



STAFF REPORT

To: Mayor and Members of Council

From: Brad Haines, By-law & Property Standards Enforcement Officer

Meeting Date: July 22, 2025

Report Number: 2025-126

Subject: Request for Variance – Fence and Pool Enclosure By-Law - 1 Mayberry Drive

Recommendation

THAT Report No. 2025-126, Request for Variance - Fence and Pool Enclosure By-Law, 2020-31, as amended, with respect the municipal property known as 1 Mayberry Drive (Roll # 110941) be received;

AND FURTHER THAT Council approves a variance to section 5. (5.1), of the Fence and Pool Enclosure By-law 2020-31, as amended, to permit construction of a fence beyond the 2 m (6 feet) beyond the rear wall of the dwelling sidewall, to a distance of 4.26 m, 14 feet, with respect to the municipal property known as 1 Mayberry Drive (Roll #110941)

Executive Summary

Purpose

The purpose of this report is to provide Council with a request for a variance to the Fence and Pool Enclosure By-Law 2020-31, as amended, for the municipal property known as 1 Mayberry Drive (Roll#110941) and to provide staff's recommendation.

Key Findings

Financial Implications

There are no financial implications to this report.

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

Municipal/Emergency Address	1 Mayberry Drive
Roll Number	110941
Current Use	Urban residential
Official Plan	<i>Urban Residential</i>

Zoning	Village Residential (RV)
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Surrounding Land Uses:

NORTH	Residential
SOUTH	Residential
EAST	Residential
WEST	Residential

Discussion

The Owners have requested a Fence Variance as per Section 5. LINE FENCES IN THE SETTLEMENT AREA subsection (5.1) of the Town's Fence and Pool Enclosure By-law 2020-31, as amended to increase the distance permitted from the rear of the home from 2m or 6 feet to 4.26m or 14 feet. The reasoning for the request provided by the property owner

'Due to the basement window wells, I want there to be adequate clearance between both windows. An additional 8 feet will achieve this request from the existing 6-foot allowance.'

In addition, the property is a corner lot, therefore the fence will not look out of place and will be in harmony with the surrounding area.

Analysis

By-law Enforcement and Planning have reviewed and determine the request to be minor and are in support. Fence Permits are no longer required or issued by the Town and Council has approved similar requests for fence variances in the past for corner lots.

Financial Impact

There are no financial implications to this report.

Consultations

Mark Kluge, Planning Manager

Attachments

Attachment 1 – Property Owner - Fence Variance Proposal Outline (PDF)

This report was submitted by

Brad Haines,

By-Law & Property Standards Enforcement Officer

This report was approved by

Meghan Townsend

Chief Administrative Officer/Clerk

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