

COMMITTEE OF THE WHOLE - JUNE 14, 2011

FENCE HEIGHT EXEMPTION - 35 BRODA DRIVE - WARD 2

Recommendation

The Director of Enforcement Services recommends the following:

That the fence height exemption application for 35 Broda Drive 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 35 Broda Drive 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 an existing wooden fence in the interior side and rear yards.

The By-law permits a fence height of 6 feet in rear yards. The Applicant has requested an exemption to permit a rear yard fence ranging in height from 5' 6 ½ " to 8' 3".

This fence height violation was brought to the attention of the Enforcement Services Department as a result of a complaint. 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.

There are no site plan requirements for a rear yard fence for this location.

The fence height does not pose a sight line issue for neighbouring properties.

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 it's current height.

Attachments

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

Report prepared by:

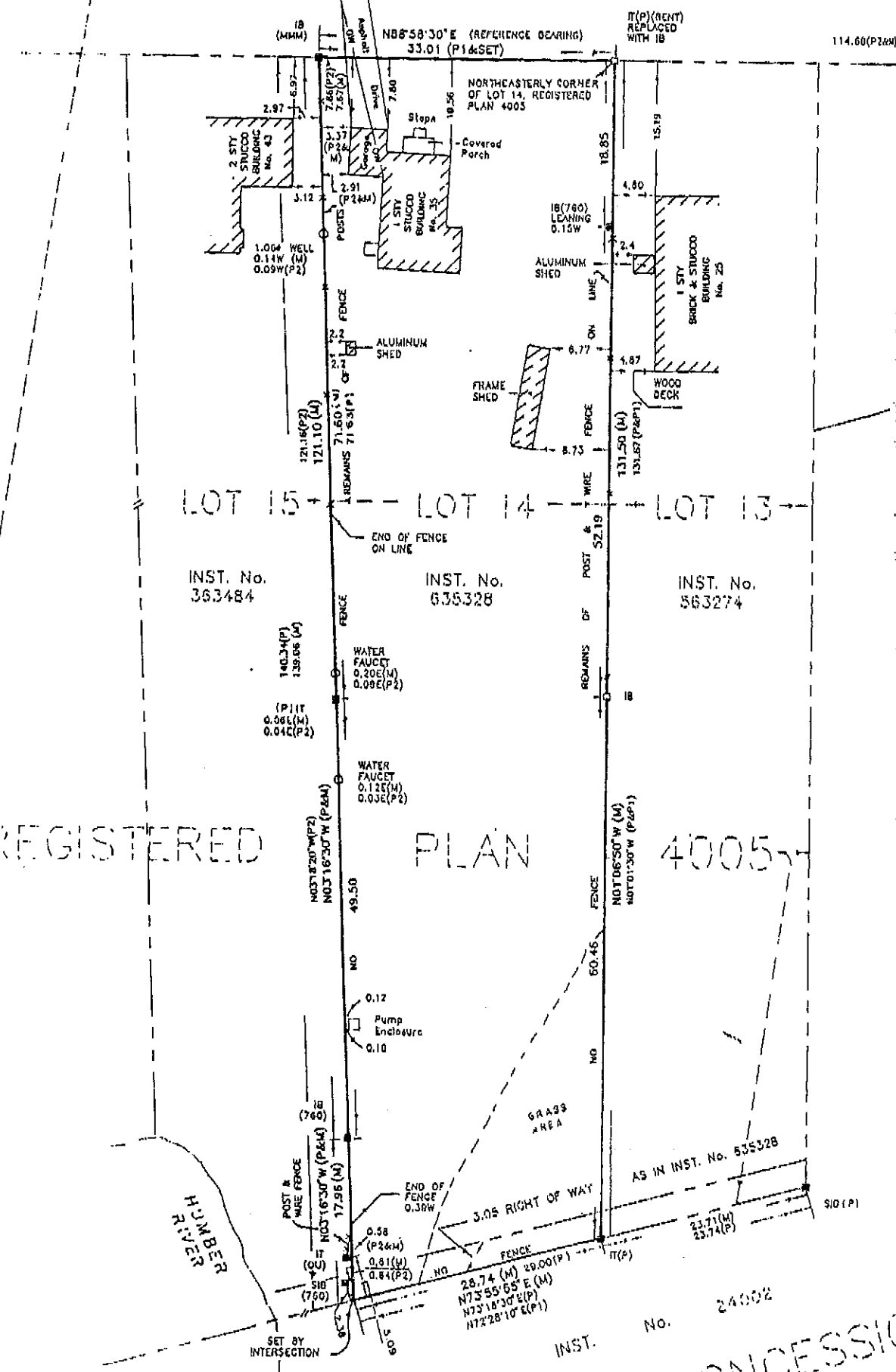
Victoria Amato
Enforcement Services

Respectfully submitted,

Tony Thompson
Director, Enforcement Services

BRODA DRIVE

(BY REGISTERED PLAN 4005)



LOT 15 LOT 14 LOT 13

INST. No. 363484

INST. No. 635328

INST. No. 563274

REGISTERED

PLAN 4005

HUMBER RIVER

INST. No. 24002

CONCESSION

SET BY INTERSECTION

28.74 (M) 20.00(P)
N73°55'65" E (M)
N73°18'30" E (P)
N72°28'10" E (P1)

AS IN INST. No. 535328

3.05 RIGHT OF WAY

END OF FENCE 0.39W

END OF FENCE ON LINE

REMAINS OF FENCE

REMAINS OF POST & WIRE

REMAINS OF FENCE

REMAINS OF FENCE

114.60 (P2&M)

N86°58'30" E (REFERENCE BEARING)
33.01 (P1&SET)

IT (P) (RENT) REPLACED WITH IB

NORTHEASTERLY CORNER OF LOT 14, REGISTERED PLAN 4005

Covered Porch

1.57Y STUCCO BUILDING No. 35

2.57Y STUCCO BUILDING No. 43

1.06W WELL 0.11W (M) 0.09W (P2)

ALUMINUM SHED

FRAME SHED

1.57Y BRICK & STUCCO BUILDING No. 25

WOOD DECK

131.50 (M) 131.67 (P2&P1)

8.73

6.77

4.80

15.19

18.85

10.56

7.80

7.80

7.80

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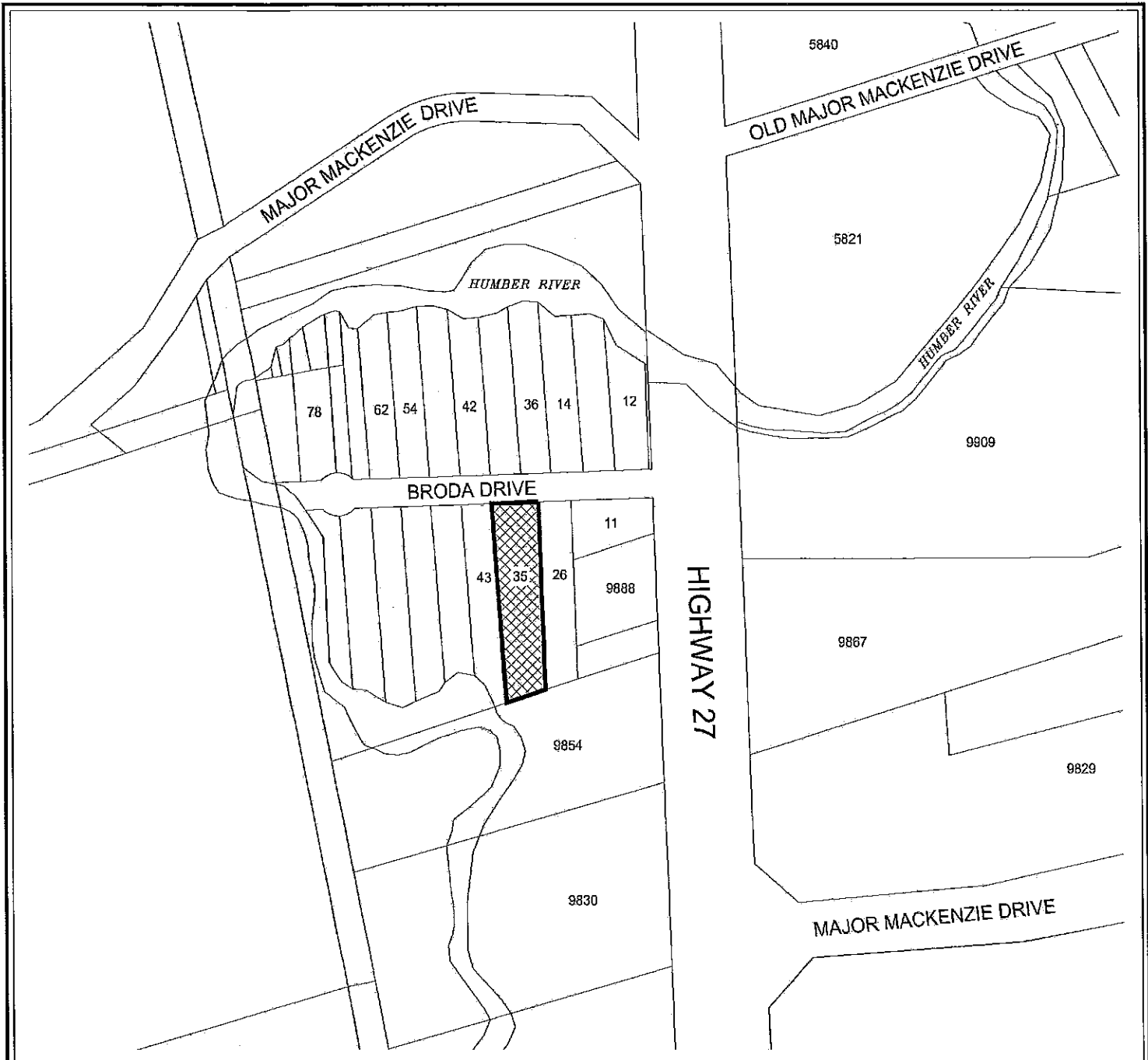
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ATTACHMENT No. 1



FENCE HEIGHT EXEMPTION 35 BRODA DRIVE

LOCATION : Part of Lot 20, Concession 8

LEGEND



SUBJECT LANDS



NOT TO SCALE

Drawing name: O:\Engineering Services\Design Services\Attachments\35 BRODA DRIVE.dwg



