

COMMITTEE OF THE WHOLE - JUNE 15, 2010

FENCE HEIGHT EXEMPTION - 50 CRESTWOOD ROAD - WARD 5

Recommendation

The Director of Enforcement Services recommends:

That the fence height exemption application for 50 Crestwood Road be refused.

Economic Impact

N/A

Communications Plan

Notification/Request for Comment letters were sent to surrounding neighbours within a 60 metre radius. At the time of this report no objections had 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 50 Crestwood Road has applied for a fence height exemption as provided for in the City of Vaughan Fence By-law 80-90.

The Applicant is making application to permit a rear yard fence.

The By-law permits a fence height of 6 feet in rear yards. The Applicant has requested an exemption to permit a wooden fence varying in height from 7 feet to 9 feet. The fence design and construction consist of board on board with decorative posts and decorative lattice of a swag design. The height of the rear and interior side fences vary in height from 7 feet to 9 feet with posts, including gate posts, averaged at 8 feet 5 inches with some posts as high as 9 feet due to differences in grade

Enforcement Services staff inspected the Applicant's property and also reviewed other properties within the 60 metre radius. There are no other fences of similar height in rear yards in the immediate area.

This fence height contravention was first brought to the attention of the Enforcement Services Department via complaint.

There are no site plans registered for this property.

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

The details outlined above do not support the approval of a fence height exemption for this location. Past precedence for fence height exemptions in rear yards has rarely exceeded 8 feet.

This application is outside of the parameters of the delegated authority 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.

Relationship to Vaughan Vision 2020

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 case does not support a fence height exemption for this location.

Attachments

1. Map of area
2. Site Plan
3. Photos

Report prepared by:

Janice Heron
Office Coordinator, Enforcement Services

Respectfully submitted,

Tony Thompson
Director, Enforcement Services

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

WELL ROAD

R2

Crestwood Rd

BLOCK 134



PLAN 65R-7761

RECEIVED AND DEPOSITED

DATE 25 JAN., 1985

C. P. Edward
LAND REGISTRAR FOR THE REGISTRY
DIVISION OF YORK REGION (No. 651)

I REQUIRE THIS PLAN TO BE DEPOSITED
UNDER THE REGISTRY ACT.

DATE January 16th, 1985

C. P. Edward
O. L. S.

PART	PART OF LOT	REGD PLAN	INST. NUMBER
1	16	3205	341791
2	16	3205	341791
3	16	3205	341791

PLAN OF SURVEY OF
PART OF LOT 16,
REGISTERED PLAN 3205
TOWN OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

SCALE 1:300



C. P. EDWARD O.L.S. 1985

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

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT
AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
2. THE SURVEY WAS COMPLETED ON THE 16th DAY OF January, 1985.

DATE: January 16th, 1985

C. P. Edward
O. L. S.
ONTARIO LAND SURVEYOR

NOTE

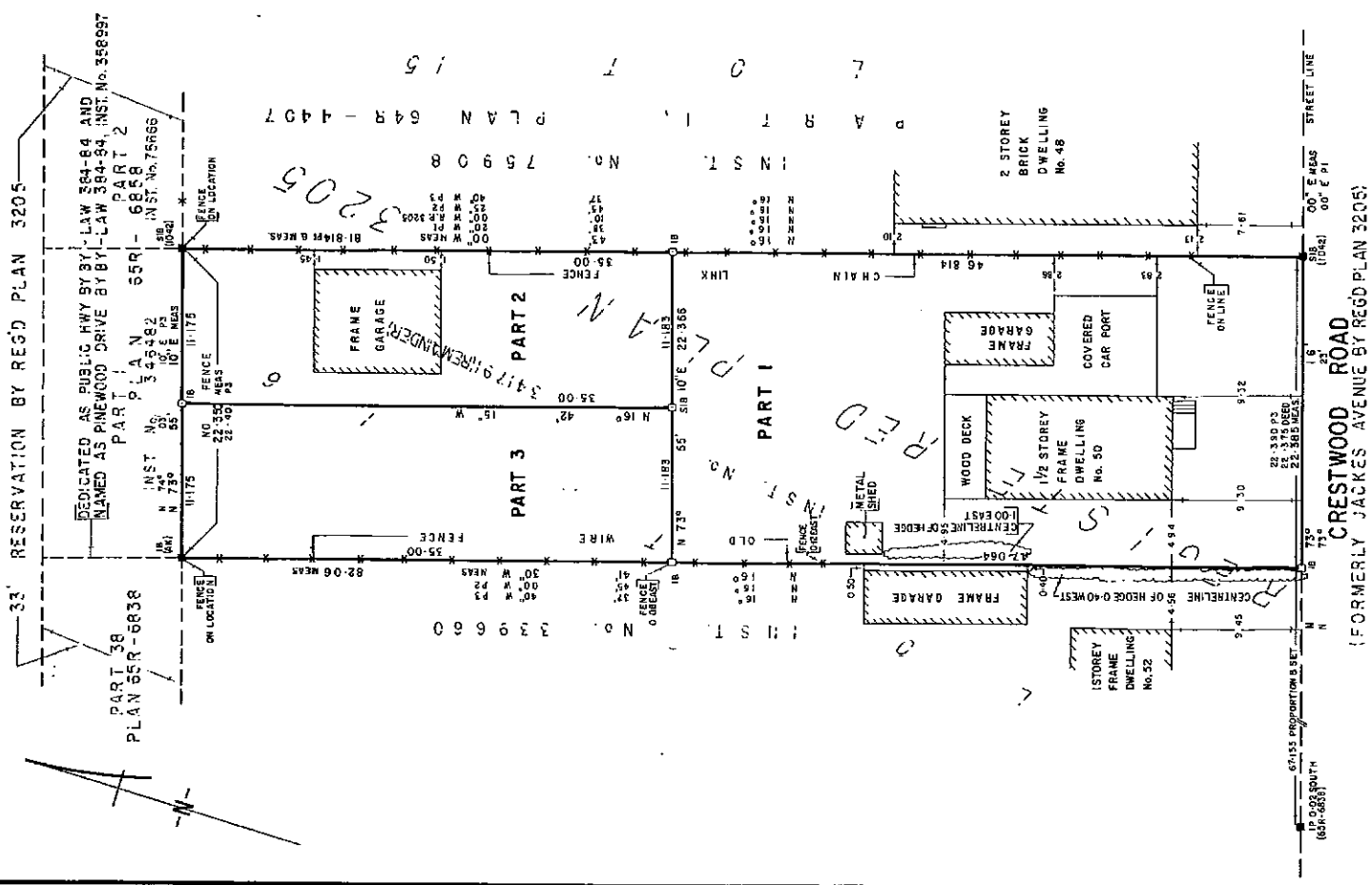
- DENOTES MONUMENT FOUND
- DENOTES MONUMENT SET
- DENOTES IRON PIPE
- SB DENOTES STEEL BOND IRON BAR
- IP DENOTES IRON PIPE
- D#2 DENOTES EDWARDS AND GUNN LTD. O.L.S.
- AK DENOTES ANTON KIKAS LTD. O.L.S.
- PI DENOTES PLAN 64R-4407
- P2 DENOTES PLAN 65R-6838
- P3 DENOTES PLAN 65R-6859

BEARINGS ARE ASTROMETRIC AND ARE REFERRED TO THE NORTH LIMIT OF CRESTWOOD ROAD AS SHOWN ON PLAN 65R-6838 HAVING A BEARING OF N 73° 16' 00" E.

CAUTION
THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING
OF THE PLANNING ACT.

JOSEPH RADY-PENTEK LTD.
ONTARIO LAND SURVEYORS
578 SHEPPARD AVE., W. DOWNSVIEW ONT.
635-5888
DRAWN: C.J.S. CHECKED: C.P.E.

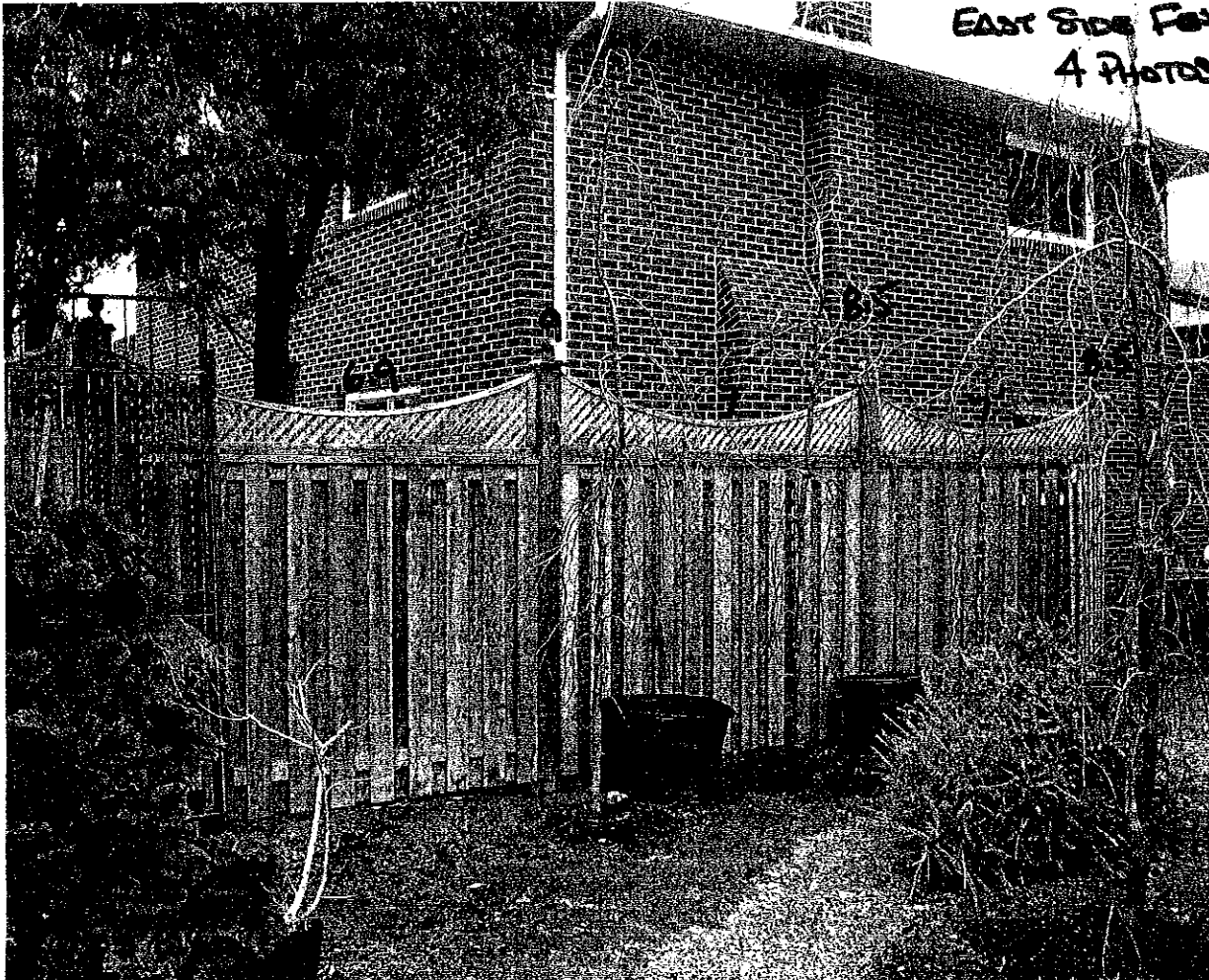
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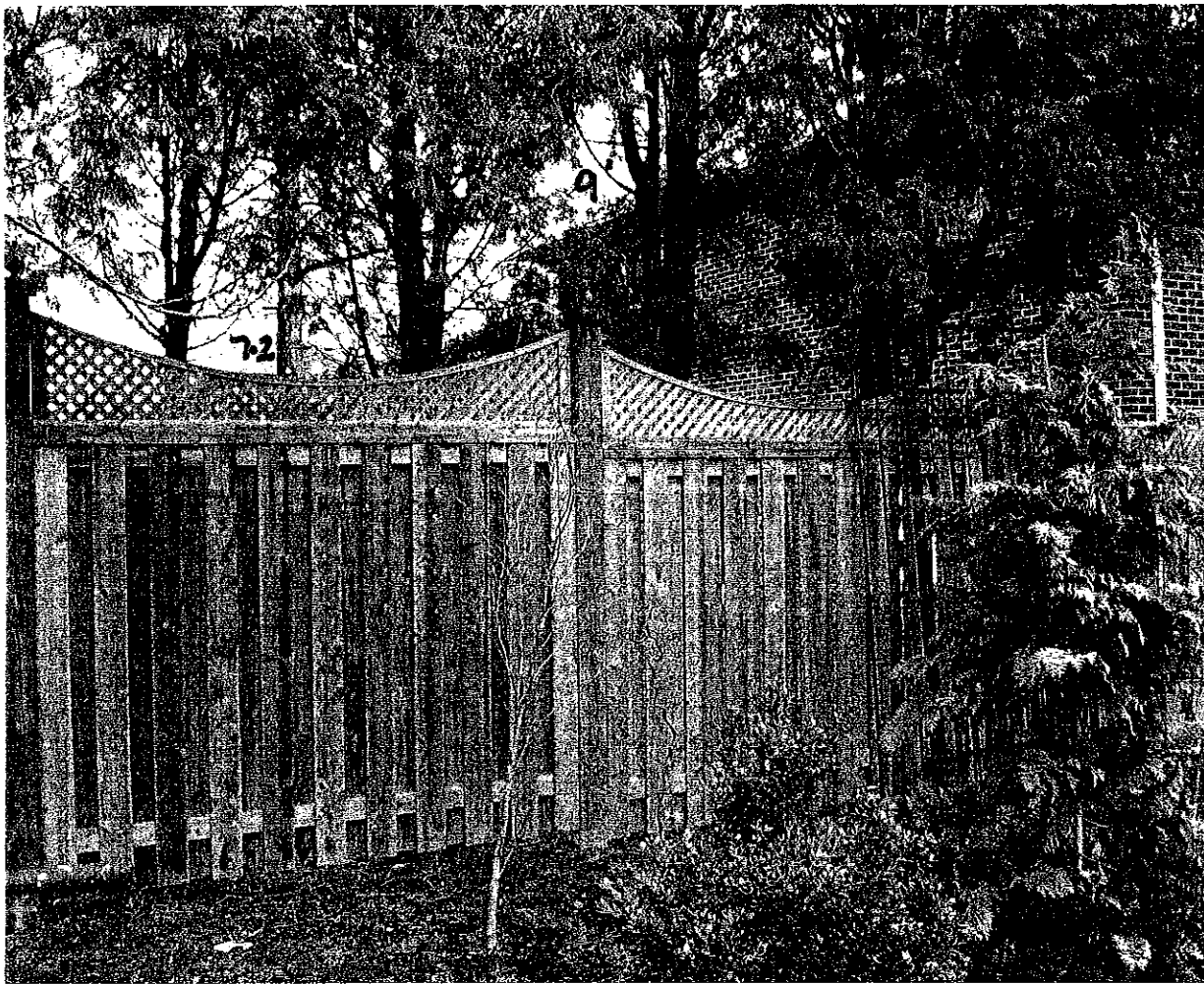


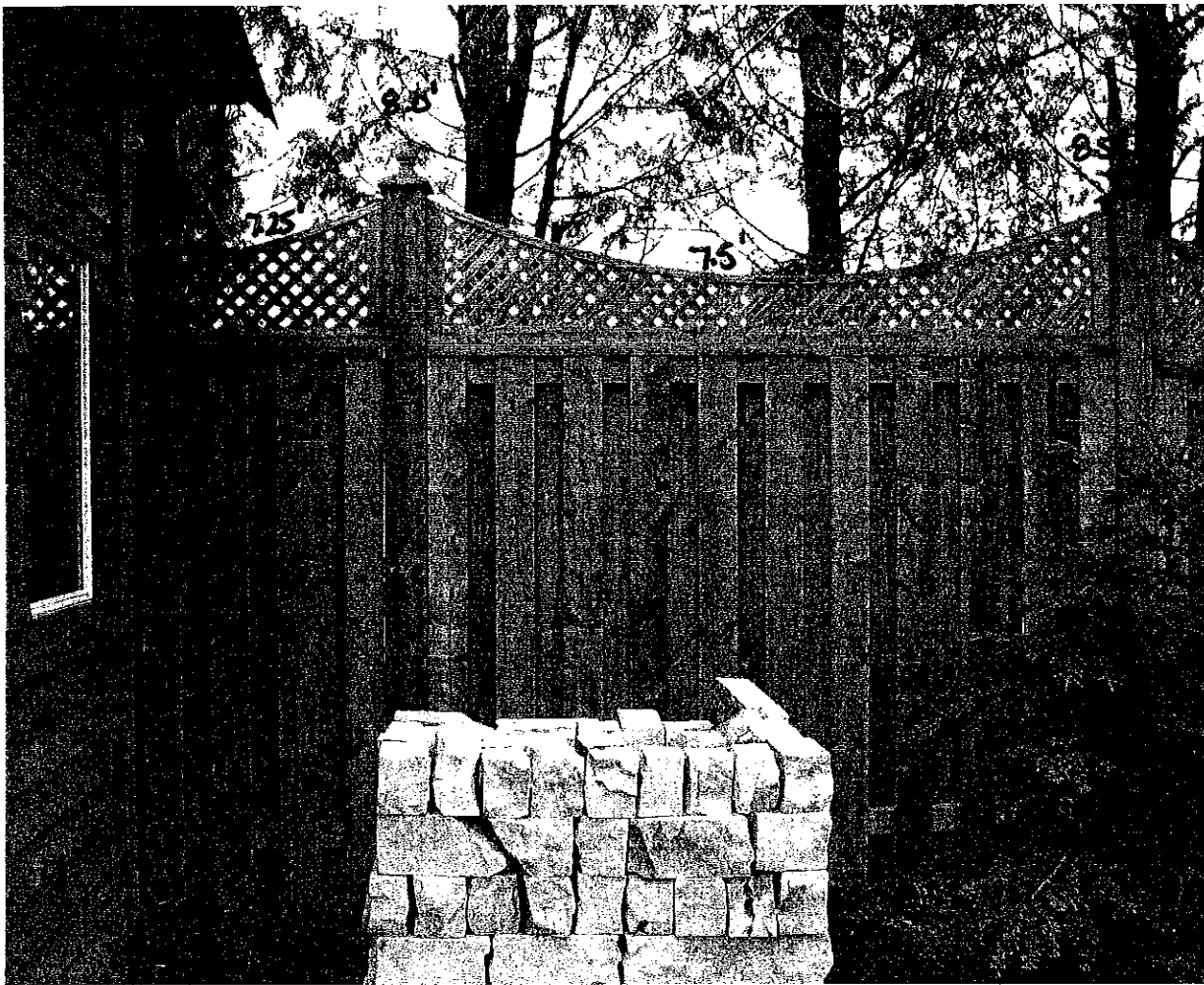
EAST SIDE GATE

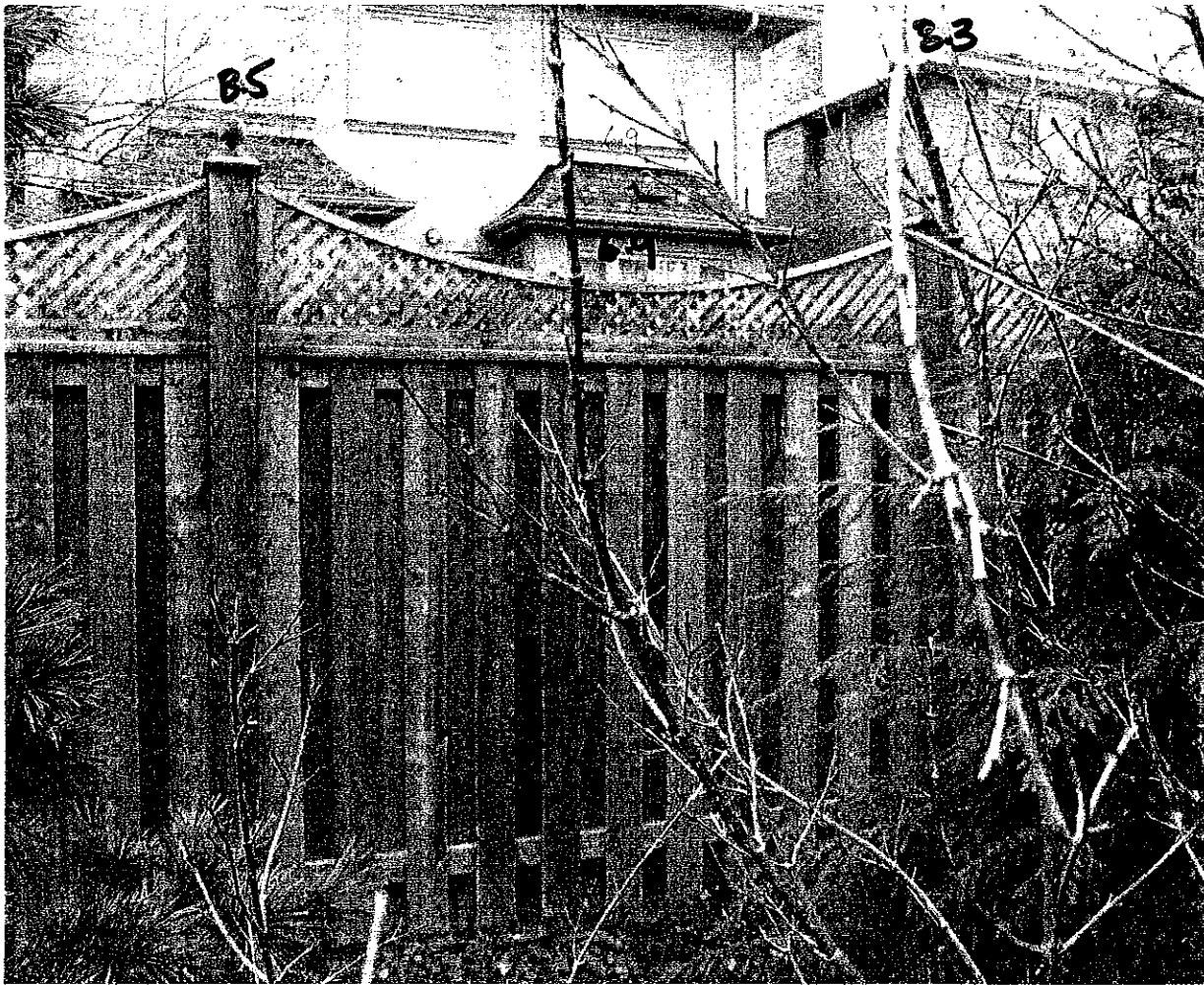


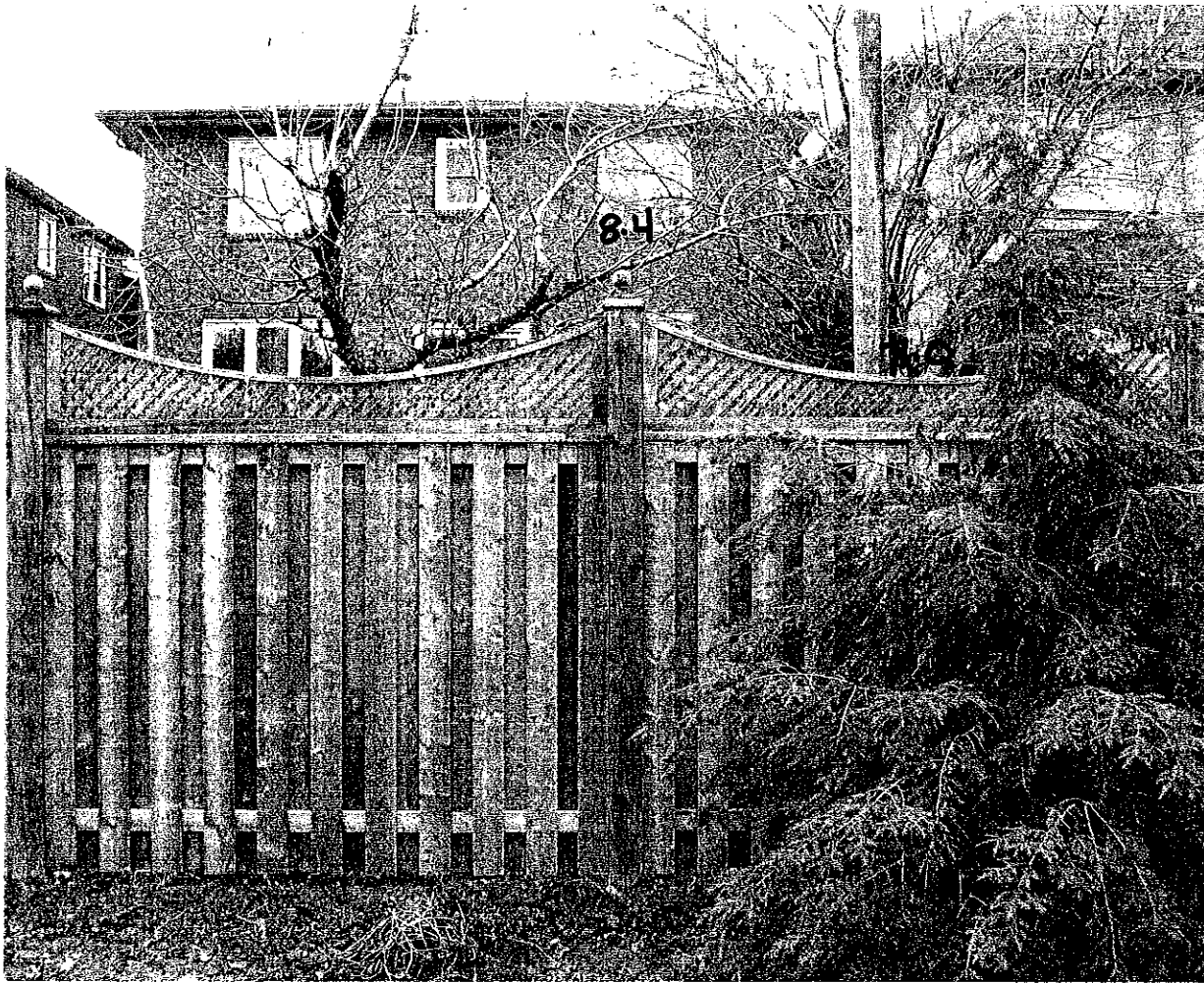
EAST SIDE FENCE
4 PHOTOS











NORTH SIDE - Rear

