

237 Lord Seaton Rd - Application for Fence Exemption

Date: February 13, 2026
To: North York Community Council
From: Central District Manager, Municipal Licensing and Standards
Ward: 15 – Don Valley West

SUMMARY

The Applicant for 237 Lord Seaton Road has requested North York Community Council to exempt their property from the following by-law requirements:

City of Toronto Municipal Code Chapter 447-1.2B(1) and Chapter 447-1.2C(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 meter away on either side of the fence, exceed the height set out in the Table for the fence.*

Item	Description of Fence	Fence on Single or Multiple residential property	Fence on non-residential property	Hedge, shrub, or other vegetation that acts as fence
9	Any other fence	2.0 metres	2.5 metres	No maximum

The Applicant for 237 Lord Seaton Road is requesting an exemption for:

- Erected fence constructed on private portion of the property
- Variable height of 3.28 meters to 3.63 meters
- Fence/Barrier length of 5.82 metres
- Constructed with vertical wood posts and wooden panels.

RECOMMENDATIONS

The Central District Manager, Municipal Licensing and Standards, recommends that North York Community Council pursuant to City of Toronto Municipal Code Fences Chapter 447-1.5 B:

1. Refuse to grant an exemption to Chapter 447, Fences, to the property owner of 237 Lord Seaton Road, for the existing fence described in the Summary of this report.

FINANCIAL IMPACT

There is no financial impact to the City of Toronto.

DECISION HISTORY

There are no previous Fence Exemption decisions for 237 Lord Seaton Road

Minor Variance Committee Decision:

A0524/23NY ; July 4th, 2024

This decision is subject to the following condition(s):

1. The owner is to provide 2 metres of opaque screening, across the length of the deck, measured from the floor of the deck, on the south/east side of the deck (on the 235 Lord Seaton Rd side).
2. The rear deck remains as shown on the site plan drawing attached to this decision.

COMMENTS

Municipal Licensing and Standards Inspection Results:

The fence exemption application is a proposed fence and has not been constructed and inspected by Municipal Licensing and Standards

GENERAL LOCATION	SPECIFIC LOCATION	CONSTRUCTION and DEFICIENCY	BY-LAW SECTION and REQUIREMENT*
Rear Yard	South side of the property, rear yard fence/barrier	"Any other fence" located on a single or multiple residential property; not exceed 2.0 metres	<i>Chapter 447 Section 1.2B(1):</i> Maximum Height: 2.0 meters

City of Toronto Municipal Code, Chapter 447 Fences Bylaw set out the requirements in respect to the health, safety and well-being of persons in the City of Toronto regarding structures, including fences. Among other requirements, Chapter 447 sets out requirements for maximum fence heights depending on where the fence is located on the property, as well as if the fence is on a residential or non-residential property. There are also specific height maximums for hedges, shrubs and other vegetation that acts as a fence.

Item	Description of Fence	Fence on Single or Multiple residential property	Fence on non-residential property	Hedge, shrub, or other vegetation that acts as fence
1	Fence in a front yard; and within 2.4 metres of a lot line abutting a public highway (public highway does not include a public lane)	1.2 metres	1.2 metres	1.2 metres
2	Fence in a front yard; and not within 2.4 metres of a lot line abutting a public highway (public highway does not include a public lane)	2.0 metres	2.0 metres	No maximum
3	Fence not in a front yard; and within 2.4 metres of a side lot line abutting a public highway (public	2.0 metres	2.0 metres	2.0 metres

	highway does not include a public lane); and within 2.4 metres of a driveway			
4	Fence not in a front yard; and between 2.4 metres from a side lot line abutting a public highway (public highway does not include a public lane) and the nearest wall of the main building extended to the rear lot line; and within 2.4 metres of a driveway	2.0 metres	2.5 metres	No maximum
5	Fence on an unroofed deck; and not in a front yard; and not within 2.4 metres of a lot line abutting a public highway (public highway does not include a public lane)	2.0 metres	2.0 metres	No maximum
6	Fence not in a front yard that also is not a fence under Items 3, 4 or 5 of this Table; and abutting a multiresidential property, a non-residential property, a public highway or a public walkway	2.5 metres	2.5 metres	No maximum
7	Fence abutting a rapid transit right of way	2.5 metres	No maximum	No maximum
8	Fence for a tennis court, a baseball diamond or other recreational facility	3.0 meters	No maximum	No maximum
9	Any other fence	2.0 metres	2.5 metres	No maximum

CONTACT

Cameron Culver, Manager
Municipal Licensing & Standards
Toronto and East York District
Tel. (416) 395-7035
E-mail: Cameron.culver@toronto.ca

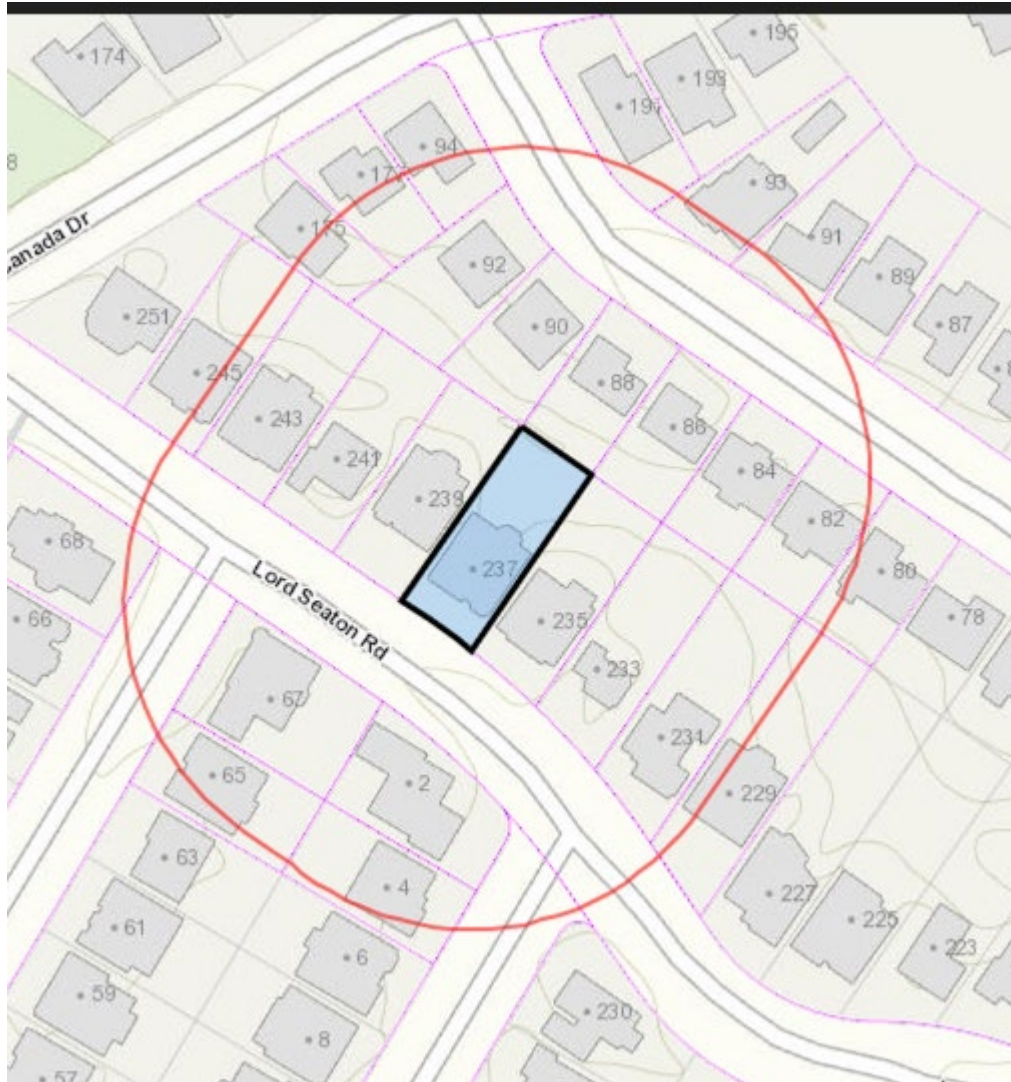
SIGNATURE

Cameron Culver
Central District Manager, Municipal Licensing and Standards
237 Lord Seaton Road – Fence Exemption

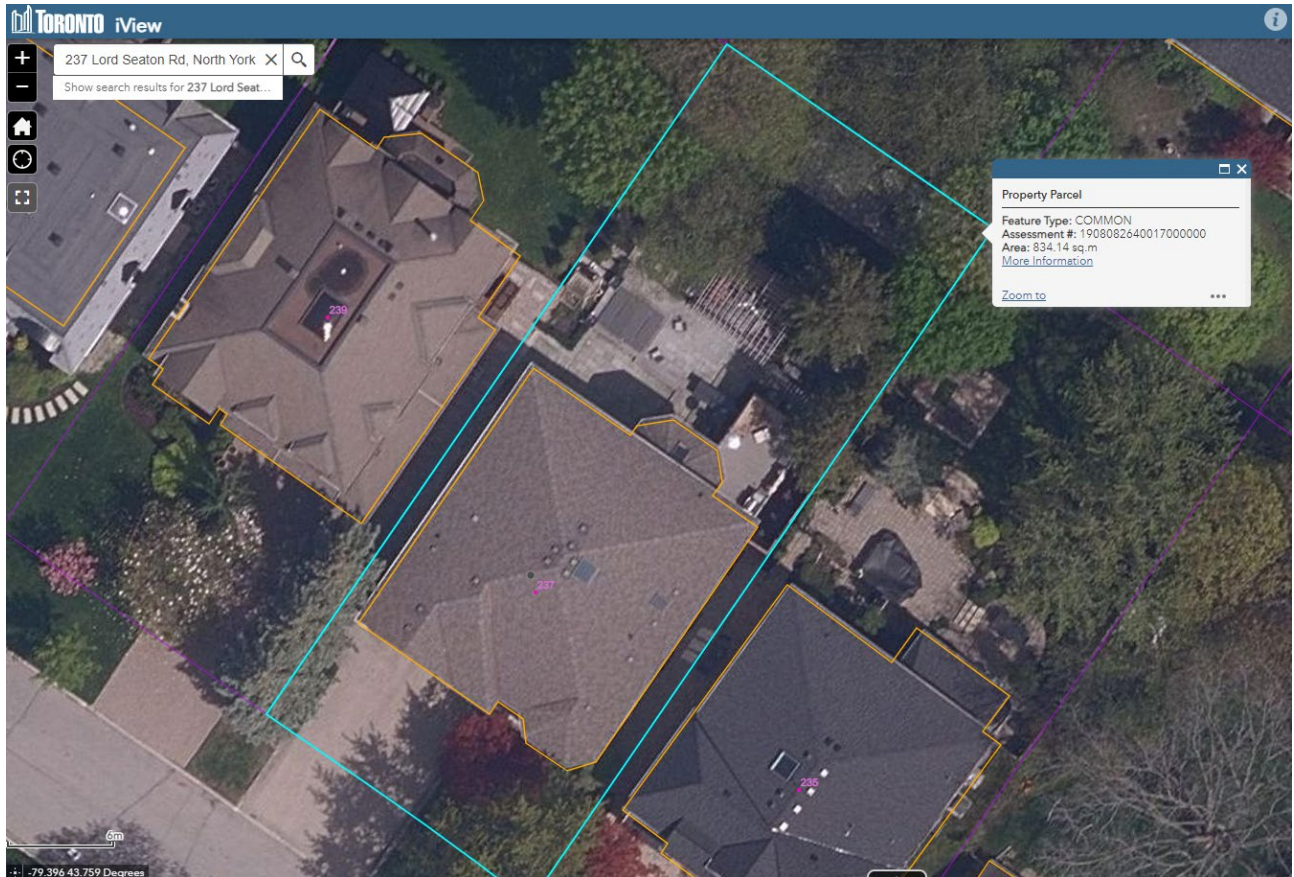
ATTACHMENTS

- Attachment 1: Geospatial Information System (GIS) – 237 Lord Seaton Road – City of Toronto.
- Attachment 2: iView Ortho Imagery of 237 Lord Seaton Road.
- Attachment 3: Photograph of fence/barrier in rear yard of 237 Lord Seaton Road
- Attachment 4: Photograph of fence/barrier in rear yard of 237 Lord Seaton Road
- Attachment 5: Photograph of fence/barrier in rear yard of 237 Lord Seaton Road
- Attachment 6: Measurement of fence/barrier, 0.17 meters from side lot line between 237 Lord Seaton Road and 235 Lord Seaton Road
- Attachment 7: Measurement of fence/barrier, 1.43 meters from rear yard deck located on 237 Lord Seaton Road
- Attachment 8: Site plan of 237 Lord Seaton Road; highlighted area depicts location of fence/barrier
- Attachment 9: Drawing of all measurements relevant to the fence/barrier located in the rear yard of 237 Lord Seaton Road
- Attachment 10: Revised Notice of Decision – Minor Variance
A0524/23NY July 4th, 2024
237 Lord Seaton Road
- Attachment 11: Revised Notice of Decision – Minor Variance
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237 Lord Seaton Road

Attachment 1: Geospatial Information System (GIS) – 237 Lord Seaton Road – City of Toronto.



Attachment 2: iView Ortho Imagery of 237 Lord Seaton Road



Attachment 3: Photograph of fence/barrier in rear yard of 237 Lord Seaton Road



Attachment 4: Photograph of fence/barrier in rear yard of 237 Lord Seaton Road



Attachment 5: Photograph of fence/barrier in rear yard of 237 Lord Seaton Road

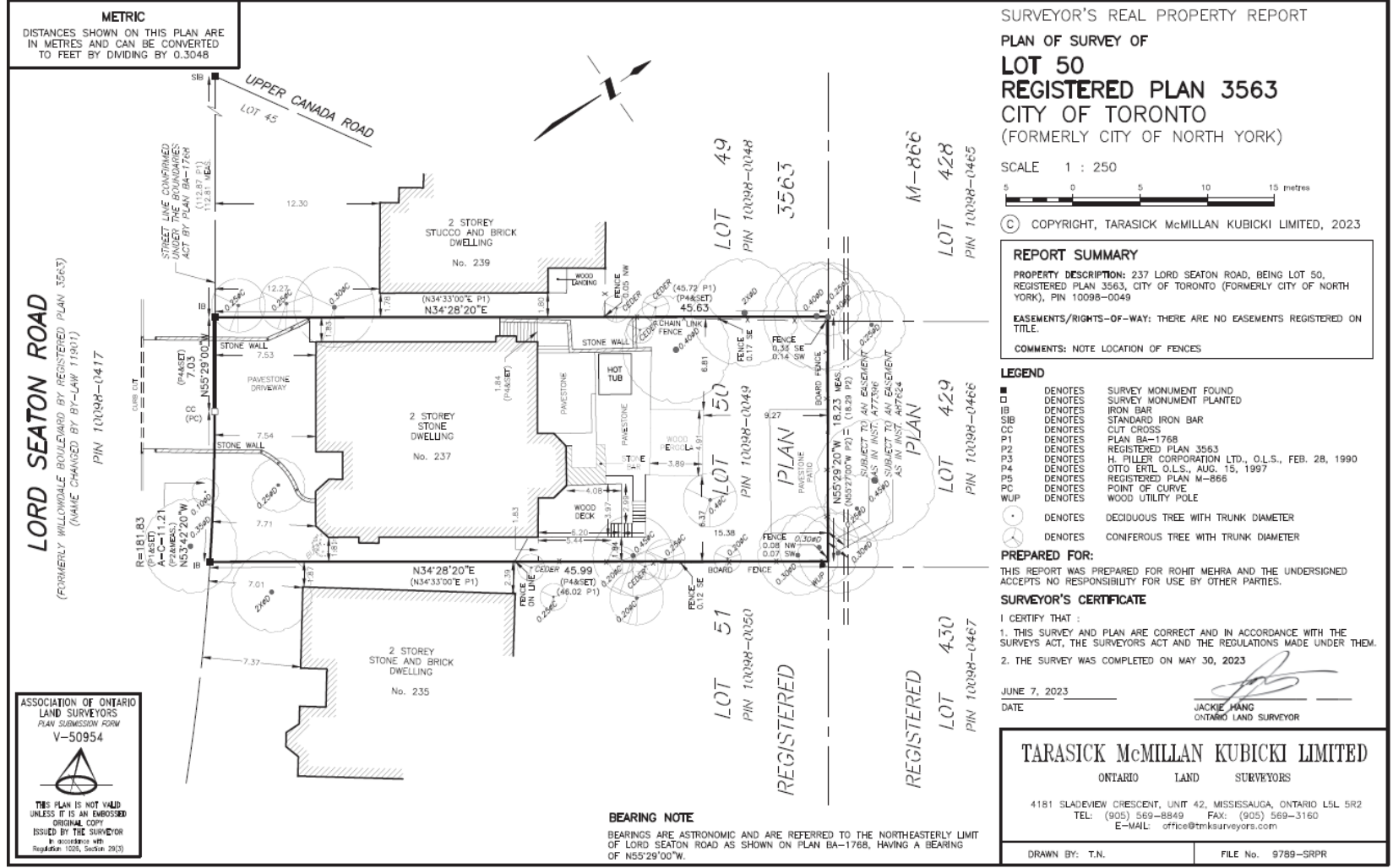


Attachment 6: Measurement of fence/barrier, 0.17 meters from side lot line between 237 Lord Seaton Road and 235 Lord Seaton Road

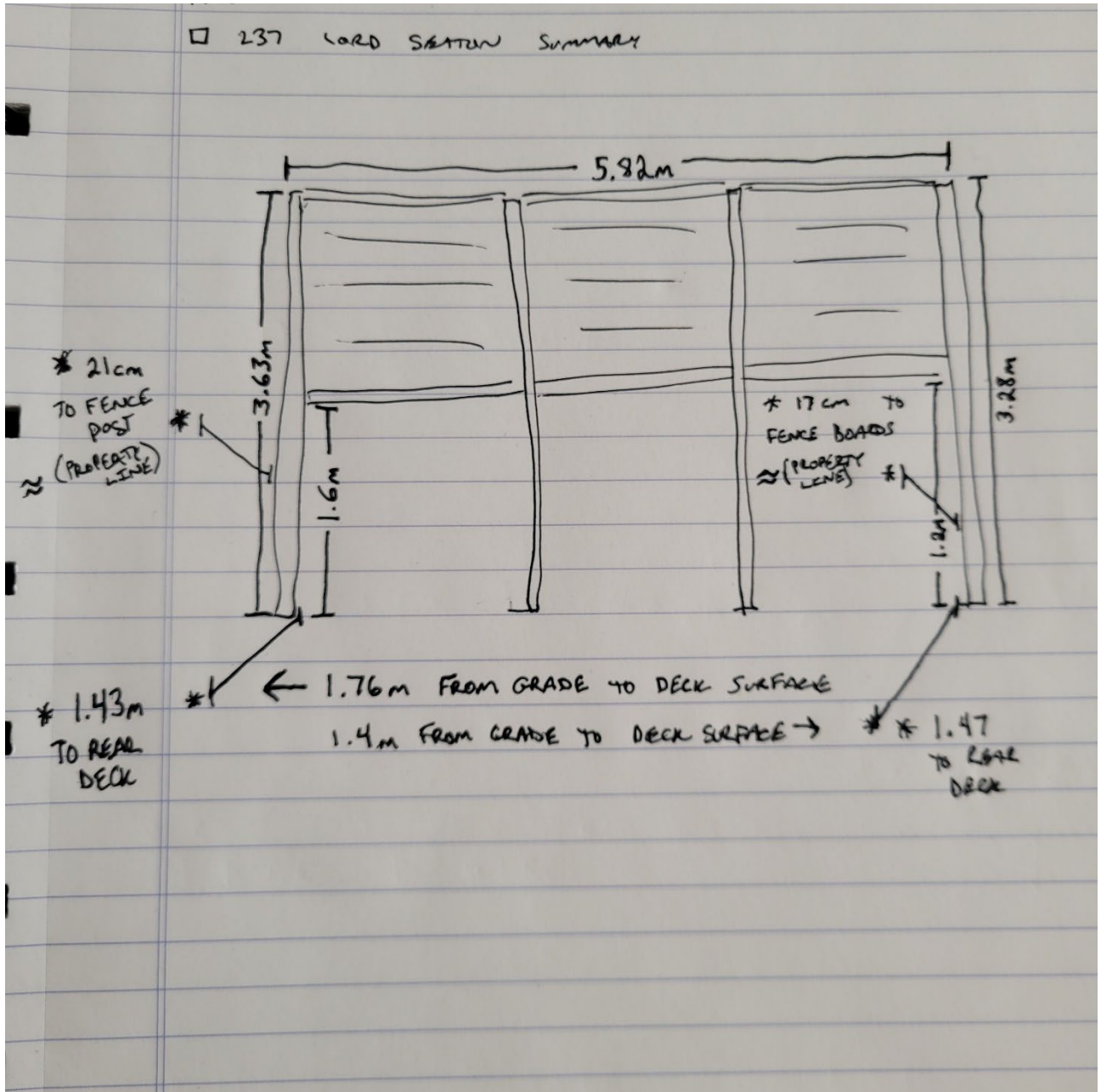


Attachment 7: Measurement of fence/barrier, 1.43 meters from rear yard deck located on 237 Lord Seaton Road





Attachment 9: Drawing of all measurements relevant to the fence/barrier located in the rear yard of 237 Lord Seaton Road



Attachment 10: Revised Notice of Decision – Minor Variance
A0524/23NY July 4th, 2024
237 Lord Seaton Road



Kyle Knoeck, M.Sc.Pl., MCIP, RPP
Director, Zoning and Secretary-Treasurer
Committee of Adjustment
City Planning Division

Sai-Man Lam
Manager and Deputy Secretary-Treasurer
416-395-6446
coa.ny@toronto.ca

Thursday, July 4, 2024

**REVISED NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)**

File Number: A0524/23NY
Property Address: 237 LORD SEATON RD
Legal Description: PLAN 3563 LOT 50
Agent: IANHALL PLANNING LTD
Owner(s): SURINDER MEHRA ROHIT MEHRA
Zoning: (RD (f15.0; a550) (x5))
Ward: Don Valley West (15)
Community: North York
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Thursday, July 4, 2024, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To legalize existing rear deck.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

1. Chapter 10.5.40.50(4)(C), By-law 569-2013
Platforms attached to or within 0.3m of a rear main wall, which are greater than 1.2m above the ground at any point below the platform, are limited to projecting 2.5m from the rear wall and may be no higher than the level of the floor from which it gains.
The proposed rear deck projects 6.2m from the rear wall.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT: The Minor Variance Application is Approved on Condition**

It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

Attachment 11: Revised Notice of Decision – Minor Variance
A0524/23NY July 4th, 2024
237 Lord Seaton Road

This decision is subject to the following condition(s):

1. The owner is to provide 2 metres of opaque screening, across the length of the deck, measured from the floor of the deck, on the south/east side of the deck (on the 235 Lord Seaton Rd side).
2. The rear deck remains as shown on the site plan drawing attached to this decision.

Any other variance(s) that may appear on these plans but are not listed in the written decision are NOT authorized.