



GRAND VALLEY

STAFF REPORT

To: Mayor and Members of Council

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

Meeting Date: April 28, 2026

Report Number: 2026-072

Subject: Request for Variance of the Fence and Pool Enclosure By-Law- 2020-31, as amended – 122 Leeson Street South

Recommendation

THAT Council receive the Report Request for Variance of the Fence and Pool Enclosure By-Law, 2020-31- 122 Leeson Street South (Roll #357100);

AND FURTHER THAT Council approve a variance to section 6.1 of the Fence and Pool Enclosure By-Law, 2020-31, as amended, Privacy Screens and Builder-Built Covered Decks, to permit a privacy screen to protrude 5 feet past the front wall of the dwelling.

Executive Summary

Purpose

The purpose of this report is to provide Council with a request for a variance to section 6.1 Privacy and Screens Builder-Built Cover Decks of the Fence and Pool Enclosure By-Law 2020-31, as amended, for the property known as 122 Leeson Street South (Roll #357100) and to provide staff's recommendation.

Financial Implications

There are no financial implications to this report.

Report

Background

Site Characteristics:

Municipal/Emergency Address	122 Leeson Street South
Roll Number	357100
Current Use	Urban Residential (UR)
Official Plan	Urban Residential (UR)
Zoning	Urban Residential (UR)

Surrounding Land Uses:

NORTH	Urban Residential (UR)
SOUTH	Urban Residential (UR)
EAST	Urban Residential (UR))
WEST	Urban Residential (UR)

Discussion

The Owners have requested a Fence Variance as per Section 6. Privacy Screens and Builder-Built Covered Decks, subsection (6.1) of the Town's Fence and Pool Enclosure By-law 2020-31, as amended, which states:

'6.1 - A privacy screen that meets the requirements of the Comprehensive Zoning By- law shall be considered a structure and may have a maximum height of 3m, and a maximum length of 9m, shall not be permitted in the front yard and in all other respects fall within the requirements for an accessory structure.'

The application proposes ‘to install a removable privacy fence (screen) 5 feet past the front wall of the dwelling (protruding into the front yard) to provide privacy from neighbours on the north side of the home’. The dimensions of the proposed completed privacy fence (screen) are as follows;

- 11 Feet long (5 feet past the front wall of the dwelling)
- Privacy fence (screen) 6 feet tall using 7 ft fence posts for support.
- 5 feet north of the dwelling (garage)
- Built using removable panels / posts, to be removed during winter months.

Drawings and photographs of the proposed privacy screen and location have been provided (attachment 1).

Analysis

Fence Permits are no longer required by the Town.

By-law Enforcement and Planning staff have reviewed the submission and consider the requested amendment to be minor. The proposed change is reasonable, does not impact sightlines due to its location and is consistent with the surrounding area. As such, staff are recommending support of the proposed amendment.

Financial Impact

There are no financial implications to this report.

Consultations

Mark Kluge – Manager of Planning

Attachments

Attachment 1 – 122 Leeson Drawings and Photos

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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