



GRAND VALLEY

## STAFF REPORT

**To:** Mayor and Members of Council  
**From:** Brad Haines, By-law & Property Standards Enforcement Officer  
**Meeting Date:** October 28, 2025  
**Report Number:** 2025-177  
**Subject:** Fence Variance Report – 10 Mayberry

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### Recommendation

**THAT** Report No. 2025-177, Request for Variance of the Fence and Pool Enclosure By-Law, 2020-31, as amended, with respect to the property municipally known as 10 Mayberry Crescent (Roll # 110927) 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 11.15 m, 36.5 feet, with respect to the municipal property known as 10 Mayberry Crescent (Roll #110927).

### 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 10 Mayberry Drive (Roll#110927) and to provide staff's recommendation.

#### Financial Implications

There are no financial implications to this report

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## Report

### Background

#### Site Characteristics:

<b>Municipal/Emergency Address</b>	10 Mayberry Drive
<b>Roll Number</b>	110927
<b>Current Use</b>	Urban residential
<b>Official Plan</b>	<i>Urban Residential</i>

<b>Zoning</b>	Village Residential (RV)
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#### Surrounding Land Uses:

<b>NORTH</b>	Residential
<b>SOUTH</b>	Residential
<b>EAST</b>	Residential
<b>WEST</b>	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 wall of the home from 2m or 6 feet to 11.15m or 36.5 feet. The reasoning for the request provided by the property owner;

- *Want to provide a safe enclosed area for their family, children and dog to play, with the frequently travelled roundabout directly adjacent to the property*
- *Maximize the space of the mis-shaped yard*

A sketch (attachment 1) provided by the property owners conveys a gate to permit town staff access to the swale and utilities for service providers.

### **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, Manager of Planning

Carley Dixon – Municipal Review Manager – Burnside Engineering

Matt Bos – Director of Public Works

### **Attachments**

Attachment 1 – 10 Mayberry Fence Plans

### **This report was submitted by**

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