

ITEM	21
MANAGER'S REPORT NO.	33
COUNCIL MEETING	May 17/76

Re: USE OF RESIDENTIALLY ZONED PROPERTY FOR STORAGE OF AUTOMOBILES  
LOT 5, BLOCK 13, D.L. 93, PLAN 2442  
6668 DUFFERIN AVENUE

---

Following is a report from the Director of Planning regarding an inquiry by Council relative to the nonconforming use of a residential property at 6668 Dufferin Avenue.

The Chief Licence Inspector advises that the subject property was inspected on the morning of May 14th, and that all cars had been removed from the site as of that time.

RECOMMENDATIONS:

1. THAT Council endorse the proposal to urge removal of the fence on the rear portion of the subject property; and
2. THAT the owner of the property be sent a copy of this report.

\* \* \* \*

PLANNING DEPARTMENT  
MAY 14, 1976

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING  
SUBJECT: COUNCIL ENQUIRY RE: REPORTED OUTSIDE STORAGE USE,  
6668 DUFFERIN AVENUE

---

At the May 3 meeting of Council, reference was made to a report of automobile parking or storage in a yard at 6668 Dufferin Avenue. This matter has been investigated with the assistance of the Building and Licence Departments, and we are able to report as follows.

The subject property (Lot 5, Block 13, D.L. 93, Plan 2442, shown on attached sketch) is zoned Residential District R5, and is occupied by a single family dwelling. Recently, a substantial wooden fence was constructed around the rear portion of the property, and this was the subject of an inspection and follow-up contacts by the Building Inspector's Office. As a result, corrective action was taken to bring the fence into compliance with the vision clearance requirements relating to the lane intersection, and we are advised by the Building Inspector that the fence now is acceptable and complies with the pertinent regulations for a fence in a residential rear yard.

The use of the area contained by the fence however was found to be, as reported, the storage of automobiles for a nearby dealership, Cedarvale Motors. The Chief Licence Inspector advises that the owner of the property, Mr. C. Kaban, had been advised of the unacceptability of this use in the R5 District, and on May 3, 1976 a written notification was hand-delivered to Mr. Kaban, requiring him to cease and remove the non-conforming activity on or before May 15, 1976. In response, confirmation has been received from both the owner and the occupants of the illegal storage yard that all cars will be removed by May 15.

ITEM	21
MANAGER'S REPORT NO.	33
COUNCIL MEETING	May 17/76

While it is recognized that the fence as constructed complies technically with the height and location regulations of the Bylaw, it is clear that the enclosure was intended for industrial purposes, rather than as an adjunct to the residential occupancy. In view of the nature of the enclosure, there is concern that this facility will have a strong attraction to small commercial operators desiring storage yard facilities, and will therefore require on-going observation by Municipal inspection staff, at cost to the Municipality, to ensure that industrial use is not being maintained.


Accordingly, staff would ask that Council endorse its proposal to urge Mr. Kaban to remove the industrial-type enclosure and to confine the use of the property strictly to the residential use permitted in the R5 zone.

Staff will proceed with any action that may be required if the removal is not carried out as agreed.

RECOMMENDATIONS

It is recommended THAT:

1. Council receive the report of the Planning Director and endorse the staff proposal to urge removal of the enclosure as described above, and
2. that the owner of the property be furnished with a copy of this report.

  
A. L. Parr,  
DIRECTOR OF PLANNING.

DGS:cm  
Attach.

c.c. Chief Licence Inspector  
Chief Building Inspector

