

COMMITTEE OF THE WHOLE - MARCH 31, 2009

FENCE HEIGHT EXEMPTION REQUEST – 26 BEAUVISTA CRT – WARD 3

Recommendation

The Director of Enforcement Services recommends:

1. That the fence height exemption application for 26 Beauvista Court be approved.

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 26 Beauvista Court 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 26 Beauvista Court.

The area is still under construction and some of the surrounding properties have not been graded or landscaped. The rear of the property abuts a forested area, however the rear fence along the rear property line is constructed of chain link link and is less than 6 feet in height as stipulated in the Site Plan.

The Applicant is making application to permit an existing rear yard fence along the East and West Side property lines ranging in height from 6 feet 6 inches to 7 feet 7 inches in order to provide safety and security around the pool and also to provide for privacy from neighbours.

The By-law permits a rear yard fence height of 6 feet in rear yards.

The area was inspected by Enforcement staff and there are no other fences of this height in the immediate area.

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

In this general area there has not been any applications for fence height exemptions..

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

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

Relationship to Vaughan Vision 2020/Strategic Plan

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

Attachments

- 1) Map of Area
- 2) Site Plan
- 3) Fence Plan
- 4) Photos of existing Fence

Report prepared by:

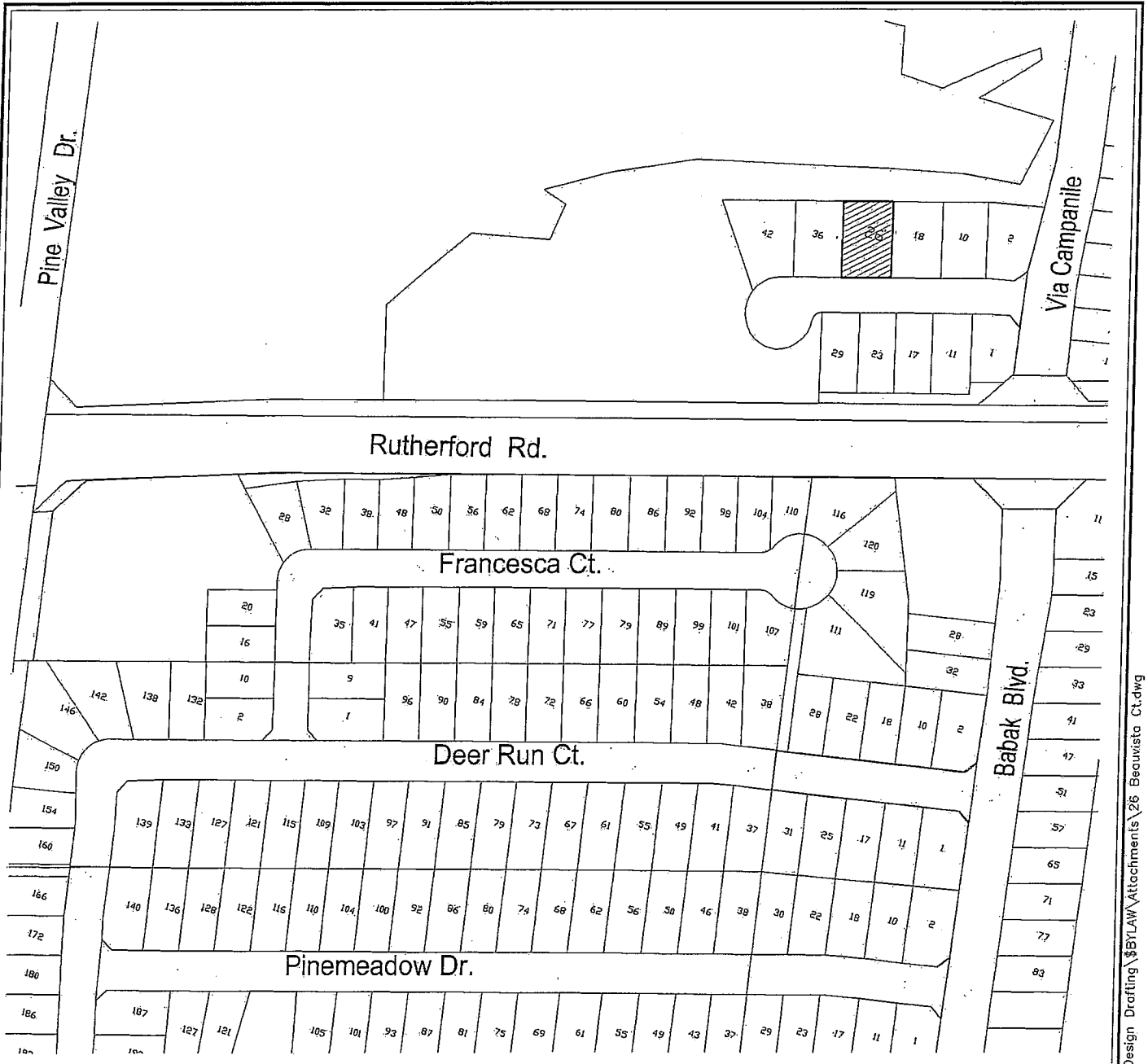
C. Booth, By-law Enforcement Officer Ext: 8682

Respectfully submitted,

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

Tony Thompson
Director, Enforcement Services

ATTACHMENT No. 1



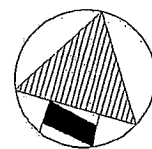
FENCE HEIGHT EXEMPTION 26 BEAUVISTA COURT

LOCATION: Part of Lot 16,
Concession 6

LEGEND

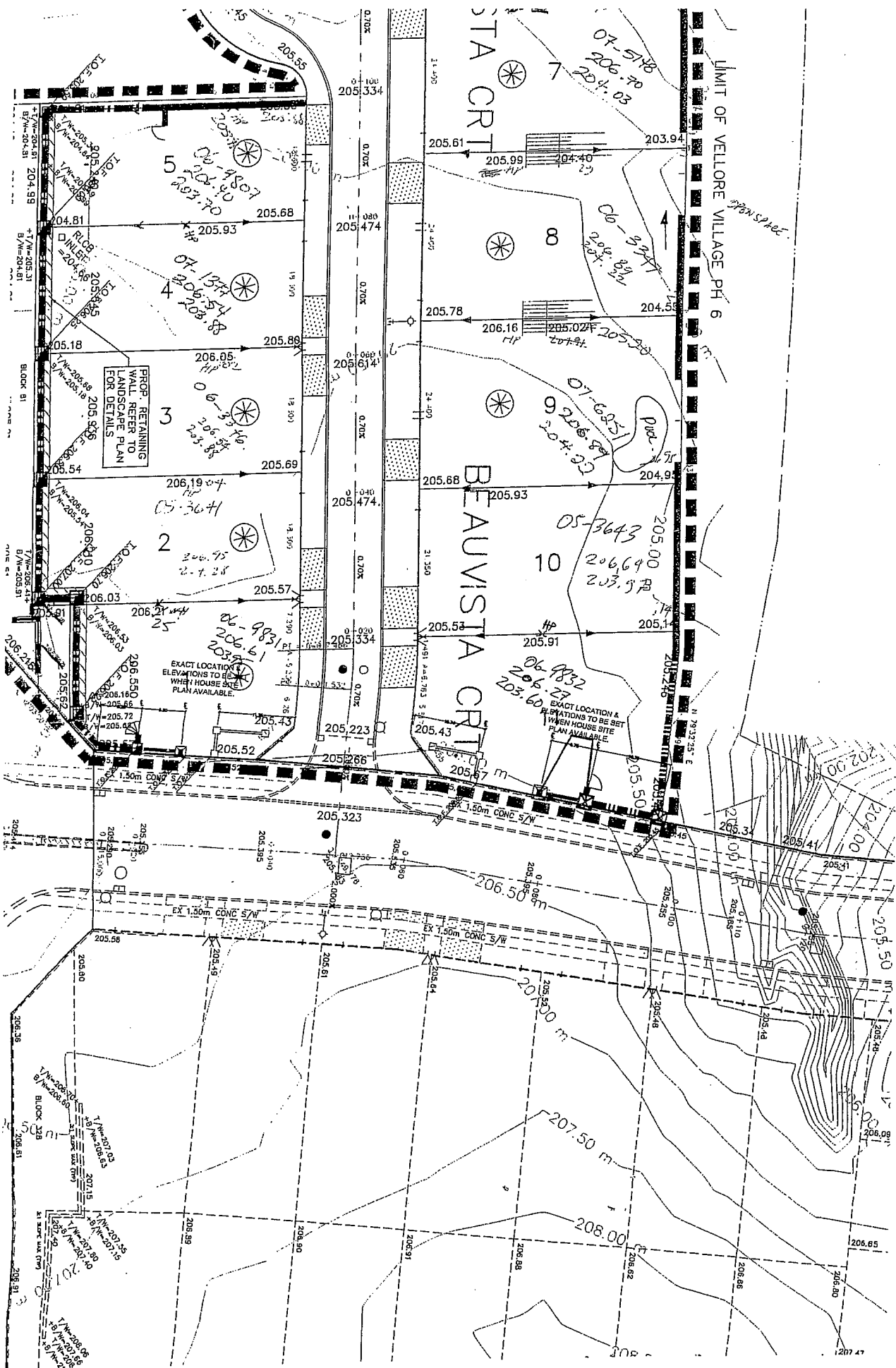


SUBJECT PROPERTY



NOT TO SCALE

Drawing name: O:\Engineering Services\Design Services\Drafting\BYLAW Attachments\26 Beauvista Ct.dwg



PROJECT NO. 02-017
 VELLORE VILLAGE PH5
 PREPARED BY ANDERSON



WEST SIDE

Panel 6.9'

Riser 1.2'

Gate 8'

17

19

30

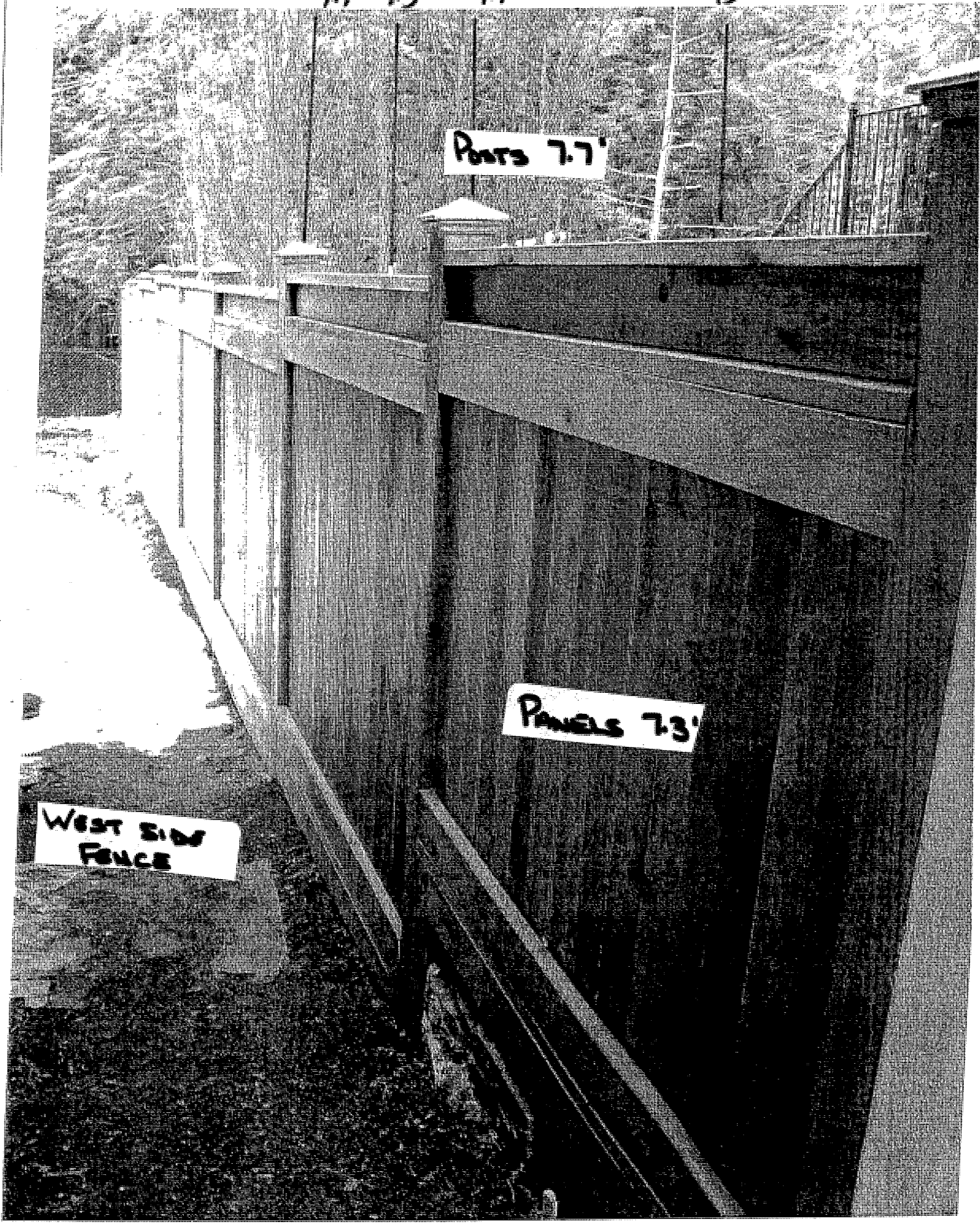
7.7 7.3 7.7

7.3

POSTS 7.7'

PANELS 7.3'

WEST SIDE
FENCE

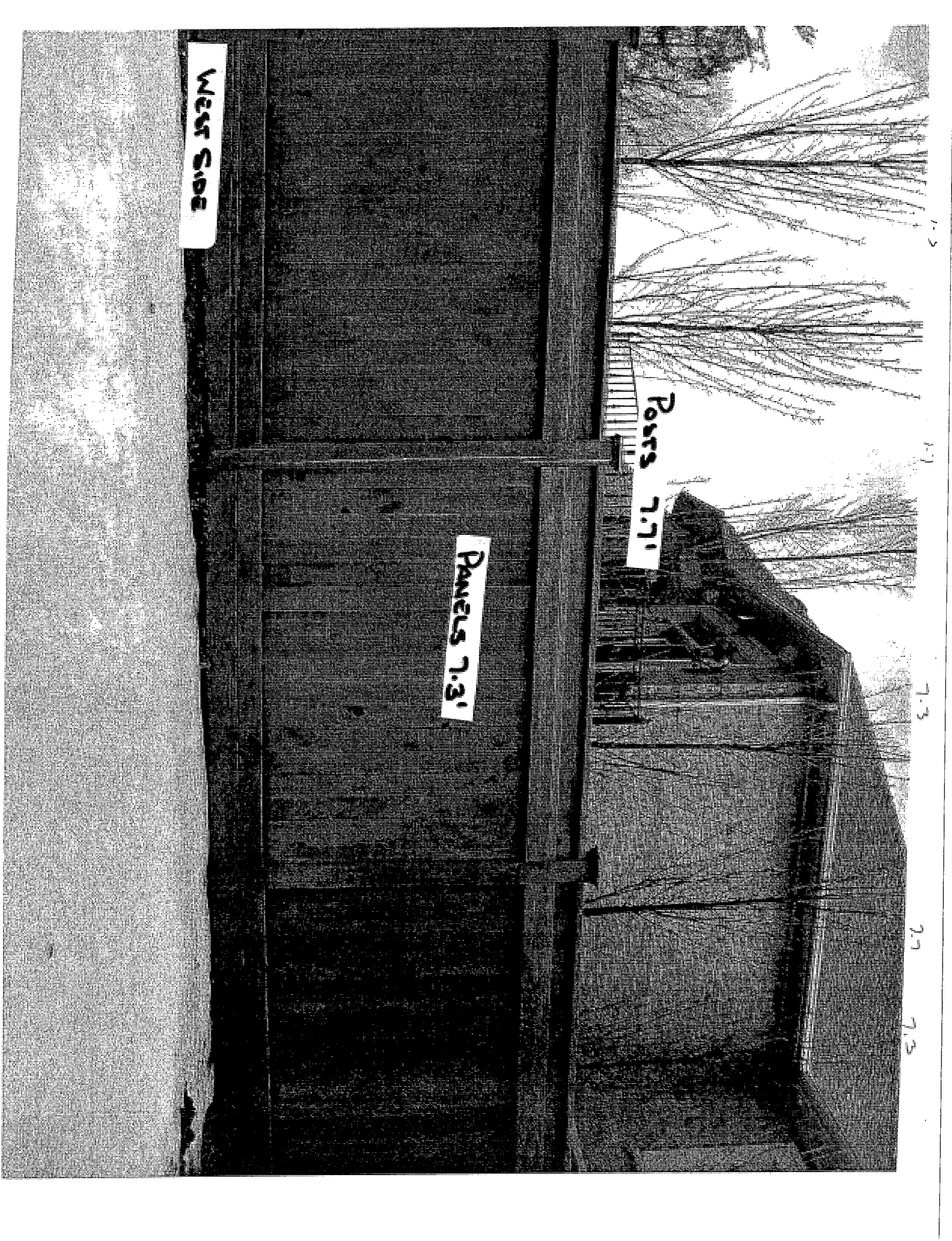


WEST SIDE

Panels 7.3'

Posts 7.7'

7.3
7.7
7.3



WEST
SIDE

POWERS 7:7

ANGLAS 7:3'

7:7

7:7

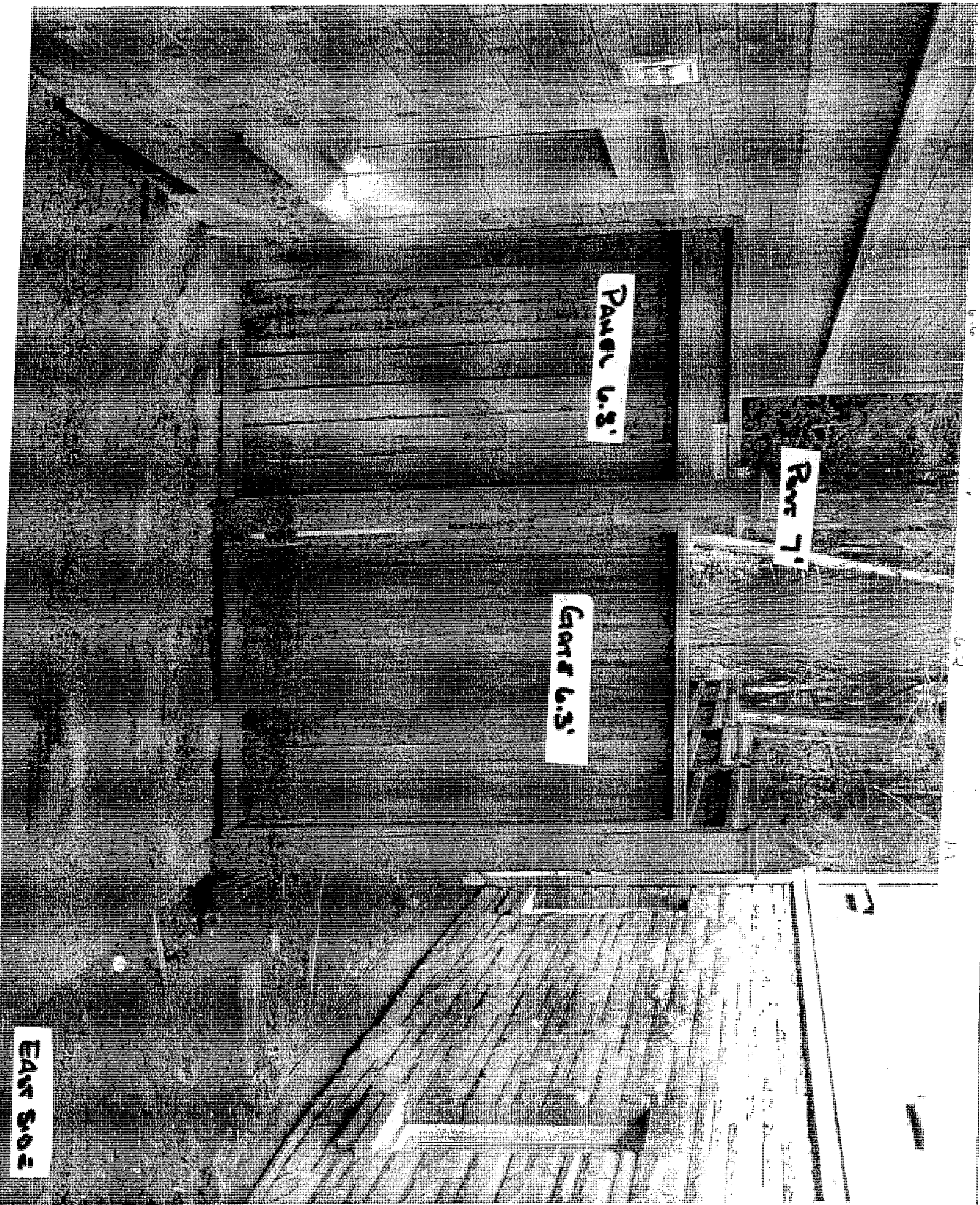
1:5

7:7

7:7

7:3

7:7



PART U.S.

PART 1

PART U.S.

PART S.O.2

2/5

EAST SIDE

RAIRS 7.2'

RAIRS 7.6'

1.2 1.4 1.6 1.8 2.0 2.2 2.4 2.6 2.8 3.0 3.2 3.4 3.6 3.8 4.0 4.2 4.4 4.6 4.8 5.0 5.2 5.4 5.6 5.8 6.0 6.2 6.4 6.6 6.8 7.0 7.2 7.4 7.6 7.8 8.0 8.2 8.4 8.6 8.8 9.0 9.2 9.4 9.6 9.8 10.0

1.2

1.4

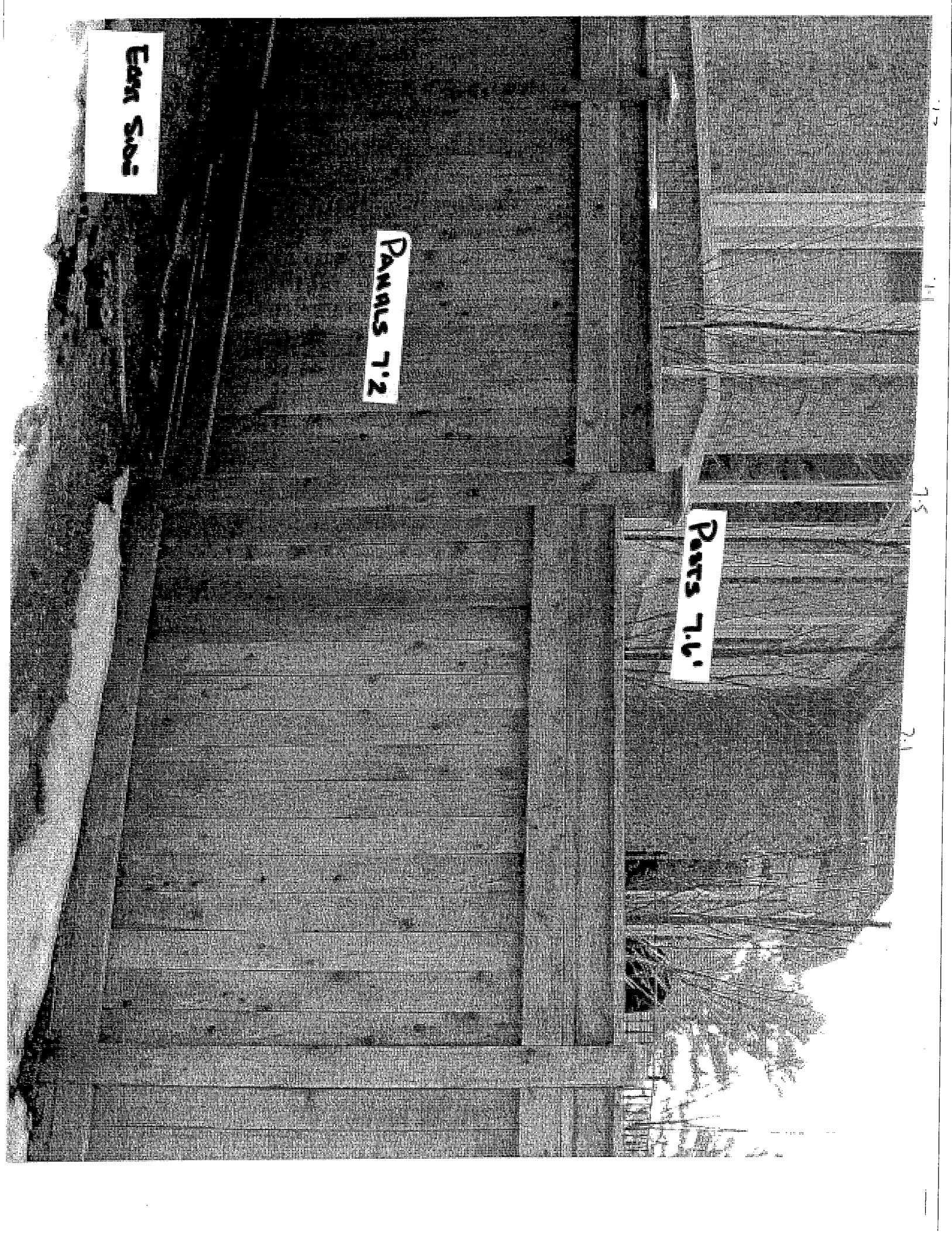
1.3

2.1

Earl Sasi

Panals 7'2

Parts 7'6'



East
Side

Powers 7.10'

Powers 7.21'

7.1

7.1

EAST
2.102

Panels 7.2'

Posts 7.6'

7.5 7.1 7.5 7.1 7.5