

COMMITTEE OF THE WHOLE - OCTOBER 25, 2011

FENCE HEIGHT EXEMPTION - 143 BROOKE STREET - WARD 5

Recommendation

The Director of Enforcement Services recommends:

1. That the fence height exemption application for 143 Brooke Street be approved.

Contribution to Sustainability

N/A

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 143 Brooke Street 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 rear yard wooden fence.

The By-law permits a fence height of 6 feet in rear yards. The property in question is on a corner lot, the address is on Brooke with the front of the house facing Old Jane Street. The Applicant has requested an exemption to permit a wooden fence in the rear and exterior rear yards ranging in height from 5'6" to 9'3". The Applicant advises that the panels and posts were installed with the intention of the finished fence being 7 feet in height.

The Applicant advises that due to the grade the fence currently measures higher than the intended 7 feet and he has intentions of raising the grade which will bring the fence height to 7 feet (see photos of exterior side yard showing elevation changes).

Enforcement Services staff inspected the Applicant's property and also reviewed other properties within the 60 metre radius. There is one other fence of similar height and design in the immediate area.

There are no site plan requirements for regarding fencing 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/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 supports a fence height exemption for this location at its current height.

Attachments

1. Map of area
2. Photographs

Report prepared by:

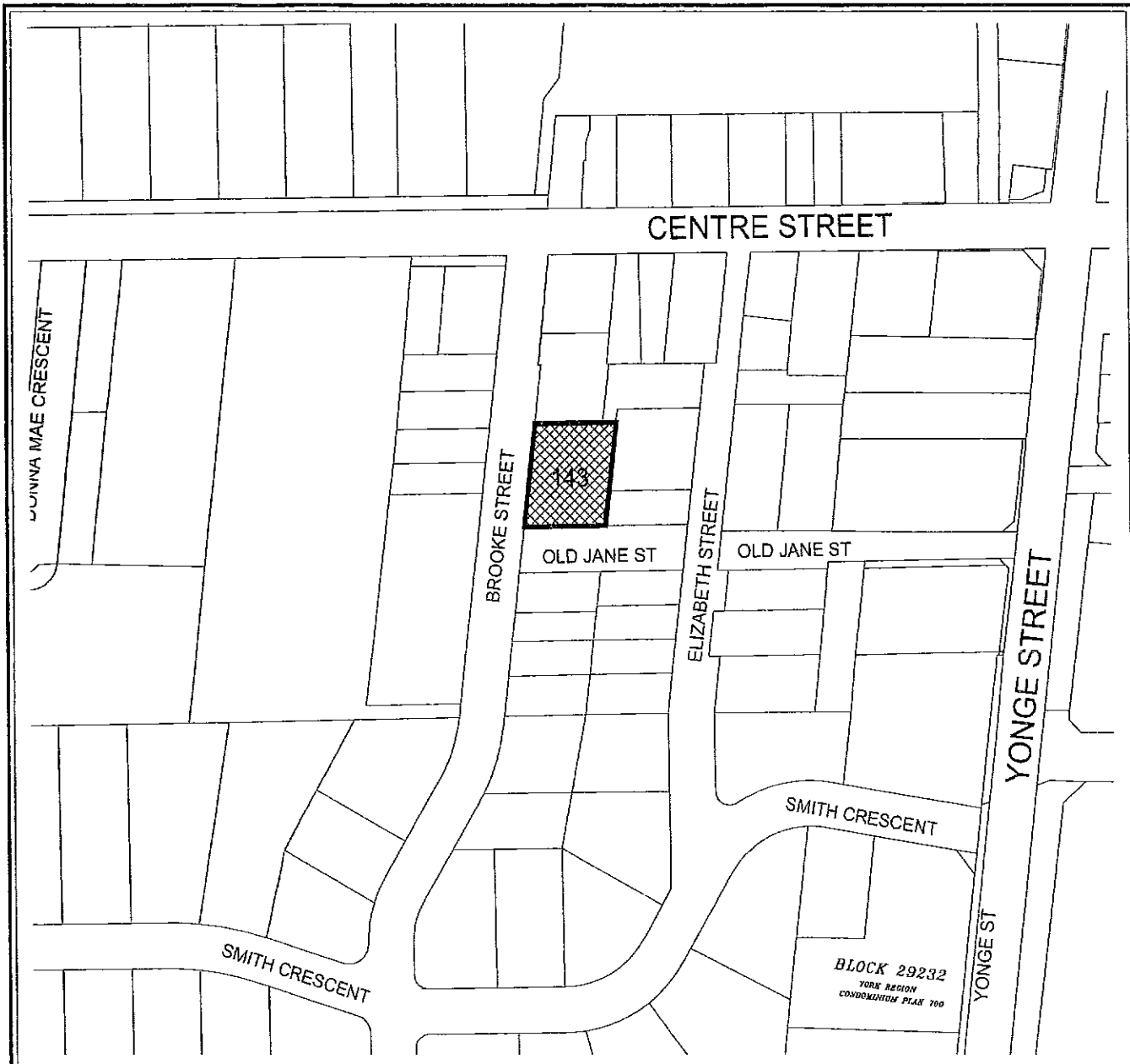
Janice Heron
Office Coordinator, Enforcement Services

Respectfully submitted,



Tony Thompson
Director, Enforcement Services

ATTACHMENT No. 1



FENCE HEIGHT EXEMPTION 143 BROOKE STREET

LOCATION : Part of Lot 30, Concession 1

LEGEND



SUBJECT LANDS



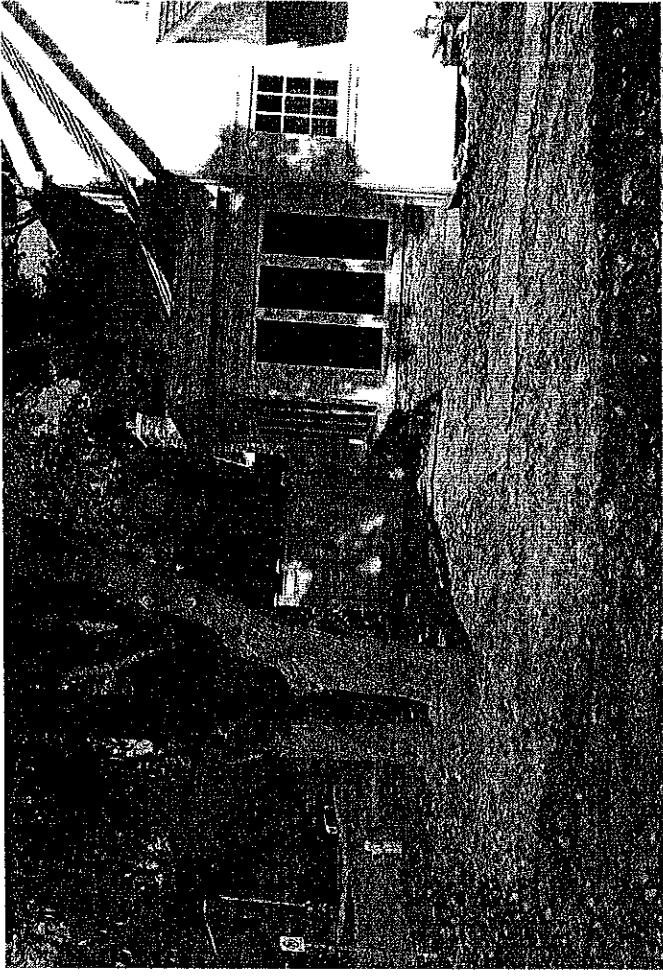
NOT TO SCALE

Drawing name: O:\Engineering Services\Design Services\Design Drafting\BYLAW\143 Brooke St.dwg

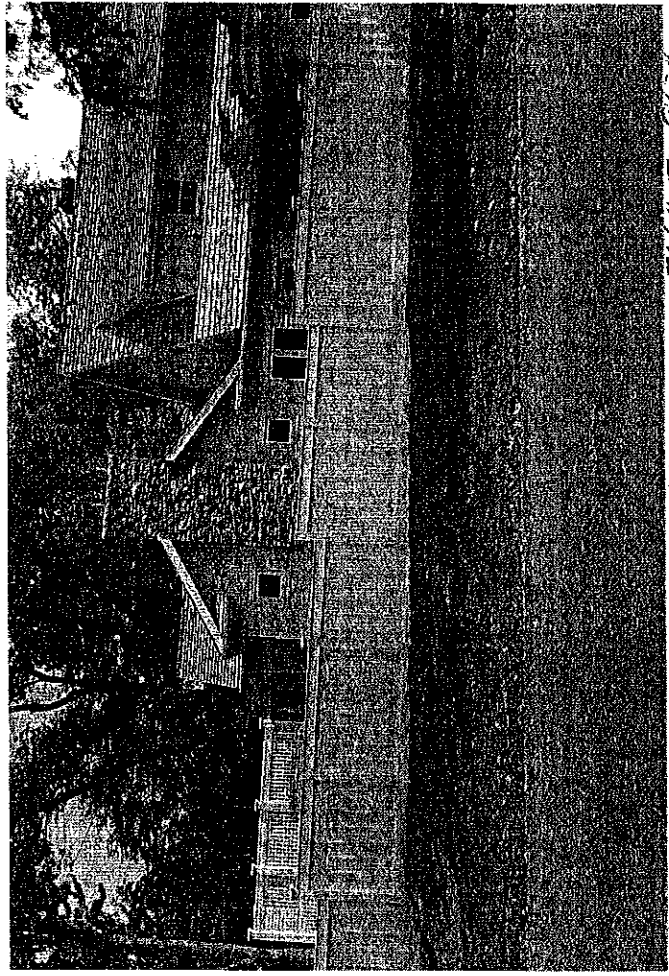
ATTACHMENT No. 2

PHOTOGRAPHS

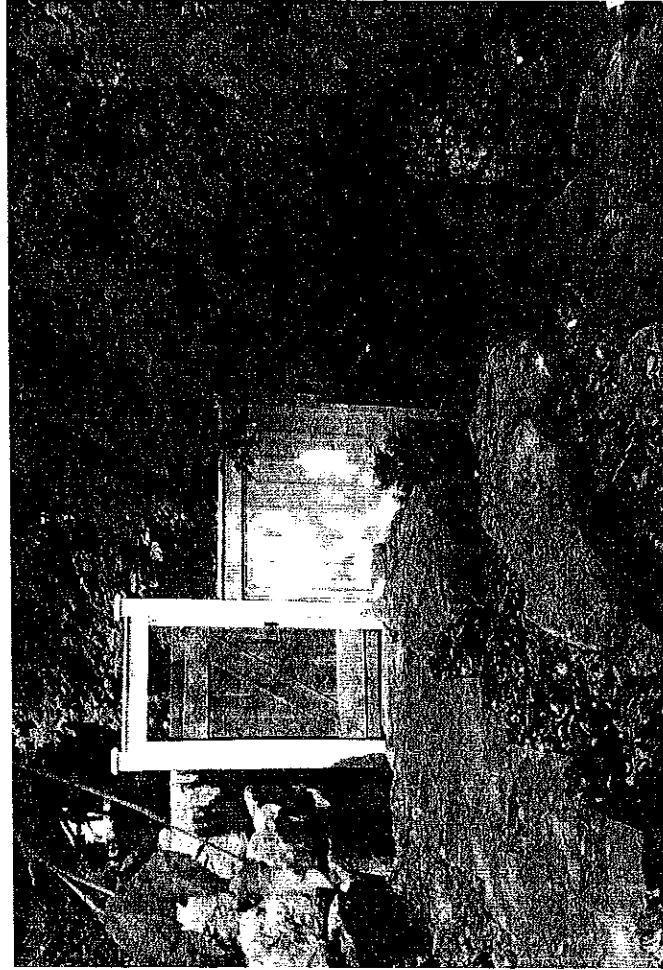
**143 BROOKE STREET
FENCE HEIGHT EXEMPTION APPLICATION**



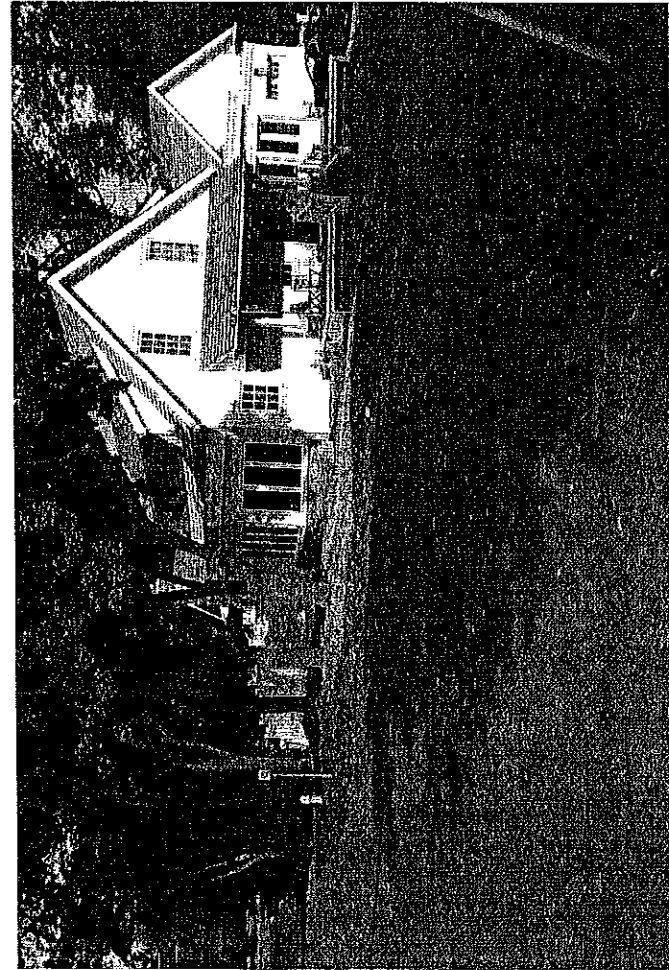
SOUTH SIDE GATE - 6'5" POSTS - 6'8"

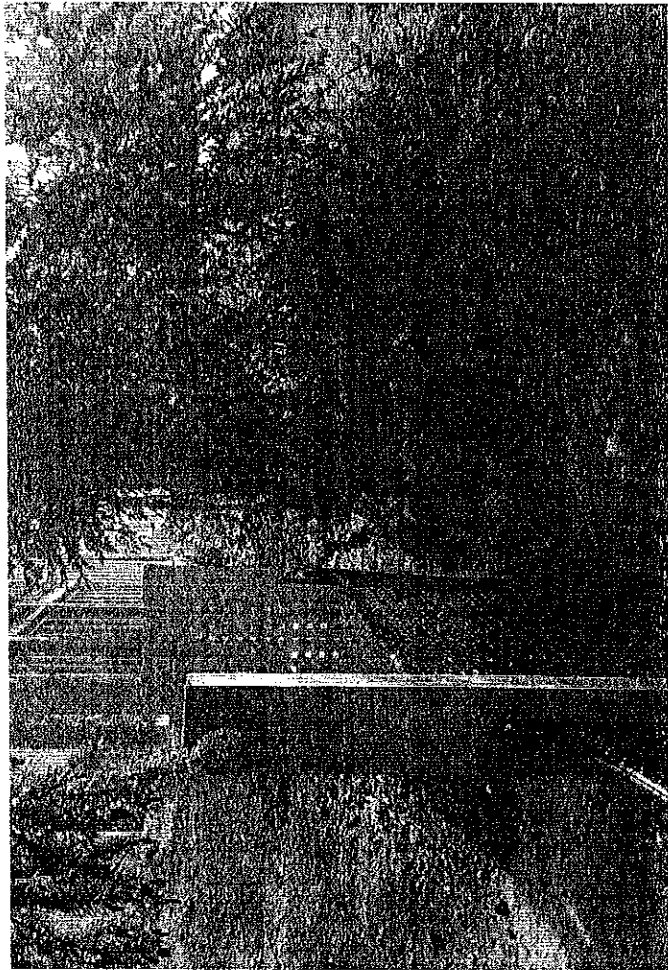


PANELS & POSTS RANGE FROM 5'6" TO 9'3"

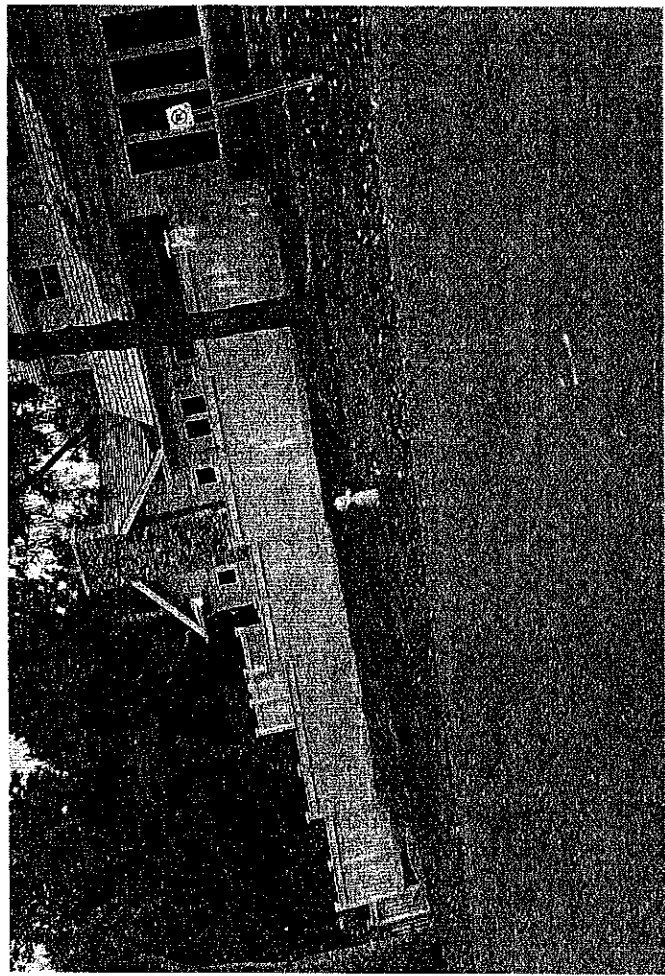


EAST SIDE GATE 7'4" POSTS 7'8"





SOUTH SIDE GATE - 6'5"
POSTS - 6'8"



EXTERIOR ELEVATION - WEST SIDE