

## **COMMITTEE OF THE WHOLE - JUNE 14, 2011**

### **FENCE HEIGHT EXEMPTION - 40 ROCMARY PLACE - WARD 1**

#### **Recommendation**

The Director of Enforcement Services recommends the following:

That the fence height exemption application for 40 Rocmary Place 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 were 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 40 Rocmary Place has applied for a fence height exemption as provided for in the City of Vaughan Fence By-law 80-90.

The By-law permits a fence height of 4 feet in front yards. The Applicant has requested an exemption for an existing front yard fence ranging in height from 5' to 8'.

The existing fence plans show the fence to be constructed of masonry columns ranging in height from 6'-7', with fencing in between constructed of wrought iron 5' in height and two driveway gates 7' high.

Enforcement Services staff inspected the Applicant's property and also reviewed other properties within the 60 metre radius. There are 4 other fences of similar height and design in the immediate area located at 20, 35, 60 and near 100 Rocmary Place (photos attached).

There are no site plan requirements for front yard fencing for this location.

The fence height would not appear to pose a sight line issue.

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 passed by Council.

#### **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 supports a fence height exemption for this location at its current height.

### **Attachments**

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

### **Report prepared by:**

Victoria Amato  
Enforcement Services

Respectfully submitted,

Tony Thompson  
Director, Enforcement Services

# ATTACHMENT No. 1



## FENCE HEIGHT EXEMPTION 40 ROCMARY PLACE

LOCATION : Part of Lot 27, Concession 5

### LEGEND



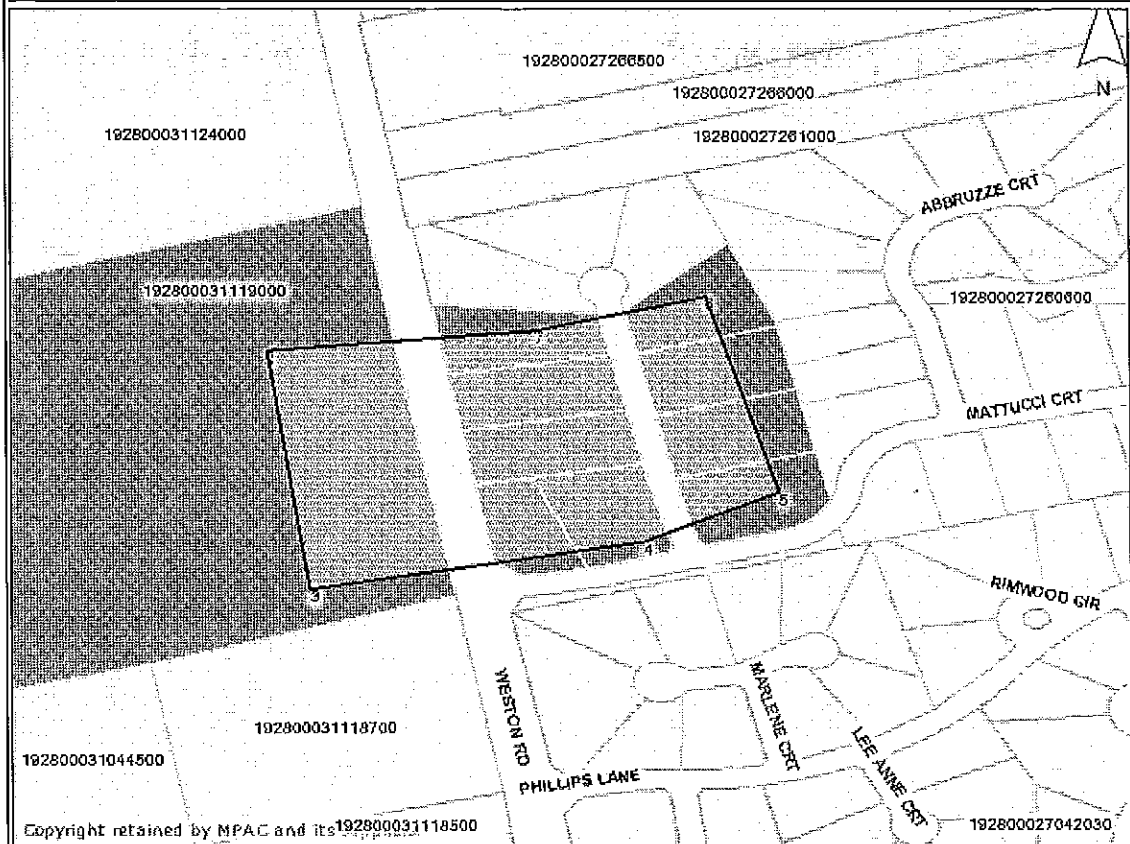
SUBJECT LANDS



NOT TO SCALE



GIS Viewer



- LEGEND**
- MNR Waterbodies
  - Custom Parcel Labels
  - Primary Roll Labels
  - Large
  - MPAC Office Locations
  - Roads
  - Assessment Parcels
  - Municipal Boundaries

Copyright retained by MPAC and its 192800031118500

Map printed on: Mon Jan 31 11:11:23 2011

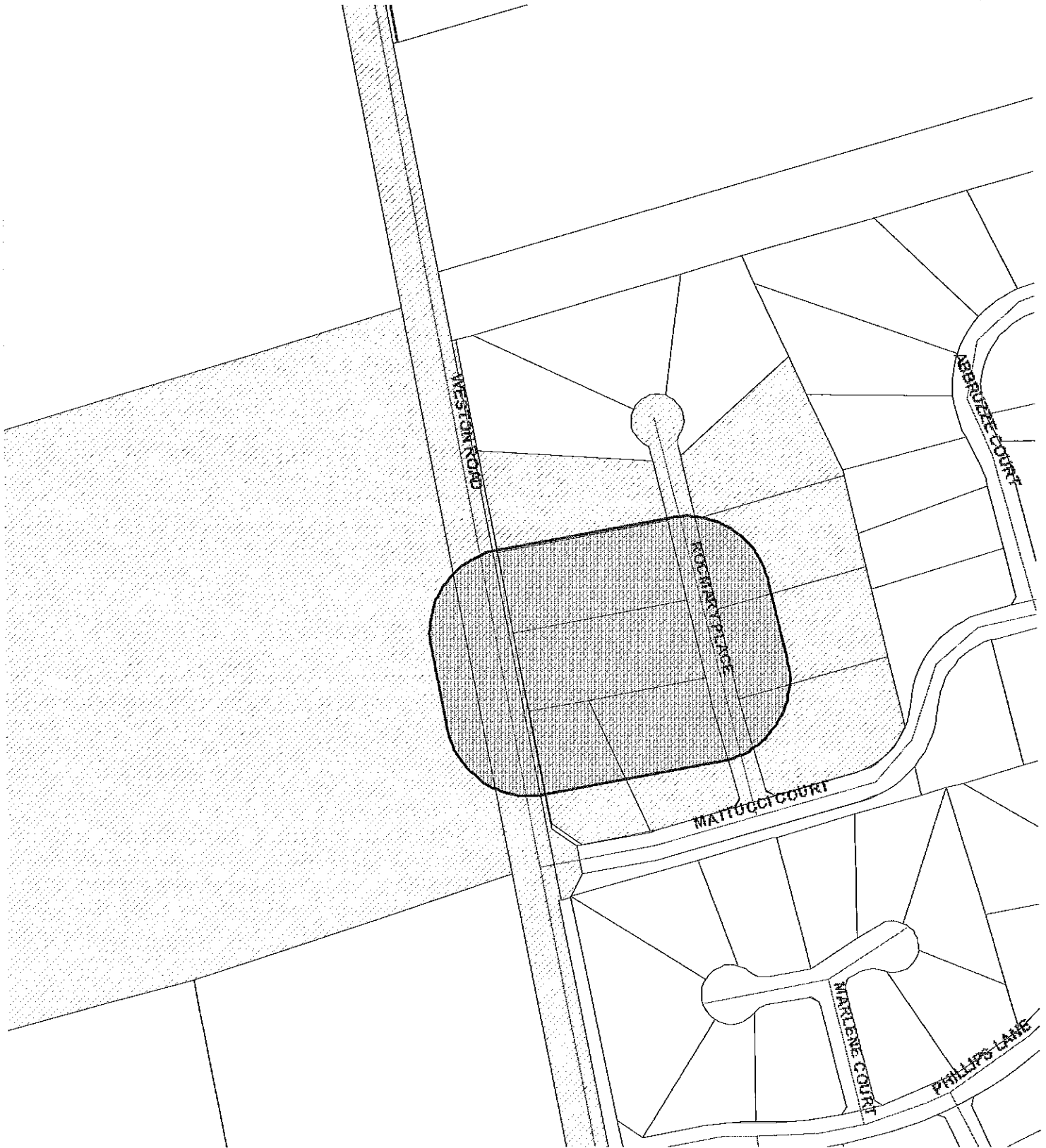
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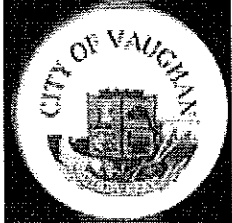
Disclaimer: Contents provided on an 'as is' and 'as available' basis. MPAC and its suppliers make no warranties or representations regarding contents (including accuracy of measurements and currency of contents). Not a plan of survey.

Comments: .

40 Rocmary Place



**City of Vaughan Development Application Tracking**



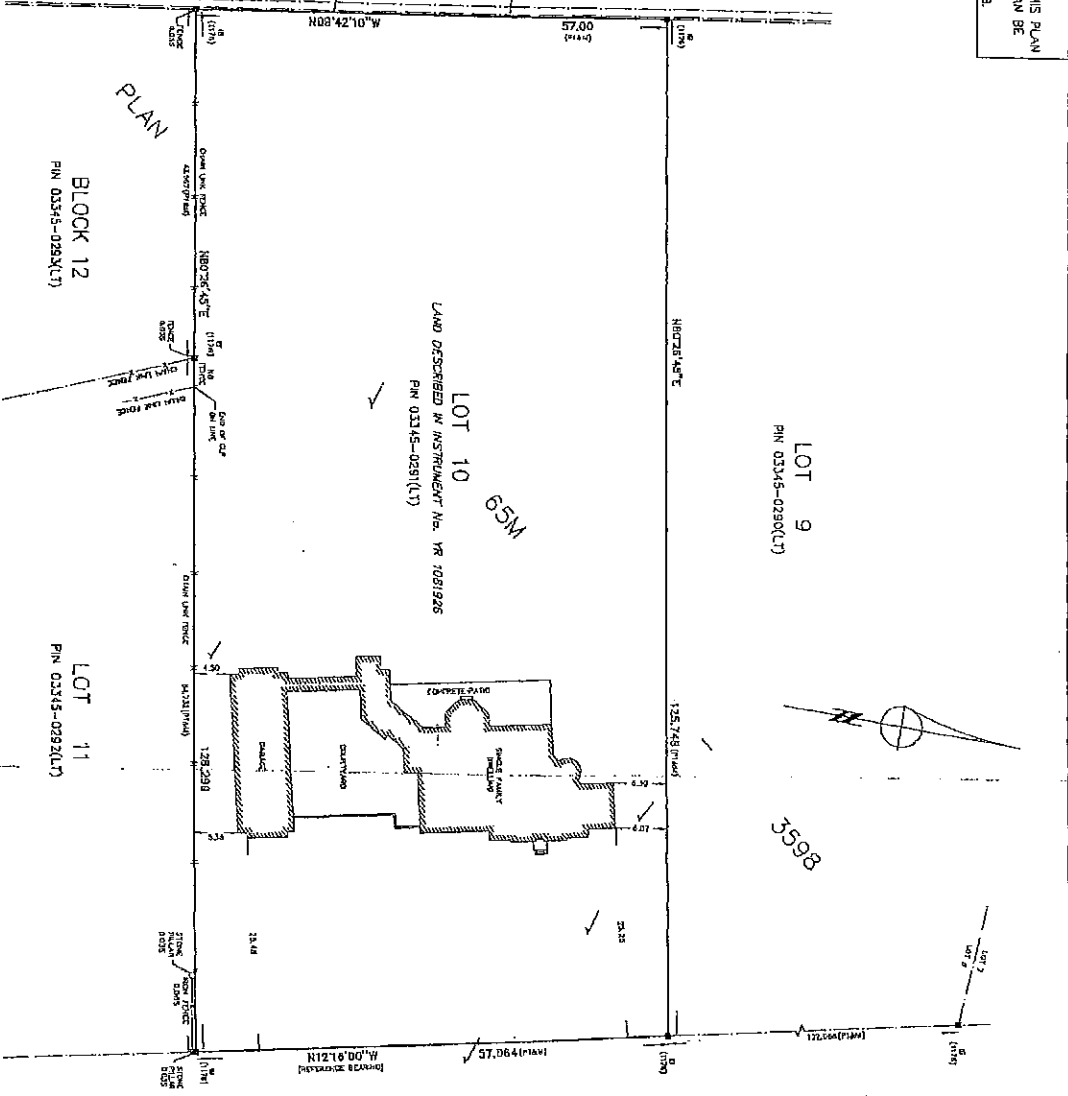
**40 ROCMARY PLACE FOR JANICE HERON**

**WESTON ROAD (REGIONAL ROAD No. 56)**  
 (ROAD ALLOWANCE BETWEEN CONCESSIONS 5 AND 6)  
 PIN 03345-0001(LT)

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

BLOCK 29  
 (33 PAGES)  
 PLAN 65M-3598  
 PIN 03345-0105(LT)

BLOCK 30  
 (33 PAGES)  
 PLAN 65M-3598  
 PIN 03345-0156(LT)



**ROCMARY PLACE**  
 (BY PLAN 65M-3598)  
 PIN 03345-0296(LT)

COPYRIGHT ACT APPLIES  
 THE CITY OF VAUGHAN DOES NOT  
 WARRANT THE ACCURACY OR  
 CONTENT OF THE SURVEY

ASSOCIATION OF ONTARIO  
 REALTORS  
 1723547  
 THE PLAN IS PREPARED  
 BY A LICENSED SURVEYOR  
 AND IS SUBJECT TO THE  
 REGULATION OF THE  
 ASSOCIATION OF ONTARIO  
 REALTORS

SURVEYOR'S REAL PROPERTY REPORT  
 PART 1 : PLAN OF  
 LOT 10  
 PLAN 65M-3598  
 CITY OF VAUGHAN  
 REGIONAL MUNICIPALITY OF YORK  
 SCALE 1:400

SKANDARALAH SURVEYING LTD. 2009

PART 2 - REPORT  
 THE REPORT HAS BEEN PREPARED FOR EXCLUSIVE PURPOSES  
 AND THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE  
 ACCURACY OF THE REPORT.

BOUNDARIES :  
 AS SHOWN ON THE PLAN AND AS SHOWN ON THE  
 TITLE SEARCH INDICATES :

REMARKS :  
 1. THE PLAN IS SUBJECT TO THE  
 REGULATION OF THE ASSOCIATION OF ONTARIO  
 REALTORS

BEARING NOTE:  
 BEARINGS ARE APPROXIMATE AND ARE REFERRED TO THE NEAREST  
 POINT OF REFERENCE IN THE PLAN OR FROM 65M-3598  
 WHICH IS REFERRED BY N12.15.25N

- LEGEND**
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**SURVEYOR'S CERTIFICATE**

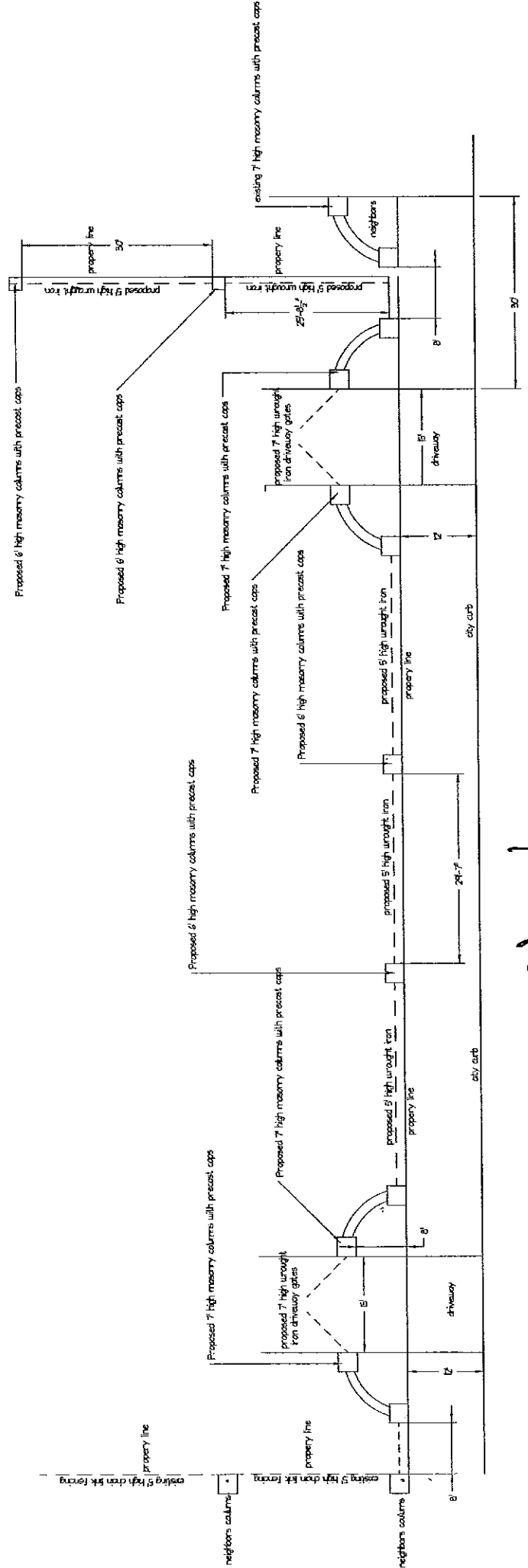
I, the Surveyor, have examined the plan and the documents referred to therein and I am satisfied that the plan is correct and that the survey was conducted in accordance with the provisions of the Survey Act, R.S.O. 1990, c. 431, s. 20.

Dated: \_\_\_\_\_ 2009

\_\_\_\_\_  
 Surveyor

SKANDARALAH SURVEYING LIMITED  
 ONTARIO LAND SURVEYORS  
 PROJECT NO. 03-85-F  
 PLAN 13 (2009)

House.



Street.

FEB. 23/2011

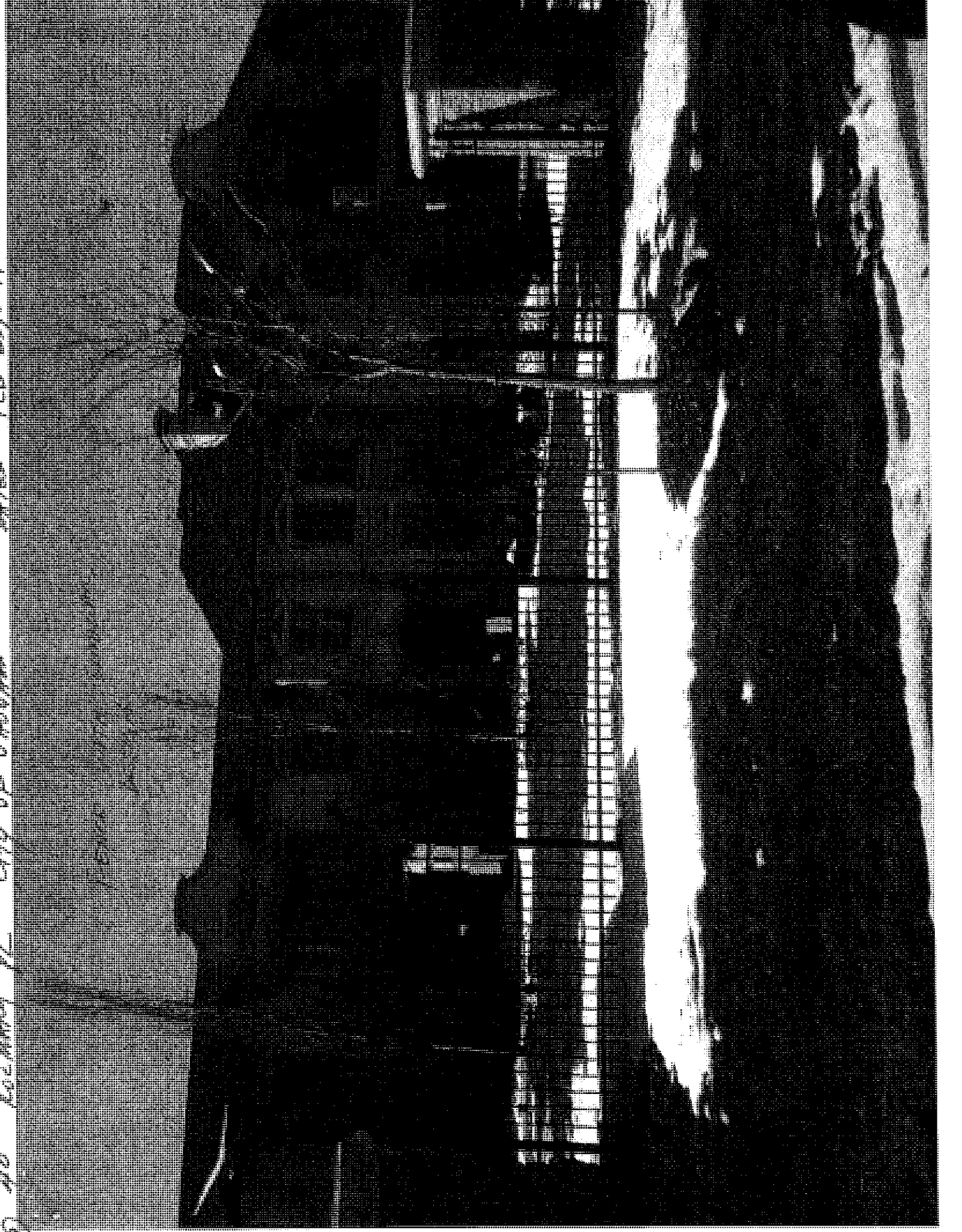
3:45 PM

CITY OF WASHINGTON

777 BENTLEY ST

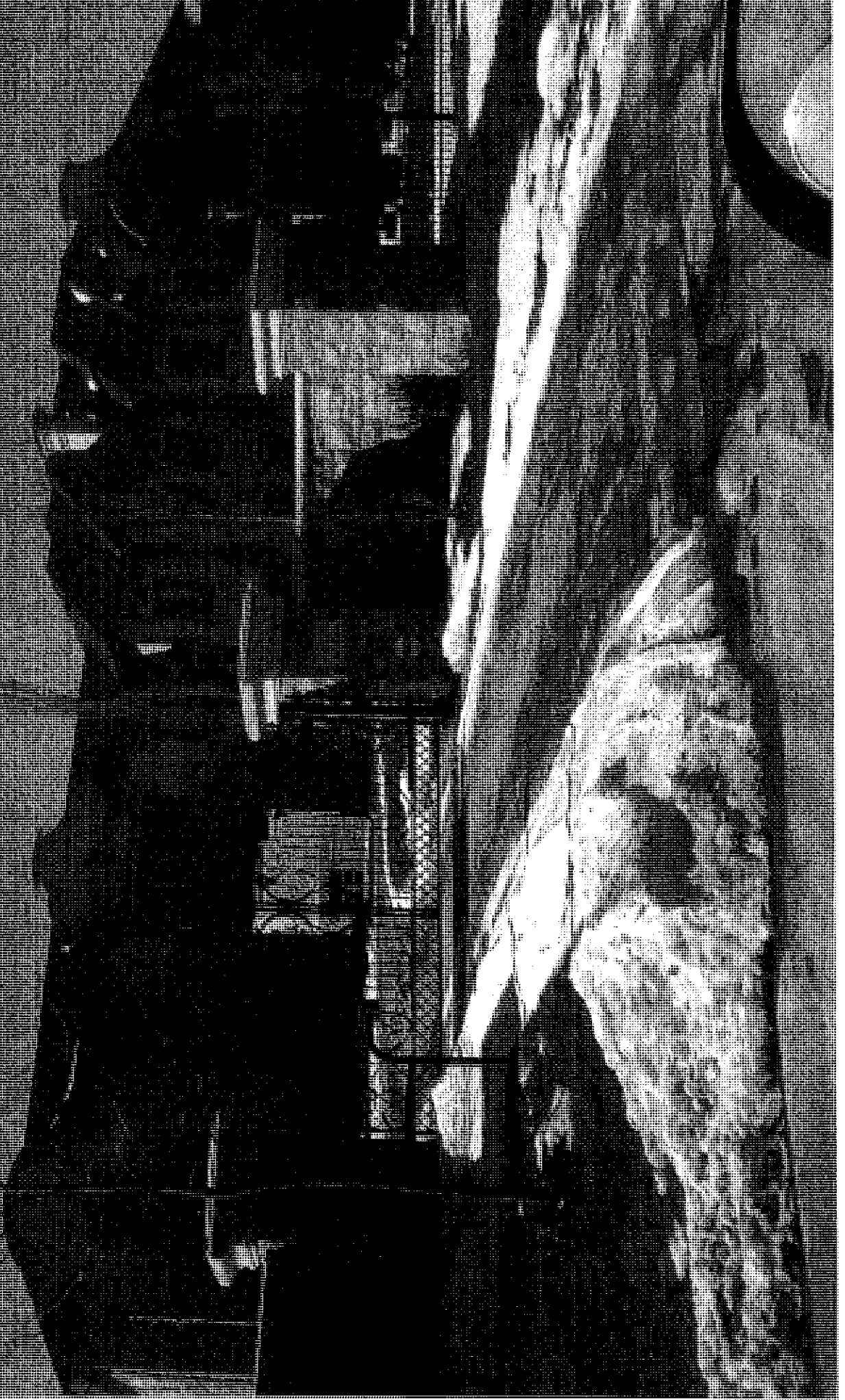
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777 BENTLEY ST





40 ACCOUNT # CITY OF WASHINGTON DATED FEB 23 / 2011





Proposed. Wrought Iron Gates with Masonry Columns.  
Entrance Feature for Both Driveways.



Proposed 5' High Wrought Iron Fencing.



60 Rosmary Place.

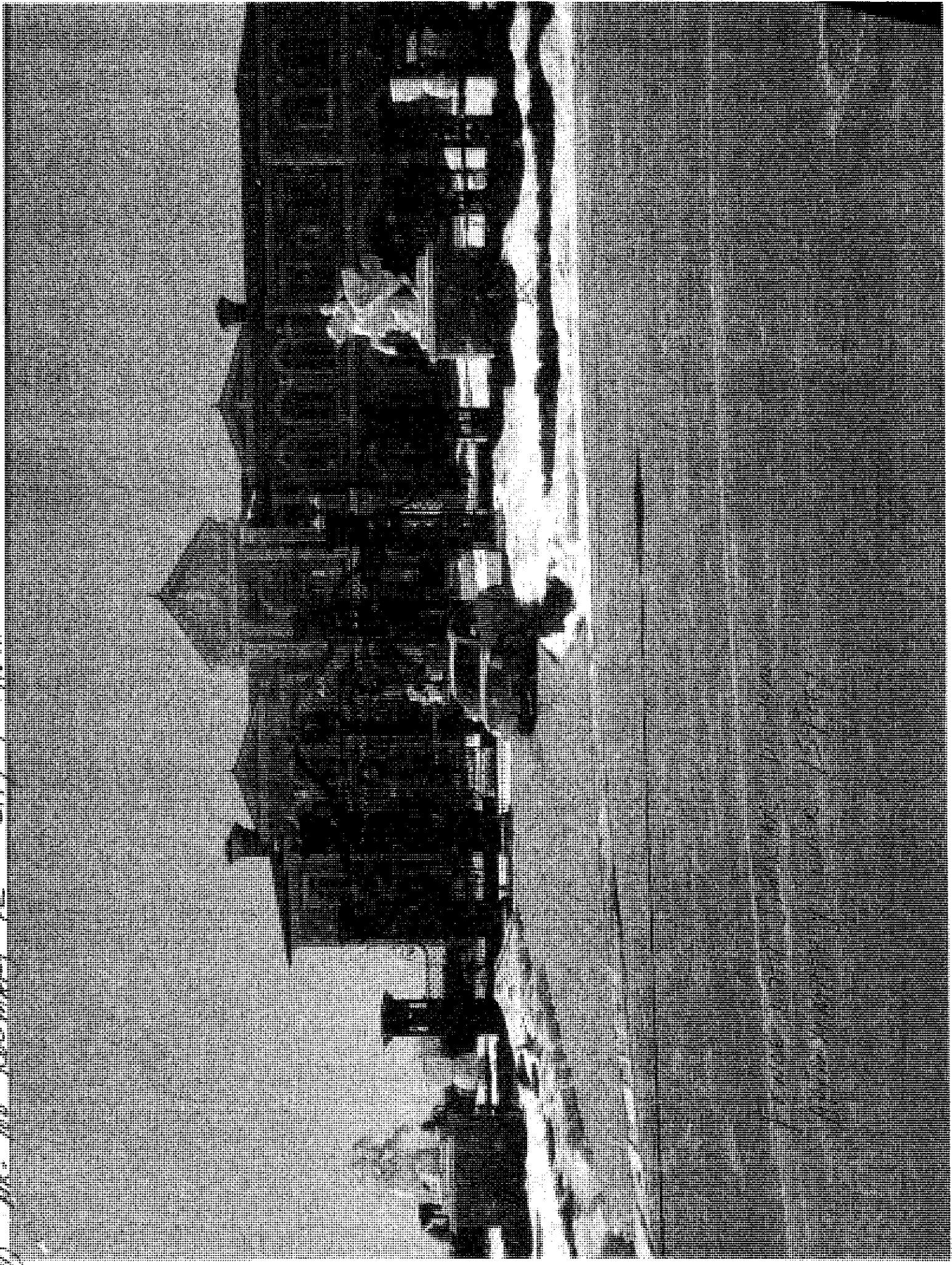


20 Rosmary Place.



35 Roemary Place.

① Mr. W. Lawrence R. City of Vancouver



Q 412.100 Recovery of City of Virginia Dated Feb 23/2011

