THEIR ACTIVITIES.
3. A FOUNDATION CONTROL CERTIFICATE SHALL BE ISSUED BY AN ONTARIO LAND SURVEYOR AS PER THE SUBDIVISION AGREEMENT. HOUSE CONSTRUCTION IS NOT TO PROCEED UNLESS THE BUILDING STANDARDS DEPARTMENT IS IN RECEIPT.
4. ROOF DRAINS ARE TO DISCHARGE TO THE SURFACE VIA AN APPROVED CONCRETE SPLASH PAD.
5. THE CONTRACTOR SHALL CHECK AND VERIFY ALL GIVEN GRADE ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. ALL FRONT AND REAR YARDS SHALL BE GRADED AT 2% TO 5% GRADE WITHIN 6.0m OF THE DWELLING UNIT.
7. THE MAXIMUM ALLOWABLE SLOPE IS 3:1 (HORIZONTAL TO VERTICAL).
8. WITH A MAXIMUM ELEVATION DIFFERENCE OF 600mm.
9. THE MAXIMUM DRIVEWAY SLOPE IS 8% DRIVEWAYS SHALL BE SETBACK A MINIMUM OF 1.0m FROM ALL ABOVE GROUND SERVICES, UTILITIES OR OTHER OBSTRUCTIONS AND SHALL NOT BE DEFLECTED TO MEET CLEARANCE REQUIREMENTS.

Benchmark

B.M. No. 26-1. ELEVATION = 237.628m
 IT IS MY BELIEF THAT ADHERENCE TO THE PROPOSED GRADES AS SHOWN WILL PRODUCE ADEQUATE SURFACE DRAINAGE WITHOUT DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERNS OF ADJACENT PROPERTIES

DATE: Sept 12th, 2003

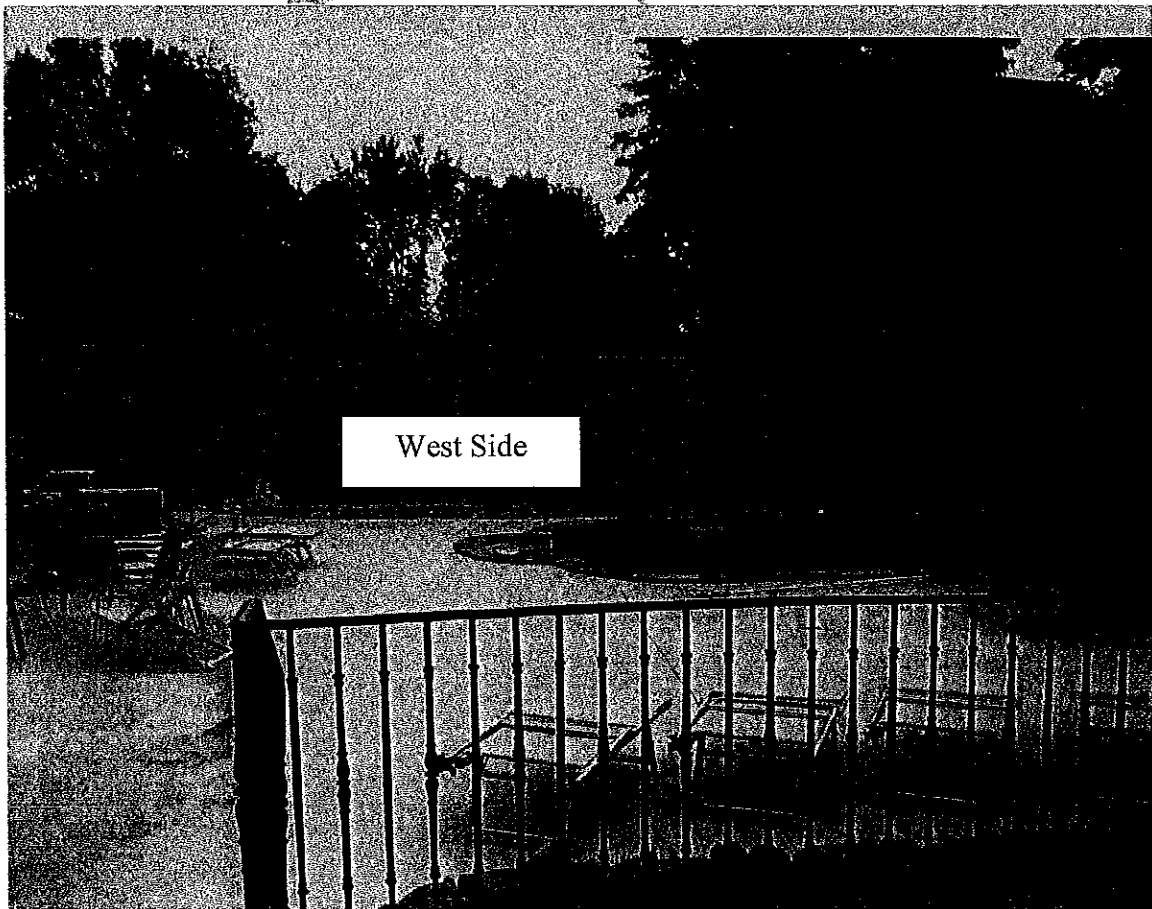
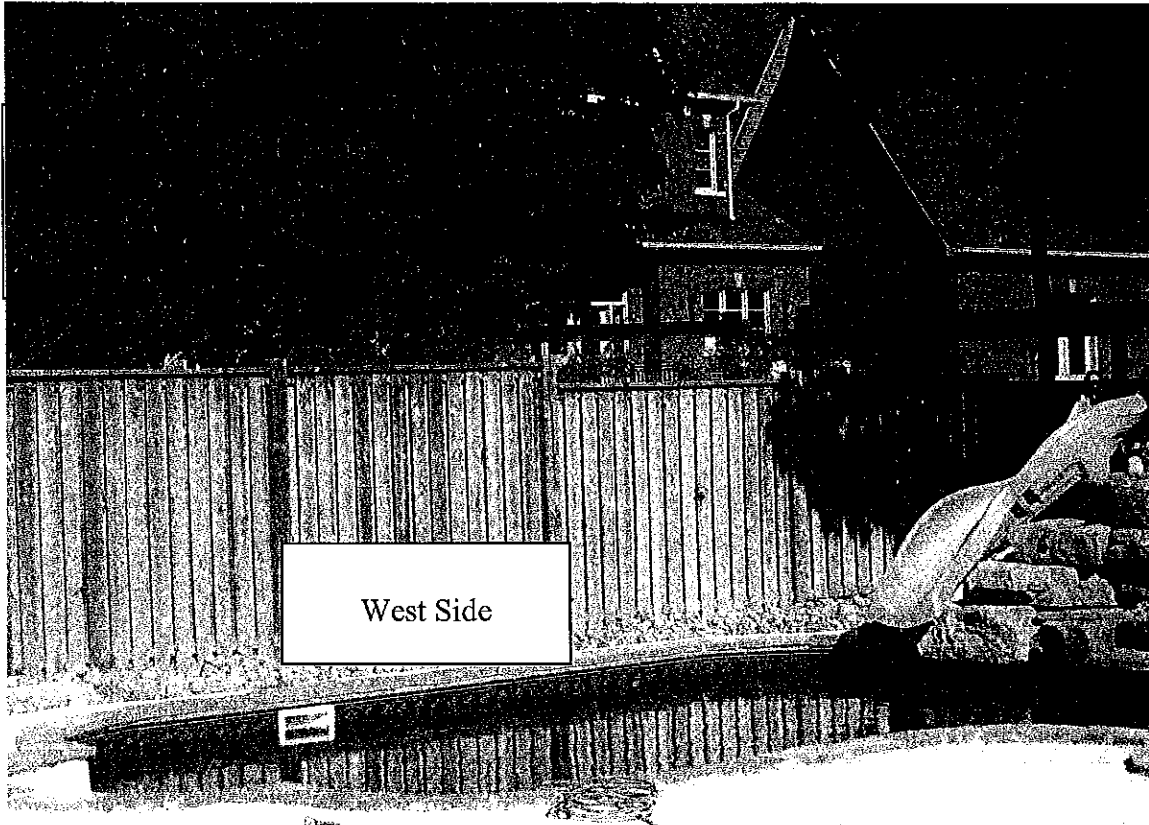
REGISTERED

Ertl Surveyors
 Ontario Land Surveyors
 102 BRAD STREET, UNIT 10, RICHMOND HILL
 ONTARIO L4B 1C1
 TEL: (905) 707-7834 FAX: (905) 731-7832
 DRAWING: 03072-3-DWG PROJECT: 03074

Lawrence O. Ertl - O.L.S.
 LAURENCE O. ERTL - O.L.S.

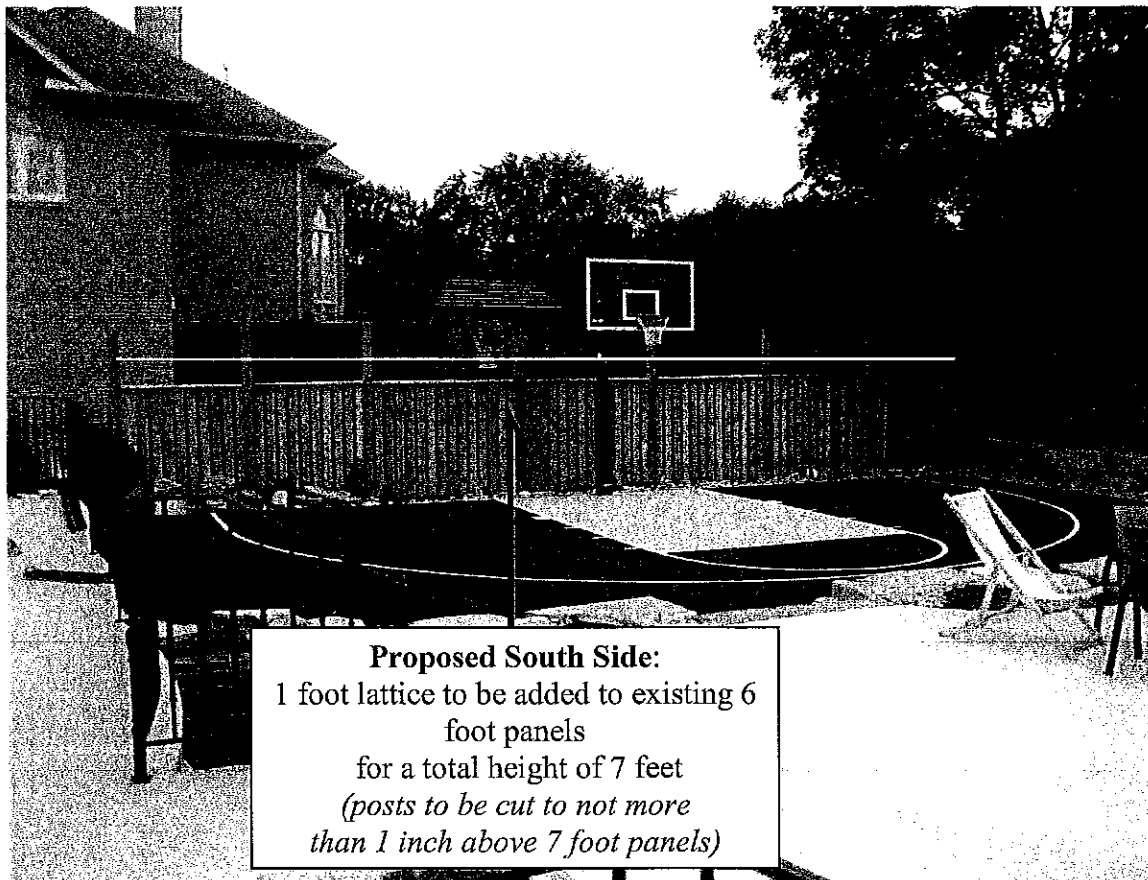
ATTACHMENT No. 3

4 Oldfield Street – Fence Height Exemption





West Side



Proposed South Side:
1 foot lattice to be added to existing 6
foot panels
for a total height of 7 feet
*(posts to be cut to not more
than 1 inch above 7 foot panels)*