



## REPORT

---

**TO:** Mayor Lawlor and Members of Council

**FROM:** Kevin Fernando, Municipal Law Enforcement Officer

**DATE:** October 24, 2025

**REPORT NO.:** ADMIN-2025-023

**SUBJECT:** Request from Property Owner of 4 Joycelyn Crescent for a variance to the Fence By-law 2002-0060, as amended at 4 Joycelyn Crescent, Town of Halton Hills

---

### RECOMMENDATION:

THAT Report No. ADMIN-2025-023 dated October 24, 2025 regarding a request from the Property Owner of 4 Joycelyn Crescent for a variance to the Fence By-law 2002-0060, as amended is received;

AND FURTHER THAT the fence variance contained in Report No. ADMIN-2025-023

a) be granted to the Property Owner, 4 Joycelyn Crescent, as requested;

OR

b) be granted to the Property Owner, 4 Joycelyn Crescent, with conditions as set out in the decision of Council;

OR

c) not be granted to the Property Owner, 4 Joycelyn Crescent

### KEY POINTS:

The following are key points for consideration with respect to this report:

- The Fence By-law defines a fence to include structures such as railings, walls, posts, gates, boards, and privacy screens used to enclose or divide land or provide privacy.

- In residential zones, closed construction fences in front yards must not exceed 0.9 metres (3 feet) in height.
- The Zoning By-law defines a front yard as the area between the front lot line and the nearest part of any building; on corner lots, the front lot line is the shortest side facing a public street.
- The applicant's property, located at Hyland Avenue and Joycelyn Crescent opposite Joseph Gibbons Public School, has an existing front yard fence ranging from 2.03 to 2.13 metres (6'8" to 7'0").
- The applicant seeks to retain the current fence height to enhance privacy near a busy intersection and improve usability of the elevated rear yard.

**BACKGROUND AND DISCUSSION:**

The municipality has enacted legislation that controls the height of fences within the municipality, under the authority of the *Municipal Act, 2001*. The property owner of 4 Joycelyn Crescent is seeking relief from the by-law which restricts the height of a fence in the front yard. The height of a fence in the front yard cannot exceed 0.9 metres (3 feet) in height.

An inspection of the property was performed on October 1, 2025, which identified a wood fence, ranging in height from 2.03 metres (6 feet 8 inches) to 2.13 metres (7 feet 0 inches). The applicant is requesting to keep the existing board fencing, erected prior to their purchasing of the property, unchanged. Upon inspection, the fence extended along the property separating what is functionally the property's rear and side yards from the public street. Appendix A shows an aerial view of the property with the current fence outlined in red. Also attached to this report are actual photos of the existing fence. Staff from Traffic Services has confirmed the fence was erected far enough from the public highway to not obscure sightlines. The grade of the property also slopes away from the road making the fence appear shorter when standing in the yard areas.

The variance is described in the following table:

<b>By-law Requirement</b>	<b>Variance Requested</b>	<b>Reason for Variance</b>
The maximum height of a fence in the front yard is 0.9 metres (3 feet).	To permit a fence in the front yard to a maximum of 2.13 metres (7 feet 0 inches) in height above effective grade.	To maximize privacy in the yard areas of the property.

**STRATEGIC PLAN ALIGNMENT:**

This report is administrative in nature and does not have an impact on the Town's Strategic Plan.

**RELATIONSHIP TO CLIMATE CHANGE:**

This report is administrative in nature and does not directly impact or address climate change and the Town's Net Zero target.

**PUBLIC ENGAGEMENT:**

Public Engagement was not needed as this report is administrative in nature.

**INTERNAL CONSULTATION:**

Traffic Services was consulted and reported that there are no concerns regarding sight lines.

**FINANCIAL IMPLICATIONS:**

This report is administrative in nature and does not have any financial implications.

Reviewed and approved by,

Susie Spry, Manager of Enforcement Services

Valerie Petryniak, Town Clerk & Director of Legislative Services

Chris Mills, Chief Administrative Officer