

Request for a Fence Exemption to the Toronto Municipal Code, Chapter 447 - 87 Delemere Avenue

Date: February 2, 2026

To: Etobicoke York Community Council

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

Wards: 5 York South-Weston

SUMMARY

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 87 Delemere Avenue requesting approval for a site-specific Fence Exemption under Section 447-1.2B(1) of Toronto Municipal Code Chapter 447 – Fences.

The purpose of this report is to advise Community Council of the request to permit an existing fence that does not comply with the maximum height requirements of Chapter 447.

The property owner is seeking Community Council's permission to maintain:

- An existing wood fence along the south lot line with a height of 2.47 metres; and
- A post-and-frame structure around the gate with a height of 2.14 metres

RECOMMENDATIONS

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

1. Refuse to grant the application for exemption submitted by the owner of 87 Delemere Avenue, as the fence does not comply with the provisions of Toronto Municipal Code Chapter 447 – Fences.

FINANCIAL IMPACT

There is no financial impact to the City of Toronto.

DECISION HISTORY

There are no previous Fence Exemption decisions for this property

COMMENTS

Municipal Licensing and Standards staff inspected the subject property on April 2, 2025, and a Notice of Violation was issued. The owner of 87 Delemere Avenue submitted a Fence Exemption application on November 12, 2025.

The existing fence exceeds the maximum permitted height and does not comply with Toronto Municipal Code Chapter 447-1.2B(1).

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*
Rear Yard	South	Wood fence with vertical boards exceed 2.0 metres in height	Chapter 447 Section 447-1.2 B (1) A fence must not be more than 2.0 metres in height
Front Yard	North - Front Side Gate	Wood gate with vertical boards exceed 2.0 metres in height	Chapter 447 Section 447-1.2 B (1) A fence must not be more than 2.0 metres in height

CONTACT

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SIGNATURE

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Municipal Licensing and Standards

ATTACHMENTS

Attachment A: iView Map of Property – 87 Delemere Avenue, City of Toronto.

Attachment B: North Elevation – Front Side Gate at 87 Delemere Avenue. Photograph taken by Officer.

Attachment C: South Elevation at 87 Delemere Avenue. Photograph taken by Officer.

Attachment D: South Elevation at 87 Delemere Avenue. Photograph taken by Officer.

Attachment E: Interior view of South Elevation at 87 Delemere Avenue. Photograph taken by Officer.

Attachment A: iView Map of Property – 87 Delemere Avenue - City of Toronto.



Attachment B: North Elevation – Front Side Gate at 87 Delemere Avenue. Photograph taken by Officer.



Attachment C: South Elevation at 87 Delemere Avenue. Photograph taken by Officer.



Attachment D: South Elevation at 87 Delemere Avenue. Photograph taken by Officer.



Attachment E: Interior view of South Elevation at 87 Delemere Avenue. Photograph taken by Officer.

