



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Adam Madonik, Supervisor of Municipal Law Enforcement

DATE: March 26, 2026

REPORT NO.: ADMIN 2026-013

SUBJECT: Request from Property Owner of 8513 Eighth Line for a variance to the Fence By-law 2002-0060, Section 4(3) as amended, at 8513 Eighth Line, Halton Hills.

RECOMMENDATION:

THAT Report No. ADMIN 2026-013 dated March 26, 2026 regarding a request from Property Owner of 8513 Eighth Line, 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 2026-013

a) be granted to the Property Owner, 8513 Eighth Line, as requested;

OR

b) be granted to the Property Owner, 8513 Eighth Line, with conditions as set out in the decision of Council;

OR

c) not be granted to the Property Owner, 8513 Eighth Line.

KEY POINTS:

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

- The Fence By-law defines a Fence to include a railing, wall, line of posts, wire, gate, boards, pickets, privacy screens or other similar substances, used to enclose or divide in whole or in part a yard or other land or to provide privacy.

- The Fence By-law states “no person shall, in a residential zone within a front yard erect, cause to be erected or maintain or permit a fence exceeding 0.9 metres (3 feet) in height.
- The Fence By-law defines a front yard as “a yard extending across the full width of a lot, and lying between the front lot line of the lot and that part nearest to the front lot line of any building or structure on that Lot.”
- The applicant is requesting permission to construct a front yard fence, which varies in height between 1.83 metres (6 feet) and 2.13 metres (7 feet) at the gate.
- The applicants property fronts Eighth Line, and is located between Steeles Avenue and 5 Side Road.
- Allowing the proposed front yard fence variance would provide additional safety for the applicant’s children and pets, while outdoors in the front 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 8513 Eighth Line is seeking relief from the by-law which restricts the height of a fence in the front yard. The maximum height of a closed construction fence in the front yard cannot exceed 0.9 metres (3 feet) in height. And the maximum height of an open type construction fence in a front yard is 1.71 metres (5 feet 6 inches).

The applicant is requesting permission to construct a partial masonry, partial aluminum fence. The proposed fence would span the width of the property (67 metres) and would be located along the front of the property and would be constructed solely on the applicant’s private property. The applicant is concerned for their children and pets safety, while playing in the front yard of the property.

The variance is described in the following table:

| By-law Requirement | Variance Requested | Reason for Variance |
|--|--|--|
| The maximum height of a closed type construction fence in the front yard is 0.9 metres (3 feet) | To permit a closed type construction fence in the front yard to a maximum height of 1.22 metres (4 feet) | To maximize child and pet safety in the front yard of the property |
| The maximum height of an open type construction fence in a front yard is 1.71 metres (5 feet 6 inches) | To permit an open type construction fence in the front yard to a maximum height of 2.13 metres (7 feet) | To maximize child and pet safety in the front yard 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 has been conducted as follows:

Notification letters of the variance request were sent on March 25, 2026, to adjacent property owners.

INTERNAL CONSULTATION:

Traffic Services was consulted and conducted a Sightline Study, in order to determine if any sightline obstructions would exist if the fence is permitted. Traffic Services reported that they have no concerns with the proposed fence construction, provided the fence is constructed solely on the applicants private property.

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 and Director of Legislative Services

Chris Mills, Chief Administrative Officer