

12 Whitefriars Drive - Application for Fence Exemption

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

The Applicant for 12 Whitefriars Drive 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) – Fence Height

The applicant is seeking permission to maintain existing rear yard fences located on the east and west sides of the property that exceed the maximum permitted height of 2.0 metres. The existing west side fence measures 2.48 metres in height and the existing east side fence measures 2.16 metres in height.

City of Toronto Municipal Code Chapter 447-1.3C(3) – Swimming Pool Enclosure; Access Protection

The applicant is proposing the construction of a permanent 1.2 metre high fence attached to the rear sliding door, with no gate provided, which would eliminate access to the pool enclosure from this access point.

City of Toronto Municipal Code Chapter 447-1.3E(1)(b) – Swimming Pool Enclosure; Construction Standards

The applicant is also proposing the construction of a 1.2 metre high fence with a self-closing and self-latching gate enclosing the rear main door and adjacent window. The proposed fence would be located within one metre of a climbable object.

Municipal Licensing and Standards staff inspected the subject property and confirmed violations of Toronto Municipal Code Chapter 447 – Fences.

Municipal Licensing and Standards Division has inspected the subject property and issued a notice of violation of City of Toronto Municipal Code Chapter 447 1.3A.

RECOMMENDATIONS

The 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 12 Whitefriars Drive 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 is no previous decision history

COMMENTS

Municipal Licensing and Standards Inspection Results:

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	Rear yard – West Side	Fence height is 2.48 meters, which is greater than the 2 meters allowed in the bylaw.	Chapter 447 Section 1.2 B(1) – Restrictions on Fences; Height Maximum allowable height is 2 meters.
Rear Yard	Rear yard – East Side	Fence height is 2.16 meters, which is greater than the 2 meters allowed in the bylaw.	Chapter 447 Section 1.2 B(1) – Restrictions on Fences; Height Maximum allowable height is 2 meters.

Rear Yard	Rear Yard - North Side	There is currently direct access from the dwelling to the pool area. Rear sliding door and rear main door.	Chapter 447 Section 1.3 C(3) – Swimming Pool Enclosure; Access Protection If the wall of any building, or any portion of it, forms part of the pool enclosure, there shall be no access to the enclosed pool area through the wall.
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CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment 1: iView Map of Property – 12 Whitefriars Drive- City of Toronto.
Attachment 2: Supervisor's photo -Overview of rear yard fence- West side.

Attachment 3: Supervisor's photo - Rear yard fence- west side - fence height (2.48 meters)

Attachment 4: Supervisor's photo -Overview of Rear yard fence- East side.

Attachment 5: Supervisor's photo - Rear yard fence- East side - fence height (2.16 meters)

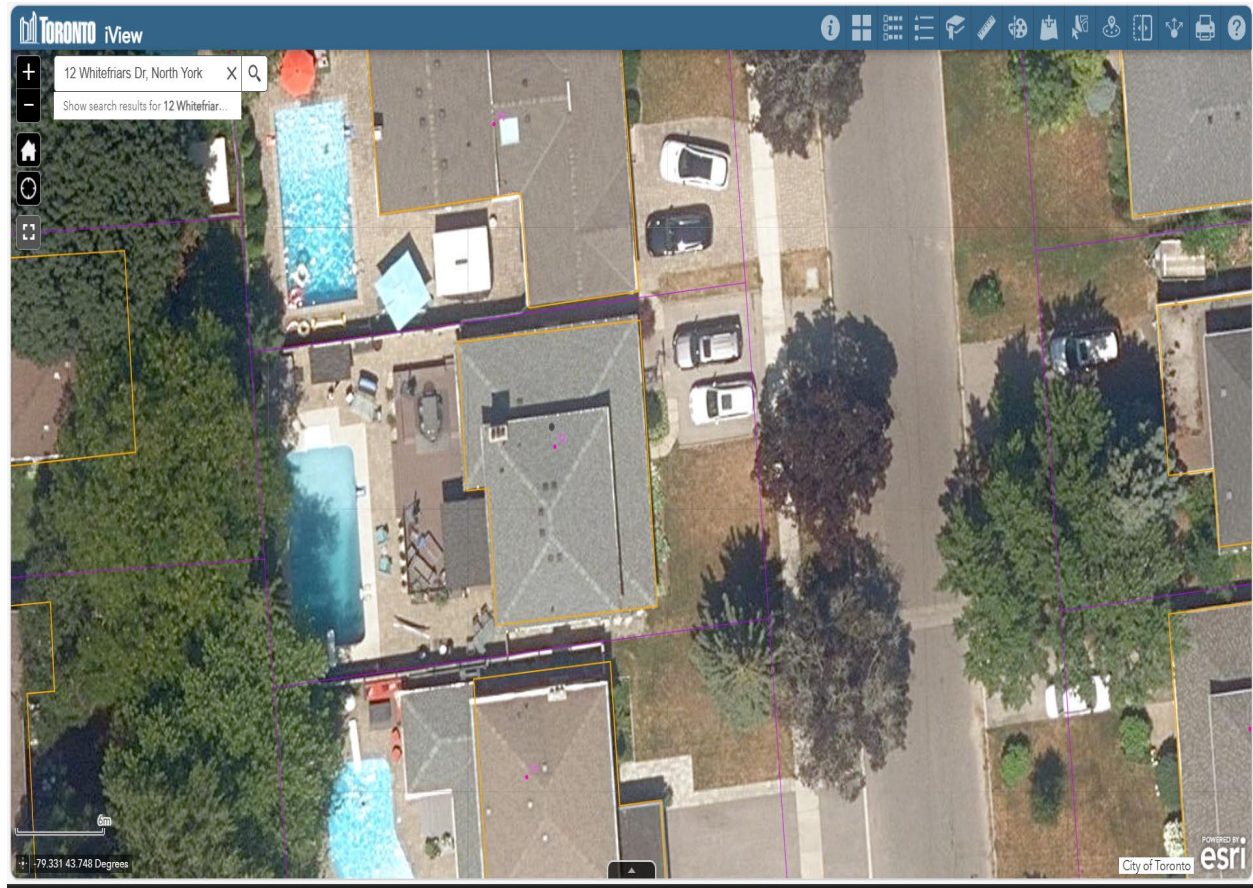
Attachment 6: Supervisor's photo - Overview of rear yard sliding door- North side

Attachment 7: Applicant's proposal - Rear yard sliding door- North side

Attachment 8: Supervisor's photo - Overview of rear yard main door- North side

Attachment 9: Applicant's proposal - Rear yard main door- North side

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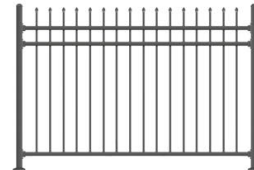
Attachment 6: Supervisor's photo - Overview of rear yard sliding door- North side



Attachment 7: Applicant's proposal - Rear yard sliding door- North side



- Main back sliding door to back yard will have a wrought iron bars / fence across the exit. Welded to the frame. Permanent fence with no gate



4 ft in height, welded into the frame of the sliding glass door. This will not have a gate but will be a permanent fence

Attachment 8: Supervisor's photo - Overview of rear yard main door- North side



Attachment 9: Applicant's proposal - Rear yard main door- North side



- Main door to back yard will be enclosed with a fence and **self closing gate**.
- The fence will be connected to the post, completely closing in the enclosure.



4 ft in height,
self closing
gate,