

COMMITTEE OF THE WHOLE - JUNE 14, 2011

FENCE HEIGHT EXEMPTION - 312 GRAND VELLORE CRESCENT - WARD 3

Recommendation

The Director of Enforcement Services recommends the following:

That the fence height exemption application for 312 Grand Vellore Crescent 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 312 Grand Vellore Crescent 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 2 feet seven inches to 5 feet nine inches.

The fence consists of four pillars and three wall sections, all located on the west side of the driveway and there is a free standing pillar on the east side of the driveway.

The pillars on the west side of the driveway range in height from 5 feet 2 inches to 5 feet 9 inches. The sections of wall range in height from 2 feet 7 inches to 4 feet 5 inches. The pillar on the east side of the driveway measures 5 feet 7 inches.

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 and design in the immediate area.

This fence height violation was brought to the attention of the Enforcement Services Department as a result of a complaint. However, the complainant did not provide/submit a letter of objection to this exemption request.

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

Address 312 Grand Vellore Crescent
Vaughan, ON L4H 0N8

Google maps



SURVEYOR'S REAL PROPERTY REPORT
PART 1) PLAN OF
LOTS 44 TO 49 BOTH INCLUSIVE
REGISTERED PLAN 65M-3921
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK
SCALE 1:400
P. SALNA CO. LTD., O.L.S.



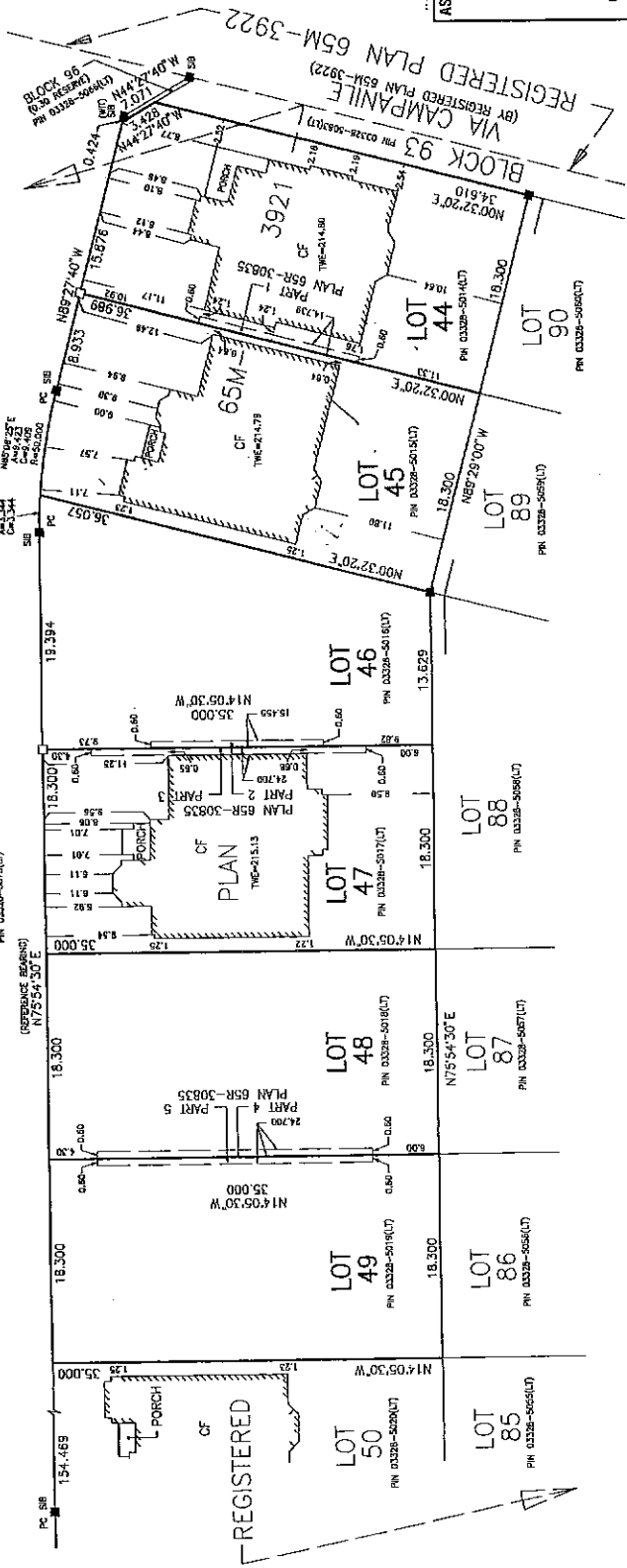
LOT	DATE	O.L.S.
44	JULY 28, 2008	C.D. Del
45	JULY 28, 2008	C.D. Del
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THIS REPORT WAS PREPARED FOR JENNIFER CONSTRUCTION LTD. AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES

PART 2) SURVEY REPORT
 REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:
 ALL LOTS ARE SUBJECT TO EASEMENT TO RIGHT TO ENTER COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS.
 THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

NOTE:
 MONUMENTS OR PLANTED MONUMENTS SHOWN HEREIN ARE NOT BARS UNLESS NOTED OTHERWISE.
 ALL FOUND MONUMENTS SHOWN HEREIN WERE PLANTED BY THE SURVEYOR OR A PERSON UNDER HIS SUPERVISION.
 ALL BOUNDARY INFORMATION SHOWN HEREIN HAS BEEN SET OR MEASURED IN ACCORDANCE WITH REGISTERED PLAN 65M-3921 UNLESS NOTED OTHERWISE.

GRAND VELLORE CRESCENT
 (BY REGISTERED PLAN 65M-3921)
 (REFERENCE BEARING) N75°54'30"E



ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 1689728
 THIS PLAN IS NOT VALID
 UNLESS IT IS AN EMBOSSED
 ORIGINAL COPY
 ISSUED BY THE ASSOCIATION
 IN ACCORDANCE WITH
 REGULATION 1025, SECTION 29(3).

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE SURVEYORS REGULATIONS.
 2. THIS SURVEY WAS COMPLETED ON THE 22nd DAY OF FEBRUARY 2008.
 DATE MAY 1, 2008
 V. DOSEN, B.Sc.
 ONTARIO LAND SURVEYOR

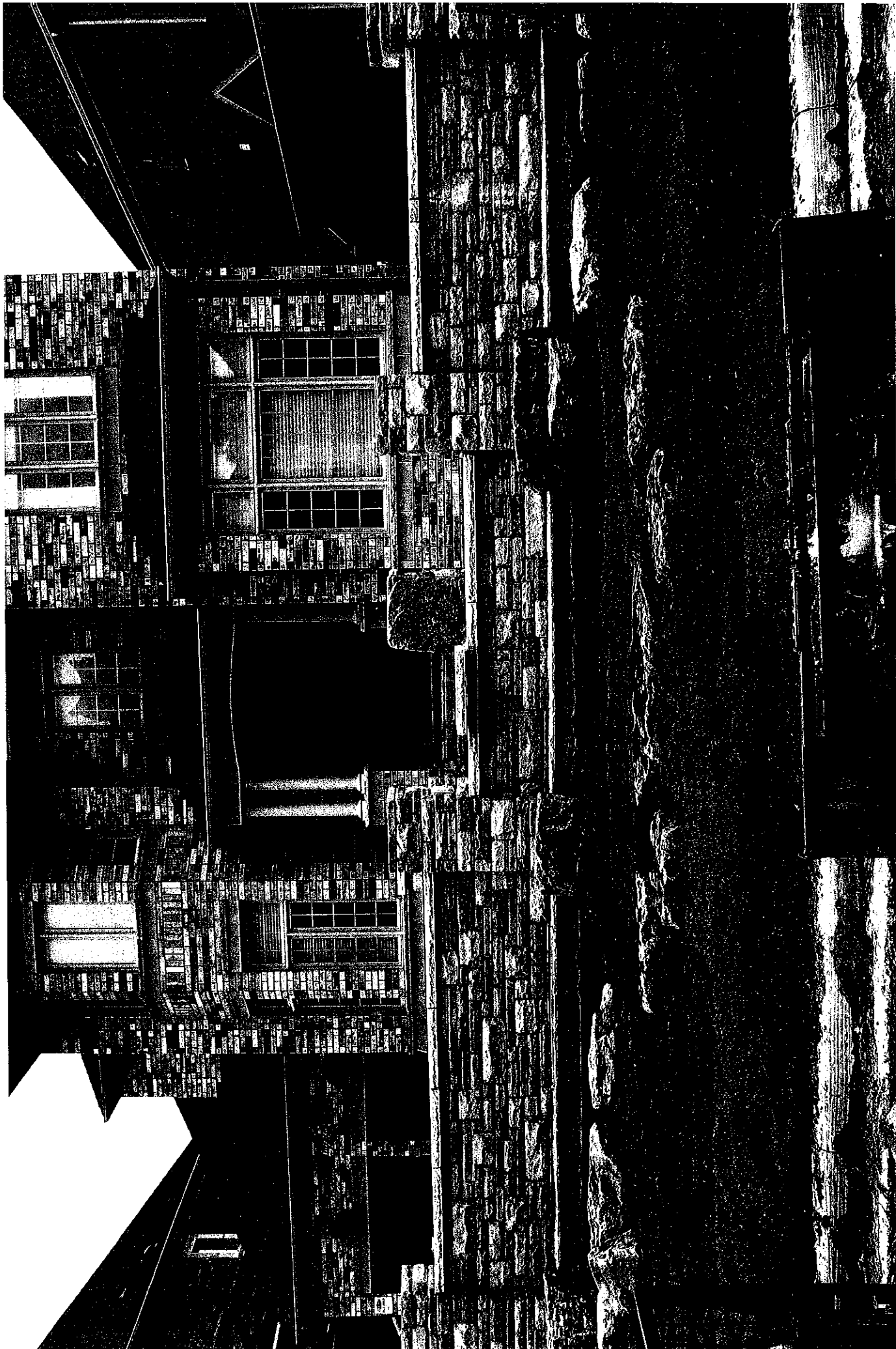
NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.

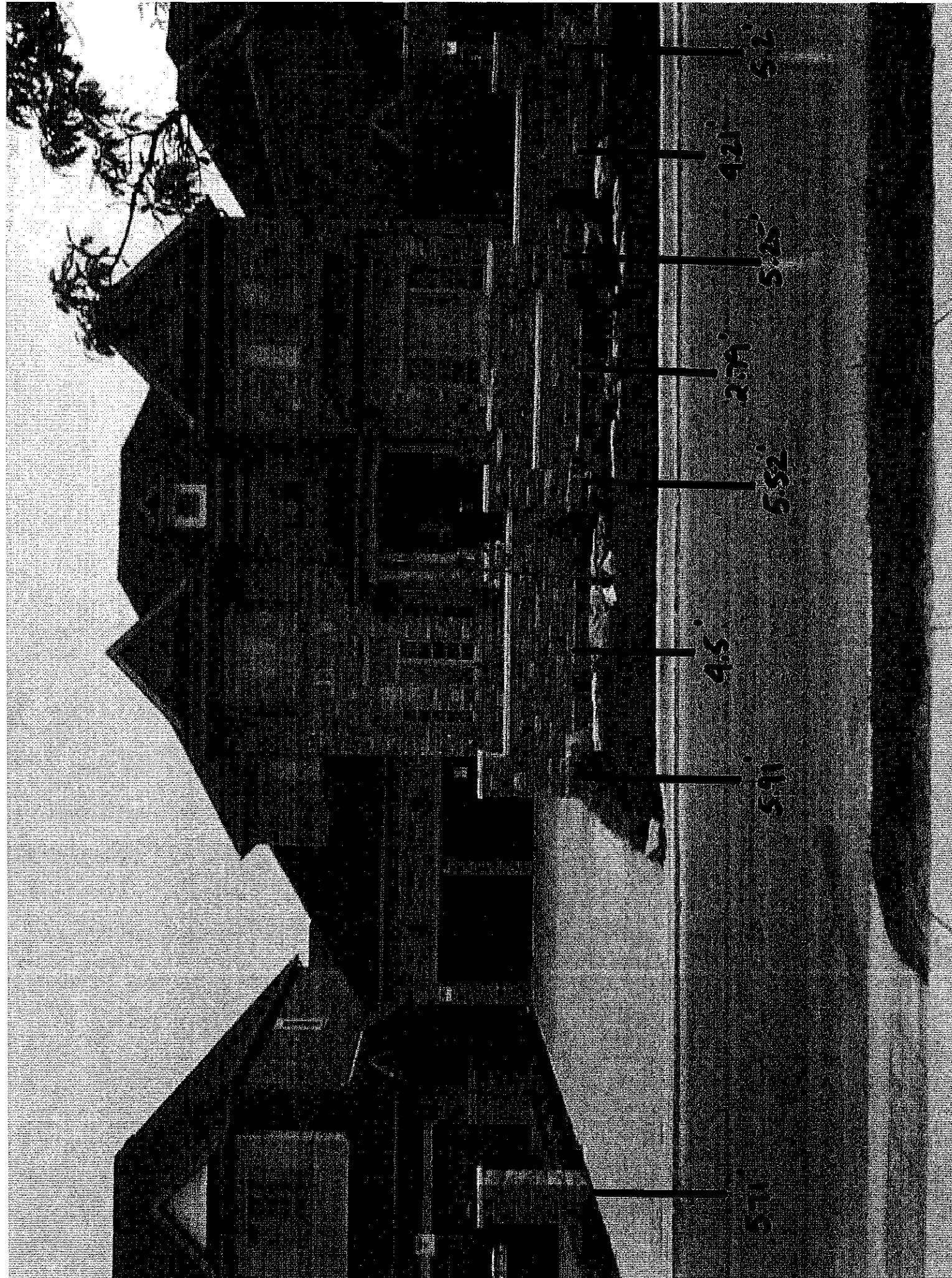
NOTES
 BEARINGS ARE GRID AND ARE DERIVED FROM VELLORE CRESCENT AS SHOWN ON REGISTERED PLAN 65M-3921 HAVING A BEARING OF N 75°54'30" E

LEGEND
 □ DENOTES SURVEY MONUMENT PLANTED
 ○ DENOTES SURVEY MONUMENT FOUND
 ■ DENOTES IRON BAR
 ■ DENOTES IRON BAR
 ■ DENOTES WITNESS
 ■ DENOTES ORIGIN UNKNOWN
 ■ DENOTES SET CROSS
 ■ DENOTES MEASURED
 ■ DENOTES NOTES OF CURVATURE
 ■ DENOTES POINT OF REVERSE CURVATURE
 ■ DENOTES CONCRETE FOUNDATION WALLS
 ■ DENOTES TOP OF WALL ELEVATION
 ■ DENOTES GARAGE SKILL ELEVATION
 ■ DENOTES REGISTERED PLAN 65M-3921
 ■ DENOTES FOUND TEMPORARY WITNESS MONUMENTS
 ■ DENOTES FOUND TEMPORARY WITNESS MONUMENTS
 ■ DENOTES CALCULATED MONUMENT BAR
 ■ DENOTES MONUMENTS PLANTED DUE TO EXISTENCE OF UNDERGROUND SERVICES

P. SALNA COMPANY LTD.
ONTARIO LAND SURVEYORS
 10225 YONGE STREET
 RICHMOND HILL, ONTARIO L4C 3B2
 PHONE: (905) 884-3988 FAX: (905) 737-7516
 FIELD: PAT
 CAD FILE: 3921.KXP
 DRAWN: DHAMAI
 CHECKED: SNR
 FILE: 07-021







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