



## STAFF REPORT

**To:** Mayor and Members of Council

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

**Meeting Date:** July 22, 2025

**Report Number:** 2025-128

**Subject:** Fence Variance Report – 28 Main Street North

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### Recommendation

**THAT** Report No. 2025-128, Request for Variance of the Fence and Pool Enclosure By-Law, 2020-31, as amended, with respect to the property municipally known as 28 Main Street North (Roll # 325900) 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 an extension to the existing fence, adding 2 panels at the current height, with the remaining stepping down to 4 feet (up to existing light pillar) with the entire extension 40 feet in length, with respect to the property municipally known as 28 Main Street North (Roll #325900).

### Executive Summary

#### Purpose

The purpose of this report is to provide Council with a recommendation regarding the Fence Variance Request for 28 Main Street North (Roll #325900).

#### Key Findings

#### Financial Implications

There are no financial implications to this report.

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## Report

### Background

#### Site Characteristics:

<b>Municipal/Emergency Address</b>	28 Main Street North
<b>Roll Number</b>	325900
<b>Current Use</b>	Commercial Downtown (CD)
<b>Official Plan</b>	Commercial Downtown (CD)

<b>Zoning</b>	Commercial Downtown (CD)
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#### Surrounding Land Uses:

<b>NORTH</b>	Commercial Downtown (CD)
<b>SOUTH</b>	Residential (RV)
<b>EAST</b>	Commercial Downtown (CD) / Institutional (IN)
<b>WEST</b>	Commercial Downtown (CD)

### 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, which states:

5.1 A *line fence* in the *settlement area* shall not exceed 2m in *height* along any side or rear property line and shall not be permitted in the front yard or exterior side yard, except where explicitly permitted by this By-law. No interior or exterior side yard *line fence* shall be

permitted to extend into the front or side yard more than 2m beyond the rear wall of the dwelling sidewall.

This application asks 'to extend the existing fence between 28 Main St N and the next door neighbour to the south, Approx 40 feet in length, this fence would be designed as a step down version (Approx 4ft high at the lowest point), as to not impede with vehicles turning in or out of the exciting parking lot and the neighbour's driveway'.

While the existing fence is legal non conforming, a fence variance is needed as the new addition to the fence will extend past the allotted parameters within section 5.1 of the Fence and Pool enclosure by-law (more than 2m beyond the rear wall of the dwelling).

### **Analysis**

Both By-law Enforcement and Planning find the request to be minor and can support it. A Fence Permit issued by the Town is no longer required. The request is reasonable and is in harmony with the surrounding area.

### **Financial Impact**

There are no financial implications to this report.

### **Consultations**

Mark Kluge, Planning Manager

### **Attachments**

Attachment 1 - Fence Variance Email Thread with Photo and Sketch of Fence line

### **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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