

COMMITTEE OF THE WHOLE - JUNE 18, 2007

FENCE HEIGHT EXEMPTION - 10 SEVILLA BLVD. - WARD 1

Recommendation

The Commissioner of Legal and Administrative Services and City Solicitor and the Senior Manager of Enforcement Services recommends:

That the fence height exemption application for 10 Sevilla Blvd. be approved.

Economic Impact

N/A

Communications Plan

Notification/Request for Comment letters were sent to surrounding neighbours within a 60 metre radius, no appeals 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 10 Sevilla Blvd. 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 10 Sevilla Blvd.

The Applicant is making application prior to constructing the fence to permit the erection of a side and front yard fence.

The By-law permits a fence height of four feet in front yards and 6 feet in side and rear yards. The Applicant proposes to install a wooden fence along the side and front yards to a maximum of 7 feet in order to provide a feeling of privacy along the side of the residence abutting Islington Avenue, which is used as the rear yard.

The property is situated on a corner lot (Islington and Sevilla) and the Applicant proposes to construct and install a 6 foot wooden fence with a 1 foot lattice (for a total of 7 feet) in the side yard along Islington Avenue extending to the front of the property and a 5 foot wooden fence with a 1 foot lattice (for a total of 6 feet) in the front yard. The front yard fence would be set back from the property line 4 feet 4 ³/₄ inches and there would be a sight triangle set back 10 feet 2 inches from the property line abutting the driveway. Applications for Committee of Adjustment have been submitted for driveway reconstruction to be heard on June 14, 2007.

The area was inspected by Enforcement staff and there is an existing fence on the property along Islington in the side yard which measures 6 feet 4 inches. There are no fences on corner lots in the immediate area that are similar in height and design to the Applicant's. There was only one corner lot property in the immediate area with a fence in the front yard with a height of only 3 feet.

There are no site plans registered for this property.

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

In this general area there have been no similar fence height exemptions approved or denied in recent years.

The details outlined above support the approval of a fence height exemption for this location.

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 case does support the approval of a fence height exemption for this location.

Attachments

- 1) Photos of corner lots in the immediate area.

Report prepared by:

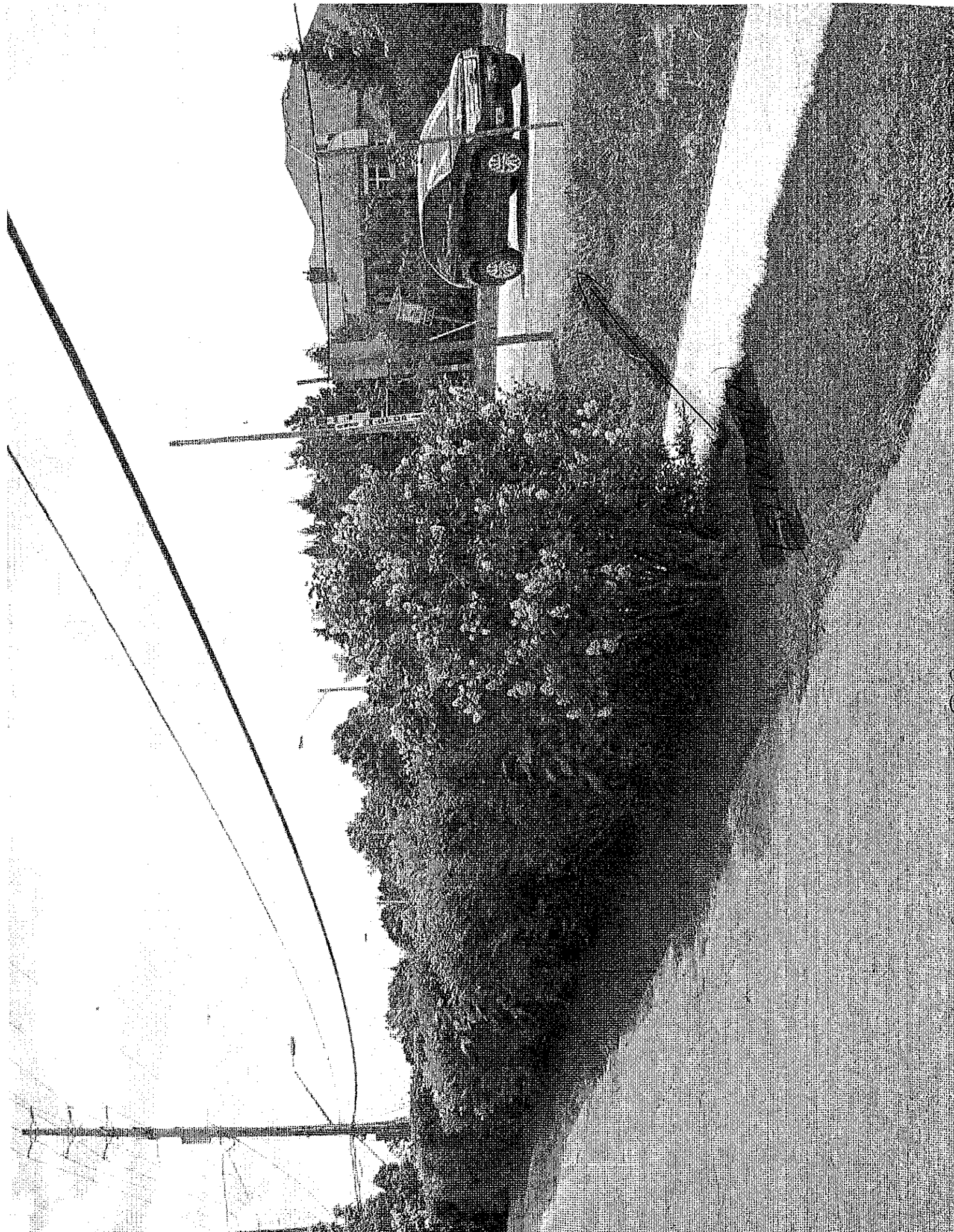
Janice Heron
Administrative Coordinator, Enforcement Services

Respectfully submitted,

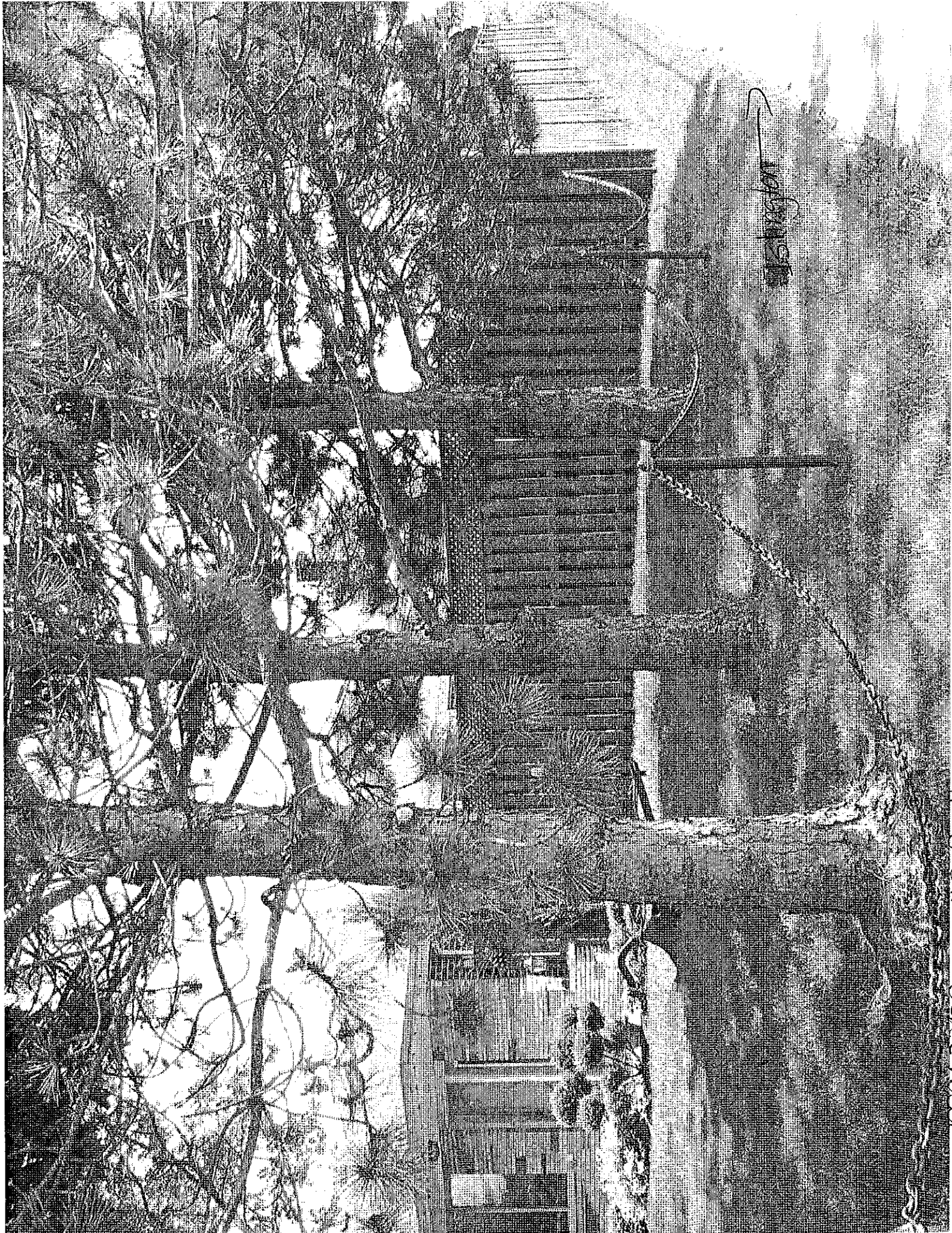
Janice Atwood-Petkovski
Commissioner of Legal & Administrative Services
and City Solicitor

Tony Thompson
Senior Manager, Enforcement Services

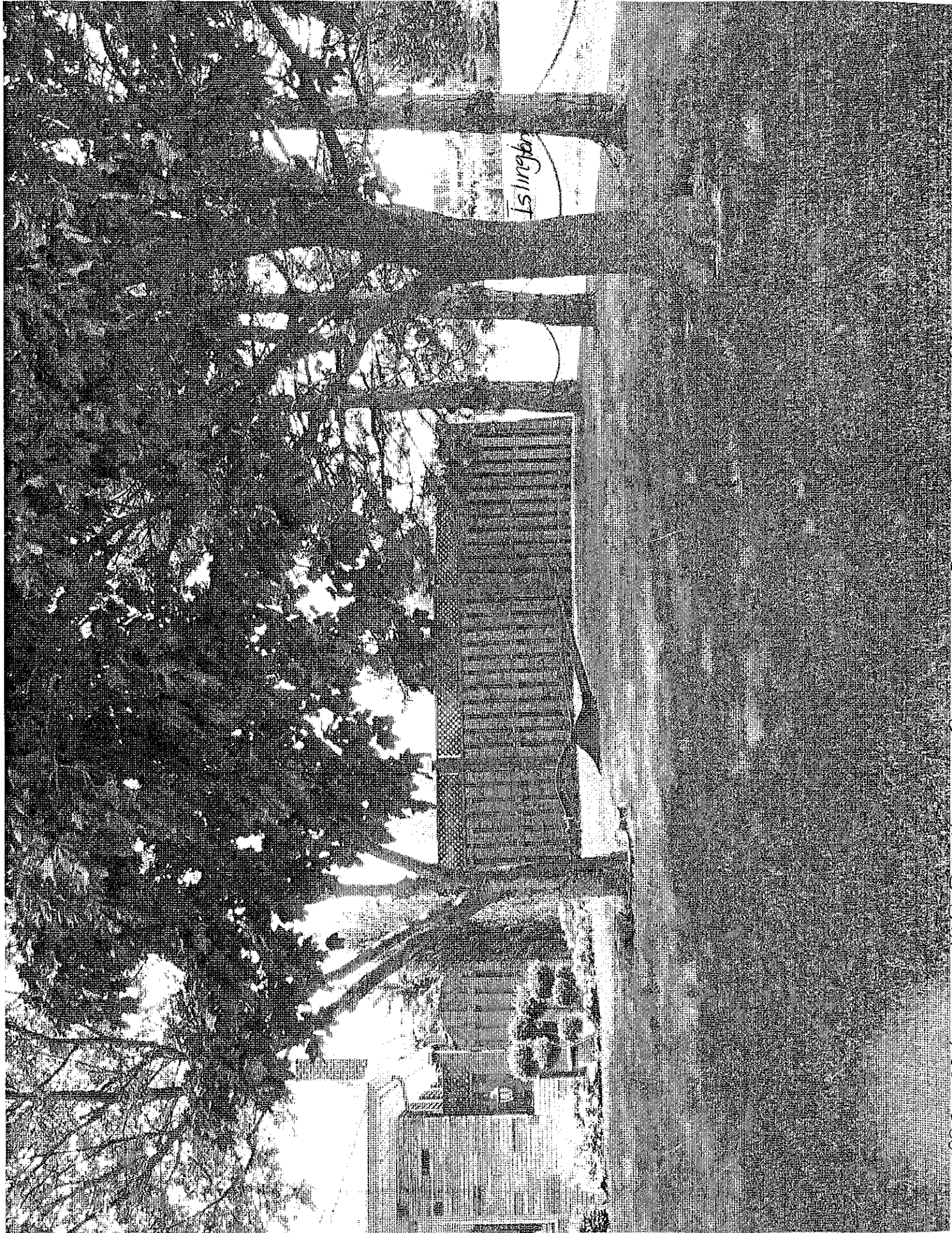




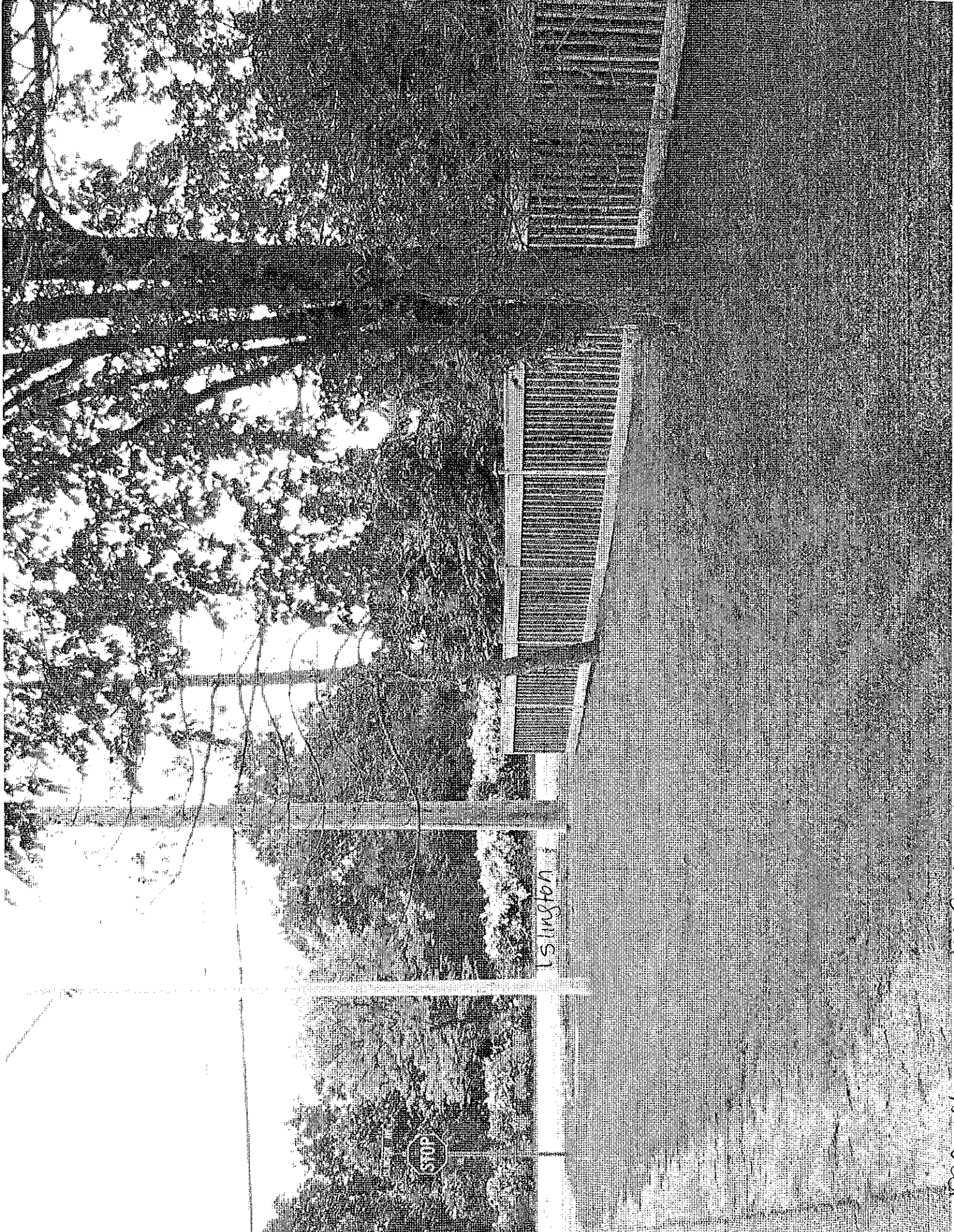
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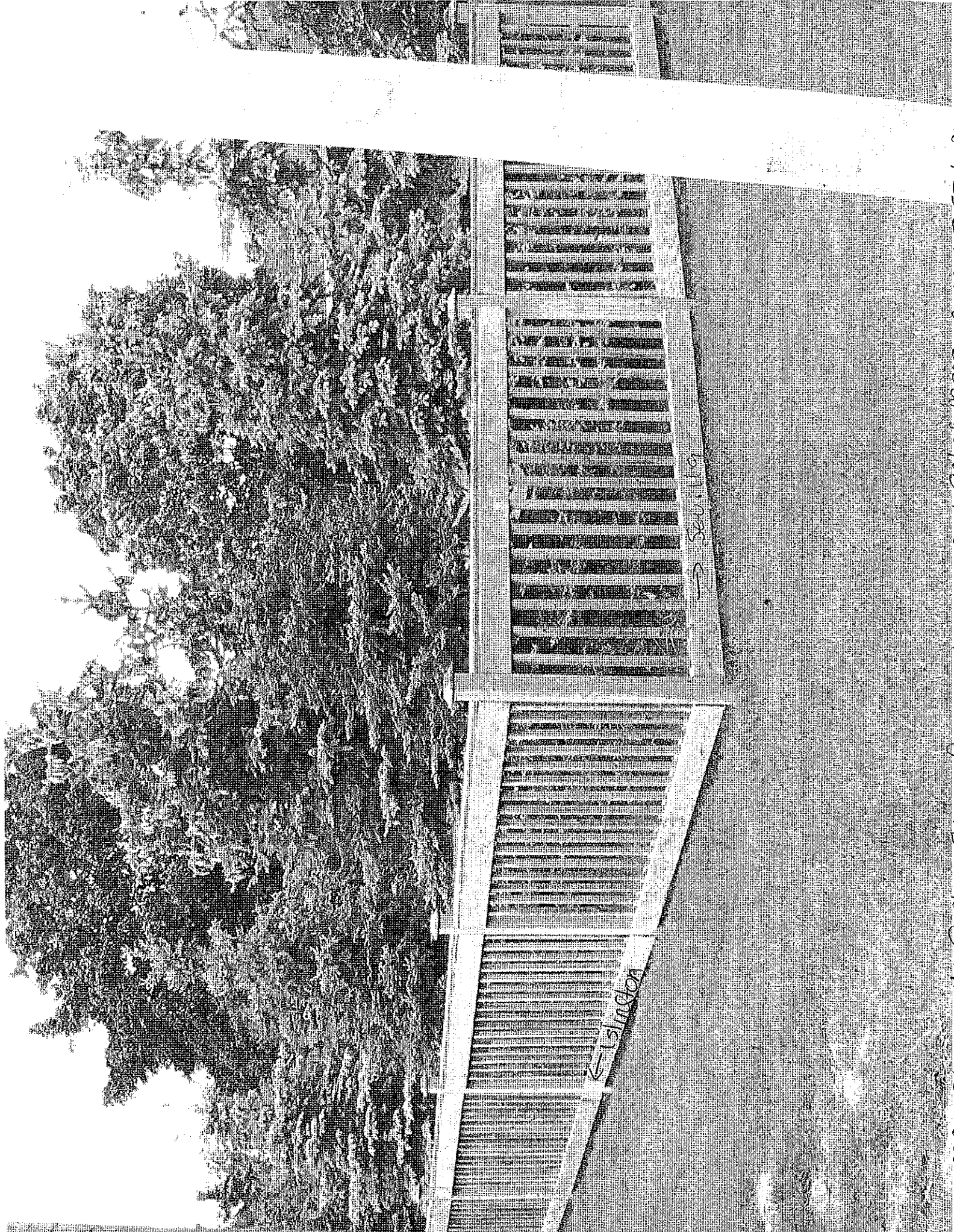


Isington



STOP

Washington



→ South

← Junction