

## **Request for a Fence Exemption to the Toronto Municipal Code, Chapter 447 - 2510 LAKE SHORE Boulevard West**

**Date:** November 25, 2025

**To:** Etobicoke York Community Council

**From:** District Manager, Municipal Licensing and Standards, West District

**Wards:** 3 Etobicoke-Lakeshore

### **SUMMARY**

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This staff report concerns a matter for which the Etobicoke York Community Council has delegated authority from City Council to make a final decision.

This report responds to an application submitted by the property owner of 2510 Lake Shore Boulevard West requesting approval for a site-specific Fence Exemption under Section 447-1.2B(1) of Toronto Municipal Code Chapter 447 – Fences.

The owner is seeking permission to maintain an existing wood privacy fence, measuring approximately 1.8 meters in height by 3.3 meters in length, located along the east side of the property boundary. The fence is attached to the existing perimeter fence and does not comply with the fence standards prescribed in Chapter 447.

Municipal Licensing and Standards staff inspected the property and confirmed that the fence exceeds the permitted height for a residential area. As a result, a Fence Exemption is required for the fence to remain as constructed.

### **RECOMMENDATIONS**

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The District Manager, Municipal Licensing and Standards, West District recommends that Etobicoke York Community Council:

Refuse to grant the application for exemption by the owner of 2510 Lake Shore Boulevard West because the fence fails to comply with the provisions of Toronto Municipal Code, Chapter 447 Fences.

## FINANCIAL IMPACT

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There is no financial impact to the City resulting from the adoption of the recommendations in this report.

## DECISION HISTORY

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There are no prior exemption applications on record for this property.

## COMMENTS

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The Municipal Licensing and Standards Division inspected the subject property on November 22, 2024, and a Notice of Violation was issued. The owner of 2510 Lake Shore Boulevard West submit the Fence Exemption application on June 4, 2025.

The existing fence violates the City of Toronto Municipal Code, Chapter 447-1.2 B (1) – Fences requirements

B. Fence height.

(1) No fence described in the following Table shall, when measured at any point along its length from the average grade level measured perpendicular to and one metre away on either side of the fence, exceed the height set out in the Table for the fence.

GENERAL LOCATION	SPECIFIC LOCATION	CONSTRUCTION and DEFICIENCY	BY-LAW SECTION and REQUIREMENT
SIDE YARD	EAST	TABLE 1 MAXIMUM HEIGHT OF FENCES Any other fence (Section 9 of the table)	Chapter 447 Section 447-1.2 B (1) A fence must not be more than 2.0 meters in height

## CONTACT

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## **SIGNATURE**

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Christina Savella  
Acting District Manager, West District  
Municipal Licensing and Standards

## **ATTACHMENTS**

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Attachment A: iView Map of Property – 2510 LAKE SHORE BOULEVARD WEST - City of Toronto.

Attachment B: A full-length privacy fence constructed along the eastern side of the property and is affixed to the existing boundary fence. Photograph taken by the attending Officer

Attachment C: A partial view of the privacy fence located on the eastern side of the property. Photograph was taken by the attending Officer.

Attachment A: iView Map of Property – 2510 LAKE SHORE BOULEVARD WEST - City of Toronto.



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Attachment C: A partial view of the privacy fence located on the eastern side of the property. Photograph was taken by the attending officer.

