

Request for a Fence Exemption to the Toronto Municipal Code, Chapter 447 - 77 Lawrence Crescent

Date: May 21, 2026

To: North York Community Council

From: Acting District Manager, Municipal Licensing and Standards, East District

Wards: Ward 15 - Don Valley West

SUMMARY

This staff report concerns a matter for which the North 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 77 Lawrence Crescent requesting approval for a site-specific Fence Exemption under Chapter 447-1.2B(1) of Toronto Municipal Code, Chapter 447 – Fences.

The purpose of this report is to advise Community Council regarding the applicant's request to maintain an existing wood front yard fence that exceeds the maximum permitted height of 1.2 metres for a fence located in the front yard within 2.4 metres of a public highway.

Municipal Licensing and Standards staff conducted a site inspection and confirmed that the existing front yard fence exceeds the permitted height requirements prescribed under Chapter 447 – Fences. The fence consists of four panels with the following average grade measurements, from north to south:

Panel 1: 1.825 metres

Panel 2: 1.58 metres

Panel 3: 2.07 metres

Panel 4: 2.14 metres

As such, the applicant is seeking Council approval to maintain the existing front yard fence at its current height.

RECOMMENDATIONS

The Acting District Manager, Municipal Licensing and Standards, East District recommends that North York Community Council:

1. Refuse to grant the application for exemption by the owner of 77 Lawrence Crescent because the fence fails to 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

The subject property municipally known as 77 Lawrence Crescent is developed with a single-family detached residential dwelling.

The application was initiated because of a public complaint regarding the height of the existing front yard fence.

The property owner submitted a Fence Exemption application on July 31, 2024, seeking relief from the provisions of Toronto Municipal Code, Chapter 447 – Fences. In support of this report, a current site inspection was conducted by Municipal Licensing and Standards staff on May 15, 2026, to confirm that the existing conditions remain substantially unchanged. The applicant is requesting permission to maintain the existing front yard wood fence at its current height, citing security, health, and safety concerns.

Toronto Municipal Code Chapter 447 – Fences states:

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.

Municipal Licensing and Standards staff conducted measurements of the existing fence and confirmed that all fence panels exceed the maximum permitted height of 1.2 metres.

Despite the rationale provided by the property owner, the existing fence remains non-compliant with the prescribed height requirements of Toronto Municipal Code Chapter 447 – Fences. However, staff observed that the existing fence does not create any sightline obstruction for vehicular or pedestrian traffic and no immediate public safety concerns were identified during inspection.

GENERAL LOCATION	SPECIFIC LOCATION	CONSTRUCTION and DEFICIENCY	BY-LAW SECTION and REQUIREMENT
Front Yard	North Side	Existing Wood fence exceeds 1.2 metres in height. Difference from bylaw Panel 1. +0.625 metres Panel 2. +0.38 metres Panel 3. +0.87 metres Panel 4. +0.94 metres	Chapter 447-1.2B (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

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment 1: iView Map of Property – 77 Lawrence Crescent, City of Toronto.

Attachment 2: Full View of Wood Fence – Photo taken by Officer - 77 Lawrence Crescent, City of Toronto.

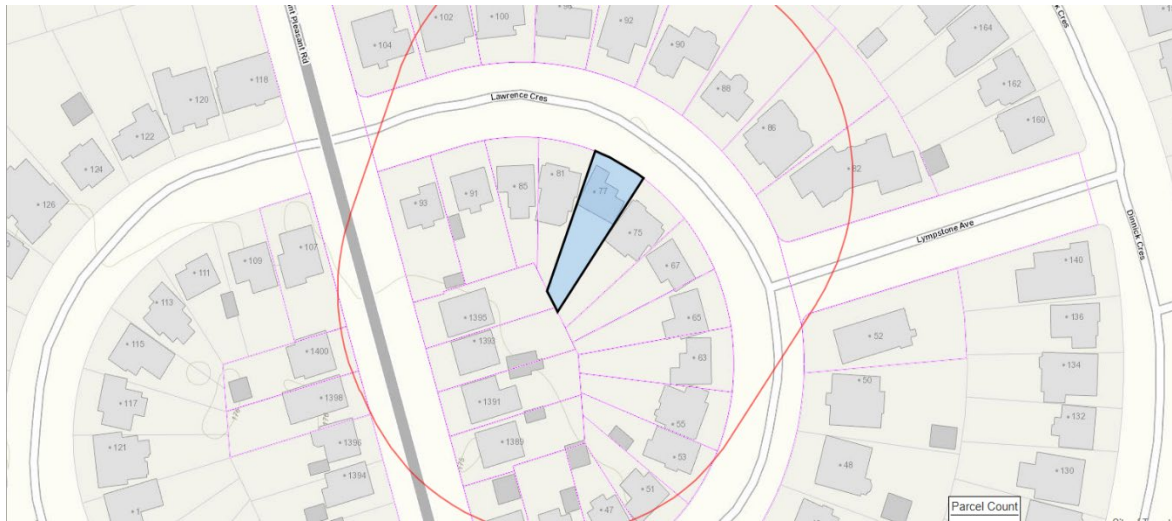
Attachment 3: Full View of Wood Fence – Photo taken by Officer - 77 Lawrence Crescent, City of Toronto.

Attachment 4: View of wood fence - Photo taken by officer- 77 Lawrence Crescent, City of Toronto.

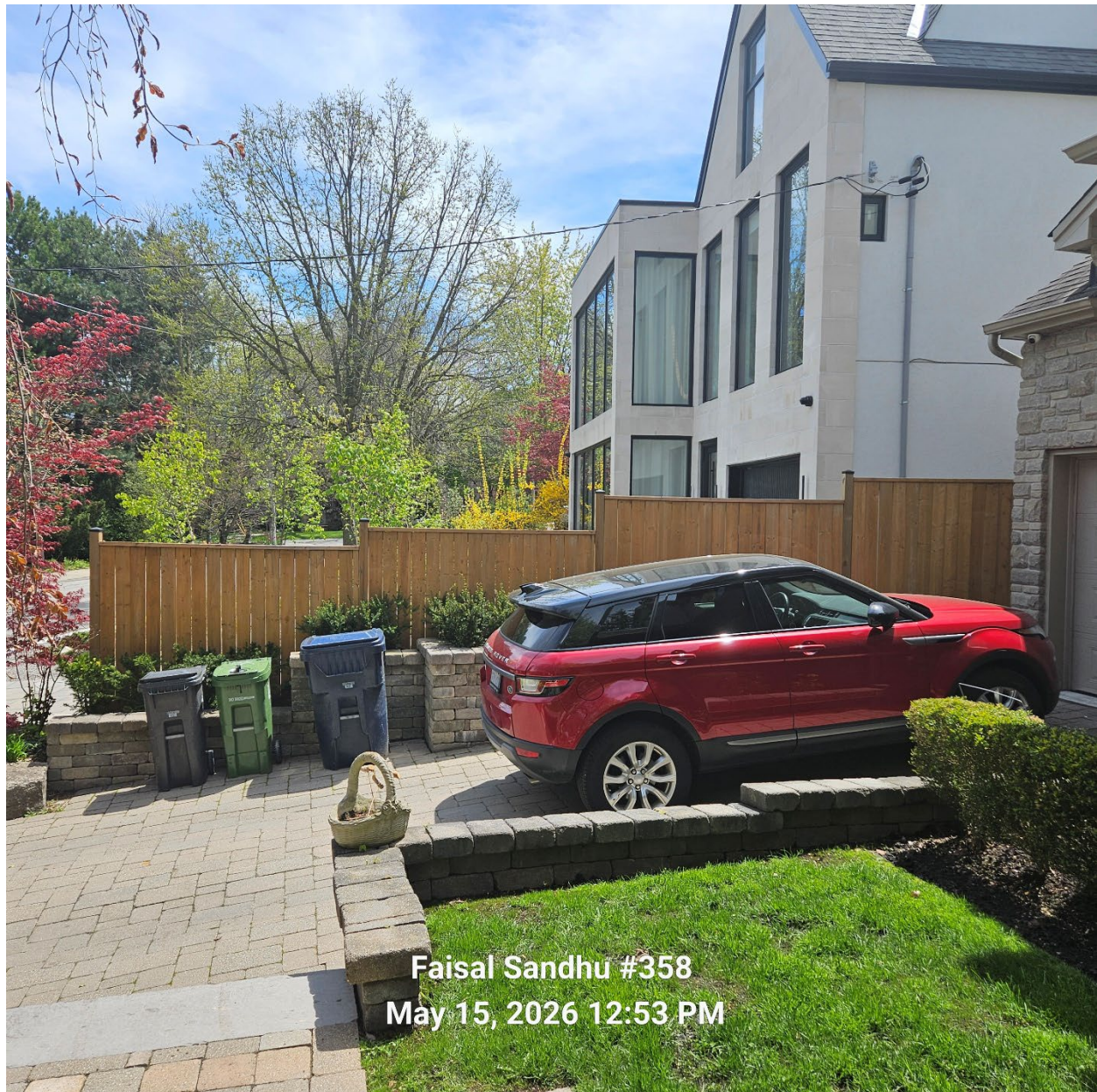
Attachment 5: Front View – Photo taken by Officer -77 Lawrence Crescent, City of Toronto.

Attachment 6: Full View of Wood Fence - Photo taken by Officer - 77 Lawrence Crescent, City of Toronto.

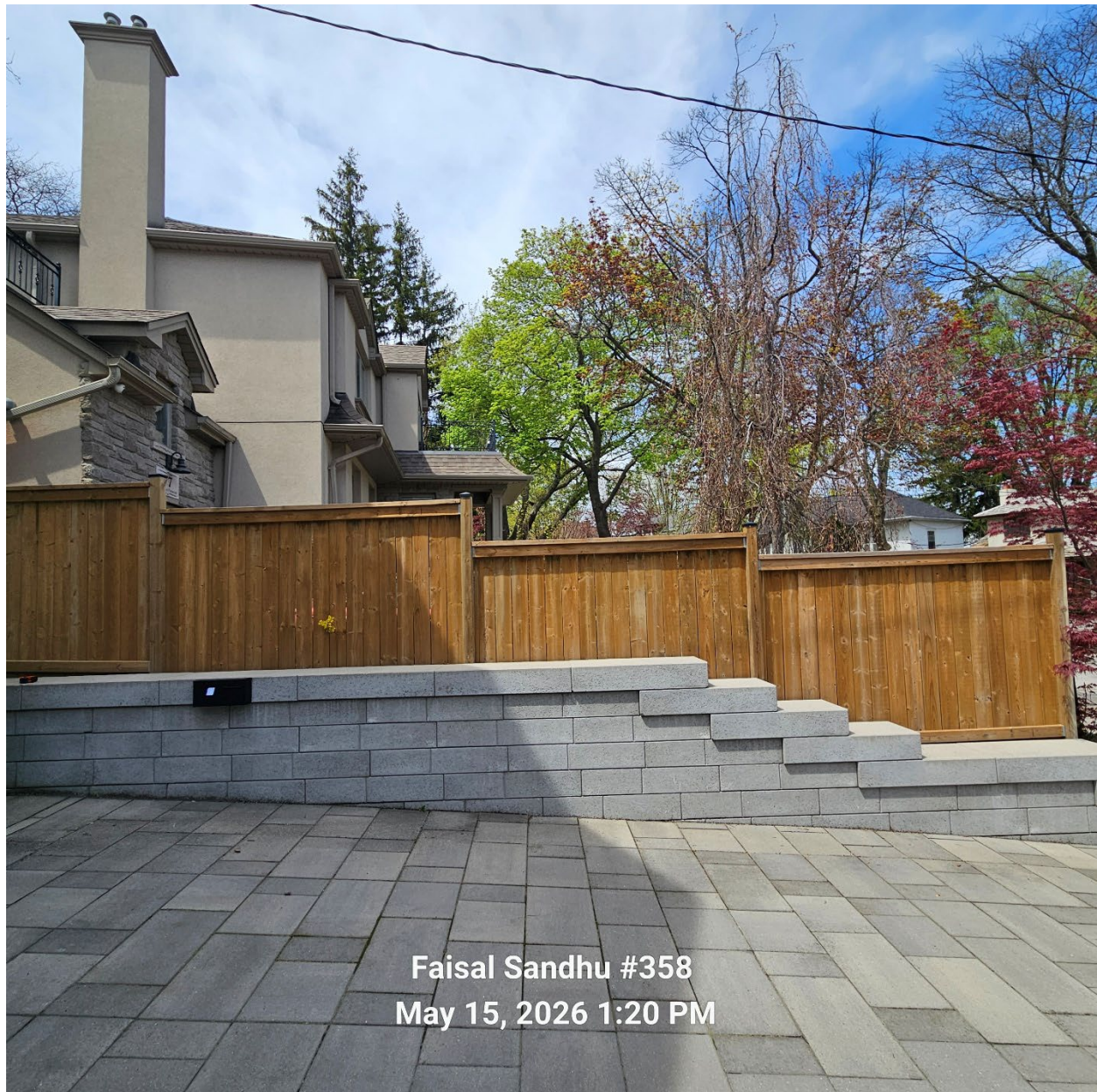
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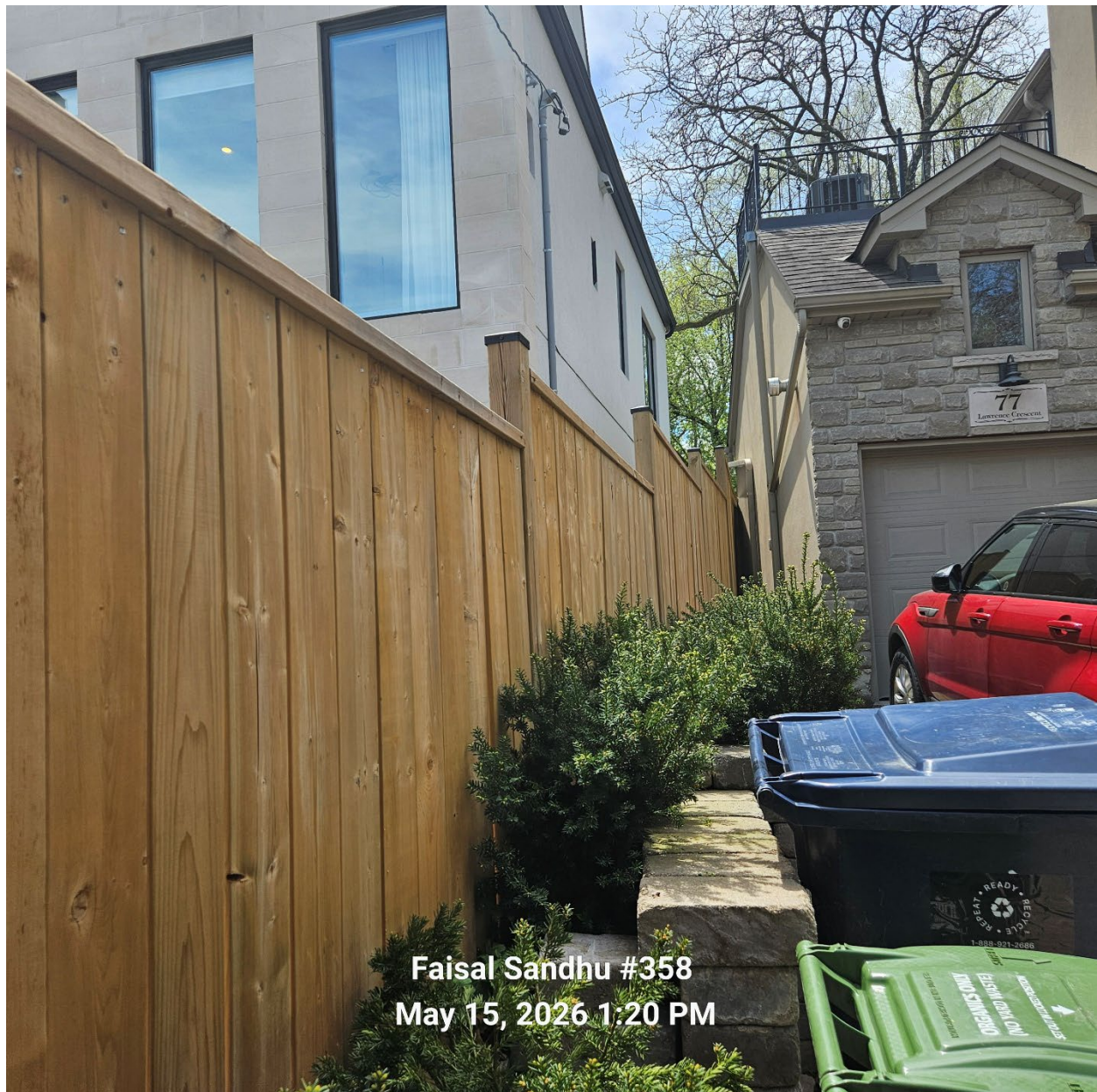
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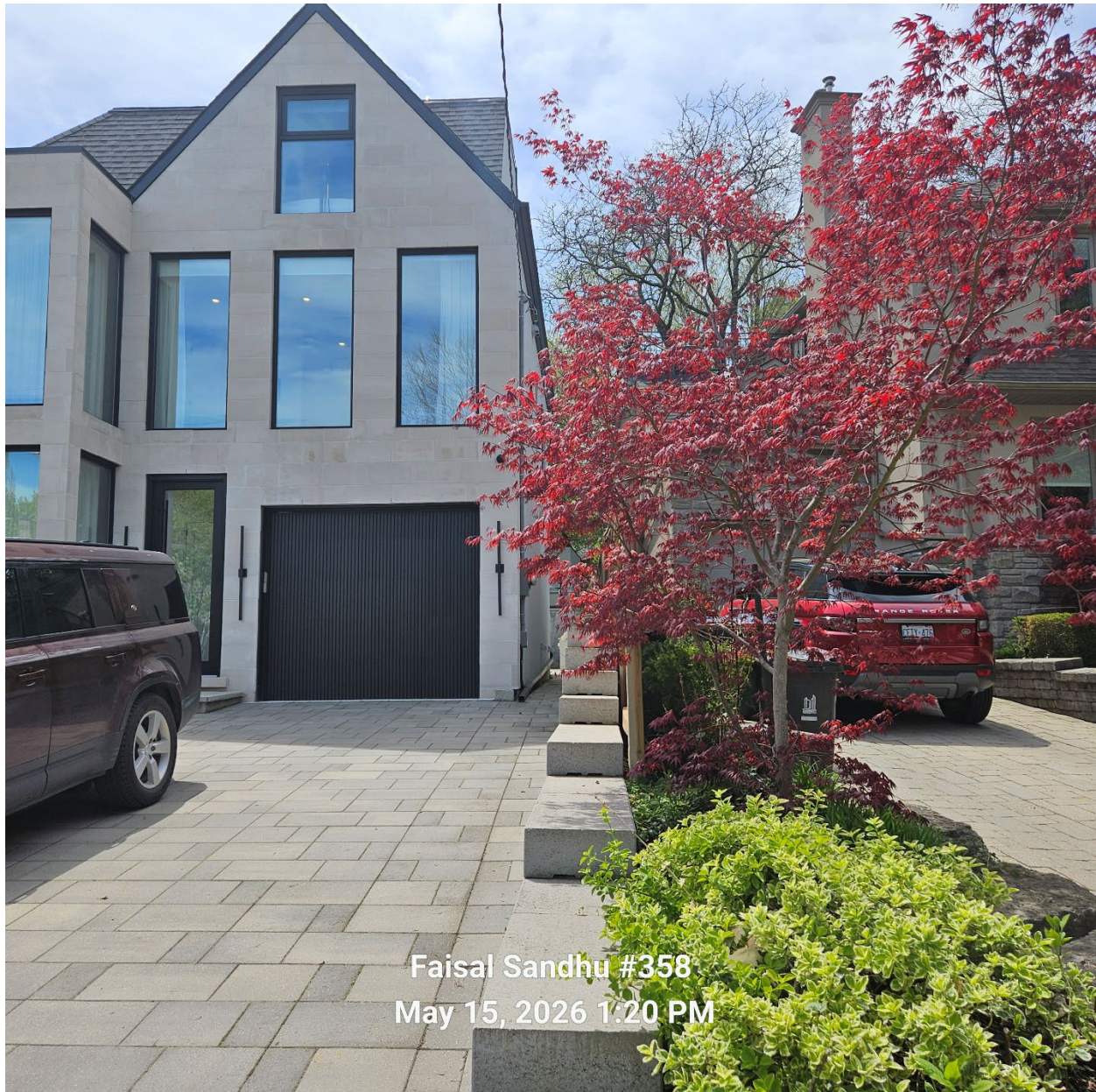
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Attachment 5: Front View – Photo taken by Officer -77 Lawrence Crescent, City of Toronto.



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Faisal Sandhu #358
May 15, 2026 1:20 PM