

REPORT

REPORT TO: Chair and Members of the Community and Corporate Affairs Committee

REPORT FROM: Amedeo Caprara, Municipal Law Enforcement Officer

DATE: July 12, 2018

REPORT NO.: ADMIN-2018-0024

RE: Request from Suzanna Steblaj for a variance to the Fence By-Law 2002-0060, as amended, at 2 Silver Pond Drive, Town of Halton Hills

RECOMMENDATION:

THAT Report No. 2018-0024 regarding a request from Suzanna Steblaj for a variance to the Fence By-Law 2002-0060 as amended, at 2 Silver Pond Drive, Town of Halton Hills be received;

AND FURTHER TO THAT the fence variance in Report No. 2018-0024

a) be granted to Suzanna Steblaj, 2 Silver Pond Drive, as requested;

OR

b) be granted to Suzanna Steblaj, 2 Silver Pond Drive, with conditions as set out in the decision of Council;

OR

c) not be granted to Suzanna Steblaj, 2 Silver Pond Drive

BACKGROUND:

The municipality has enacted legislation that controls the height of fences within the municipality, under the authority of the Municipal Act, 2001. Suzanna Steblaj, property owner of 2 Silver Ponds Drive, is seeking relief from the by-law which restricts the height of a fence in the rear yard to not exceed 2.13 metres (7 feet) in height. The owner proposes a 2.75 metres (9 foot) solid wood privacy fence.

COMMENTS:

The variance is described in the following table:

By-law Requirement	Variance Requested	Reason for Variance
The maximum height of a fence in the rear yard is 2.13 metres (7 feet) in height.	To replace the existing 2.13 metres (7 feet) with a 2.75 metres (9 foot) fence in the rear yard along Danby Road.	The vehicular traffic along Danby Road has significantly increased as a result of the newly open access to Eighth line.

The subject property is zoned LDR1-3. It is a single family dwelling located on the corner of Silver Pond Drive and Danby Road. The properties adjoining this property to the rear and side are also single family dwellings.

Attached for Council's information, are copies of:

- GIS Map indicating subject property (Appendix A)
- The completed Variance Application (Appendix B)

RELATIONSHIP TO STRATEGIC PLAN:

The report is operational in nature and has no direct link to the Strategic Plan.

FINANCIAL IMPACT:

There is no financial impact associated to this report.

CONSULTATION:

Town of Halton Hills Engineering staff was consulted regarding safety concerns and sight line obstructions. No traffic or safety concerns were found.

PUBLIC ENGAGEMENT:

This is a by-law matter where no public engagement is required.

SUSTAINABILITY IMPLICATIONS:

The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life.

The recommendation outlined in this report is not applicable to the Strategy's implementation.

COMMUNICATIONS:

The applicant has been informed of the Committee meeting date, time and location and will be notified of the Committee's decision.

CONCLUSION:

The Town of Halton Hills By-Law 2002-0060 regulates fences. A fence with a maximum allowable height of 2.13 metres (7 foot) in the rear yard is permitted on this property. The applicant is requesting to build a 2.75 metres (9 foot) fence in a portion of the rear yard.

Reviewed and Approved by,

A handwritten signature in black ink, appearing to read 'Susie Spry'.

Susie Spry, Acting Supervisor of Enforcement Services

A handwritten signature in black ink, appearing to read 'Suzanne Jones'.

Suzanne Jones, Clerk & Director of Legislative Services

A handwritten signature in black ink, appearing to read 'Jane Diamanti'.

Jane Diamanti, Acting CAO