



REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Susie Spry, Acting Supervisor of Enforcement Services

DATE: May 12, 2020

REPORT NO.: ADMIN-2020-0009

RE: Request from the Property Owner of 10 Henry Street for a variance to the Fence By-law 2002-0060, as amended at 10 Henry Street, (Georgetown) Town of Halton Hills

RECOMMENDATION:

THAT Report No. ADMIN-2020-0009 regarding a request from Property Owner of 10 Henry Street 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-2020-0009;

a) be granted to Property Owner, 10 Henry Street, as requested;

OR

b) be granted to Property Owner, 10 Henry Street, with conditions as set out in the decision of the Community and Corporate Affairs Committee;

OR

c) not be granted to Property Owner, 10 Henry Street.

BACKGROUND:

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 10 Henry Street is seeking relief from the by-law which restricts the height of a fence in the front, side and rear yards. The height of a fence in a front yard cannot not exceed 0.9 metres (3 feet) in height while the height of a fence in a rear or side yard cannot exceed 2.14 metres (7 feet) in height. There is an additional provision within the Fence By-law that prohibits a fence within a sight triangle to be greater than a height of 0.9 metres (3

feet). The owner is proposing a 2.43 metre (8 feet) wood privacy fence along the rear, side and front lot lines of the property.

On March 4, 2020, the Committee of Adjustment approved a minor variance request from the Property Owner to reduce the size of a site triangle from the required 12 metres by 12 metres (39.4 feet) to 9 metres by 9 metres (29.6 feet).

COMMENTS:

A map indicating the location of the subject property is attached.

The variance is described in the following table:

By-law Requirement	Variance Requested	Reason for Variance
The maximum height of a fence in the front yard is 0.9 metres (3 feet) in height. The maximum height of a fence in the side and rear yard is 2.13 metres (7 feet).	To permit a fence in the rear yard of 2.43 metres (8 feet) in height above effective grade. To permit a fence in the side and front yard of 2.43 metres (8 feet) in height. This will include a reduced sight triangle as approved by the Committee of Adjustment from the required 12 metre (39.4 feet) x 12 (39.4) feet to permit a 9 metre (29.6 feet) x 9 metre (29.6 feet) site triangle.	To minimize the impact of noise and light from cars travelling along Highway 7 as well as for privacy from passing vehicular and pedestrian traffic.

RELATIONSHIP TO STRATEGIC PLAN:

This 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:

The applicant and traffic services were consulted in preparation of this report.

PUBLIC ENGAGEMENT:

Public engagement is not applicable in this matter.

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 Council meeting, date, time and location and given access to a copy of the report prior to the day of the meeting. The applicant will be notified of Council's resolution in writing.

CONCLUSION:

The Town of Halton Hills By-law 2002-0060, as amended regulates fences. The maximum allowable height of a fence in the front yard is 0.9 metres. The applicant is requesting to build a 2.43 metres (8 feet) wood privacy fence along the front, side and rear lot lines.

Reviewed and Approved by,

A handwritten signature in black ink, appearing to read "Suzanne Jones". The signature is fluid and cursive, with the first name "Suzanne" written in a larger, more prominent script than the last name "Jones".

Suzanne Jones, Clerk & Director of Legislative Services

A handwritten signature in black ink, appearing to read "Brent Marshall". The signature is written in a bold, cursive style, with the first name "Brent" and last name "Marshall" clearly distinguishable.

Brent Marshall, Chief Administrative Officer