

28 Ternhill Crescent Application for Fence Exemption

Date: April 29, 2026
To: North York Community Council
From: District Manager, Municipal Licensing and Standards, East District
Wards: Ward 16 – Don Valley East

SUMMARY

The applicant for 28 Ternhill Crescent has requested that North York Community Council exempt the property from the requirements of City of Toronto Municipal Code Chapter 447, Section 447-1.2B(1), respecting fence height.

The applicant is seeking approval to maintain an existing rear yard fence located along the west and north sides of the property that exceeds the maximum permitted height of 2.0 metres for “any other fence” on a residential property.

The west side fence includes measured post heights ranging from approximately 2.01 metres to 2.28 metres, while the north side fence includes measured post heights ranging from approximately 2.05 metres to 2.63 metres, with varying heights due in part to grade differences between properties.

Municipal Licensing and Standards Division inspected the subject property and issued a Notice of Violation for non-compliance with Chapter 447-1.2B(1) due to the fence exceeding the permitted maximum height.

RECOMMENDATIONS

The District Manager, Municipal Licensing and Standards, East District recommends that North York Community Council pursuant to City of Toronto Municipal Code Chapter 447-1.2B(1)

1. Refuse to grant an exemption to Chapter 447, Fences, to the property owner of 28 Ternhill Crescent 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 the property.

COMMENTS

The Municipal Licensing and Standards Division inspected the subject property on November 6, 2024, and a Notice of Violation was issued. For the purpose of supporting this report, a subsequent inspection was conducted on April 29, 2026. The existing fence borders properties where there is a difference in grade, resulting in varying fence heights throughout the property.

A Notice of Violation was issued under City of Toronto Municipal Code Chapter 447-1.2B(1):

The existing fence violates the City of Toronto Municipal Code, Chapter 447 – Fences requirements

GENERAL LOCATION	SPECIFIC LOCATION	CONSTRUCTION and DEFICIENCY	BY-LAW SECTION and REQUIREMENT*
Rear yard	West and North side of rear yard	Fence exceeds 2 metres in height.	Chapter 447 Section 447-1.2 B (1) Maximum Height – 2 metres

CONTACT

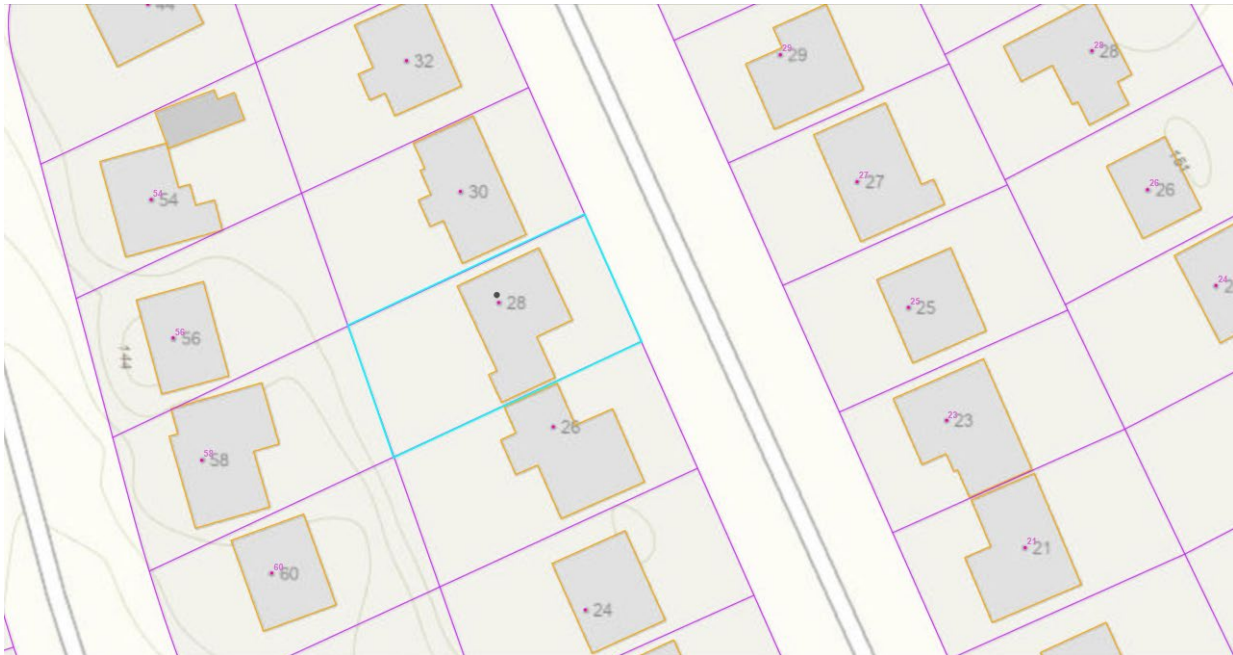
Faisal Sandhu – Acting Supervisor
Municipal Licensing and Standards
Investigation Services – West District
Tel. 416-676-2649
Email: Faisal.Sandhu@toronto.ca

SIGNATURE

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

ATTACHMENTS

- Attachment 1: iView Map of Property – 28 Ternhill Crescent - City of Toronto.
- Attachment 2: Officers photo rear fence, west portion from inside rear yard.
- Attachment 3: Officers photo rear fence, west portion from neighbouring property of 58 Ternhill Crescent
- Attachment 4: Officers photo rear fence, north portion from neighbouring property of 30 Ternhill Crescent
- Attachment 5: Officers photo rear fence, north portion from inside rear yard.



Attachment 1 : 28 Ternhill Crescent Iview map view.



Attachment 2: Photograph - 28 Ternhill Crescent – Rear yard – west fence – Average height labelled. Posts measured from subject property starting from the south side (left to right), 2.01M, 2.01M 2.03M.



Faisal Sandhu #358
April 28, 2026 12:11 PM

Attachment 3: Photograph - 28 Ternhill Crescent, west side of fence in rear yard, facing from neighbouring property of 30 Ternhill Crescent. Average height labelled. Posts measured from subject property starting from south (right to left) 2.27M, 2.28M, 2.27M



Attachment 4: Photograph - 28 Ternhill Crescent rear yard, north side taken from 30 Ternhill Crescent with labelled average height. Outside height of posts starting from lowest grade: 2.26M, 2.31M, 2.63M, 2.11M



Attachment 5: Photograph – 28 Ternhill Crescent – North side, taken from inside rear yard. Average height labelled. Inside height post measured starting from lowest grade: 2.05M, 2.13M, 2.08M, 2.16M