



GRAND VALLEY

STAFF REPORT

To: Mayor and Members of Council
From: Brad Haines, By-law & Property Standards Enforcement Officer
Meeting Date: September 24, 2024
Report Number: **2024-063**
Subject: Report - Fence Variance Request – 96 Melody

Recommendation

THAT Council receive the Report - Fence Variance Request – 96 Melody, 2024-063 dated September 24, 2024;

AND FURTHER THAT Council approve the fence variation request to permit the maximum distance farther than the permitted 2-meters from the rear wall of the home in accordance with Section 5. LINE FENCES IN THE SETTLEMENT AREA subsection (5.2) of the Town's Fence and Pool Enclosure By-law 2020-31, as amended, to 9.11 meters, for the lands municipally known as 96 Melody Lane (Roll# 106356).

Executive Summary

Purpose

The purpose of this report is to provide Council with a recommendation regarding a Fence Variance Request for the lands municipally known as 96 Meldoy Lane (Roll #106356).

Key Findings

By-law Enforcement reviews fence variance requests and provides a report to allow Town Council to review the specifics of said variance.

Financial Implications

There are no financial implications to this report.

Report**Background****Site Characteristics:**

Municipal/Emergency Address	96 Meldoy Lane, Grand Valley, ON
Roll Number	106356
Current Use	Residential
Site Area	604.16m ²
Official Plan	<i>Urban Residential</i>
Zoning	Village Residential Exception Eleven (RV-11)

Surrounding Land Uses:

NORTH	Residential
SOUTH	Residential
EAST	Residential
WEST	Residential

Discussion

By-law Enforcement has reviewed the fence variation request and finds the request to be minor and can support the request. A Fence Permit issued by the Town is no longer required.

The Owners have requested a Fence Variance as per Section 5. LINE FENCES IN THE SETTLEMENT AREA subsection (5.2) of the Town’s Fence and Pool Enclosure By-law 2020-31, as amended to increase the maximum distance farther than the permitted 2-meters from the rear wall of the home to 9.11 meters. This is to maximize the space as it is a corner lot (Lot 56A).

Financial Impact

There are no financial implications to this report.

Consultations

By-law Enforcement met with the property owner Pasquale Pompa on multiple occasions and provided drawings (attached) of the proposed variance.

Attachments

- **Attachment 1** – Staff email communication with property owner
- **Attachment 2** - Site Drawing with measurements
- **Attachment 3** - Photographs of site / effected area

This report was submitted by

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This report was approved by

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