



July 3, 2026

Via Email: teycc@toronto.ca

Toronto and East York Community Council
City Hall, West Tower, 2nd Floor
100 Queen Street West
Toronto, ON M5H 2N2

mkeating@cassels.com
tel: +1 416 860 2978
file # 063603-00001

Attention: The Chair and Members of Toronto and
East York Community Council

Dear Members of Council:

Re: Item – 2026.TE34.84
64 Castle Frank Crescent – Application for Fence Exemption

We are counsel to Jo-Ann Terrence, the owner of the property municipally known as 64 Castle Frank Crescent in the City of Toronto (the “**Subject Property**”).

We are writing in support of the above-noted site-specific fence exemption application, which would allow fence heights on the Subject Property to exceed the maximum permitted height of 2.0 metres, pursuant to Chapter 447-1.2B.(1) of the Toronto Municipal Code (the “**Application**”).

We understand that the Toronto and East York Community Council (the “**TEYCC**”) will consider the Application at the next community council meeting on July 9, 2026, at 10:00 A.M. Our office will be in attendance to speak in support of the Application on behalf of our client.

We should note that staff omitted our client’s complete application package from the background information provided to the TEYCC. These materials confirm that the fence respects and reinforces the existing neighbourhood character (both in style and height), that the fence will result in no adverse impacts, and that all adjacent neighbours have written in support of the Application. Accordingly, the requested relief is appropriate.

We are enclosing our client’s application materials for the TEYCC’s benefit. These materials include:

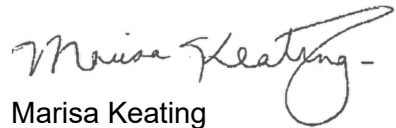
1. A copy of our August 29, 2025 Cover Letter;
2. A copy of the Subject Property’s site plan;
3. Copies of photographs of the new fence; and
4. Letters of support from the Applicant’s neighbours.

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Please do not hesitate to contact the undersigned should you have any questions regarding this correspondence and its enclosures.

Yours truly,

Cassels Brock & Blackwell LLP

A handwritten signature in cursive script, appearing to read "Marisa Keating".

Marisa Keating
Partner

MK/MB/PV/ok
Encl.

cc: City Clerk, City of Toronto (clerk@toronto.ca)
Nicholas Palahnuk (nicholas.palahnuk@gmail.com)
James Lindholm (james.lindholm@hotmail.com)
Barrie Sketchley, Principal, Rosedale Heights School of Arts (barrie.sketchley@tdsb.on.ca)



August 29, 2025

Toronto and East York Community Council
Toronto City Hall
100 Queen Street West
2nd Floor, West Tower
Toronto, ON M5H 2N2

mlakatoshayward@cassels.com
tel: +1 416 350 6955
file # 063603-00001

Attention: The Chair and Members of Toronto
and East York Community Council

Dear Members of Council:

**Re: Fence Exemption Permit Application
64 Castle Frank Crescent, City of Toronto**

We are counsel to Jo-Ann Terrence, the owner of the property municipally known as 64 Castle Frank Crescent in the City of Toronto (the “**Subject Property**”).

We are writing in support of a site-specific fence exemption to allow for fence heights on the Subject Property to exceed the maximum permitted height of 2.0 metres, pursuant to Chapter 447-1.2B.(1) of the Toronto Municipal Code (the “**Application**”).

The fence is located entirely on the Subject Property and was constructed in a collaborative effort with Ms. Terrence’s adjacent neighbours. Ms. Terrence and her neighbours at 57 Castle Frank Crescent and 73 Castle Frank Crescent installed fences in their rear yards, including along their mutual property lines. After approving the proposed installation plans, Ms. Terrence and her neighbours hired the same contractor to build their fences.

Ms. Terrence subsequently installed a new pool on the Subject Property. Upon its final inspection to close the pool construction permit, the City informed our client that the Subject Property’s fence was beyond the minimum allowable height under the Toronto Municipal Code. A Notice of Violation was issued on September 15, 2023.

The fence is constructed entirely of wood and, at its highest, is 3.09 metres high. Ms. Terrence constructed the fence in a context-sensitive, collaborative manner. By working with her neighbours to agree upon a uniform fence design, the fence respects and reinforces the existing neighbourhood character, both in style and height.

The fence will also result in no undue adverse impacts. The only neighbouring property that abuts the Subject Property is the Rosedale Heights School of the Arts, which has not expressed any concerns regarding the fence. Accordingly, the fence maintains privacy without creating any adverse sightlines.

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Other neighbouring property owners have also expressed their support for the Application. Letters from the owners of 58 Castle Frank Crescent and 70 Castle Frank Crescent are enclosed with this Application, confirming their support for my client's requested fence exemption permit.

Accordingly, please find enclosed the following materials:

1. A copy of the completed application form;
2. A copy of the Subject Property's site plan;
3. Copies of photographs of the new fence;
4. Letters of support from the Applicant's neighbours; and
5. A cheque for the \$200.00 application fee, in accordance with the procedure outlined in the enclosed application form.

Based on the foregoing, we respectfully request that the Toronto and East York Community Council grant the Application without conditions.

Please contact the undersigned should you have any questions.

Yours truly,

Cassels Brock & Blackwell LLP



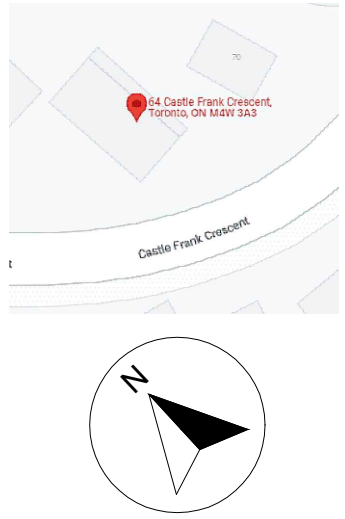
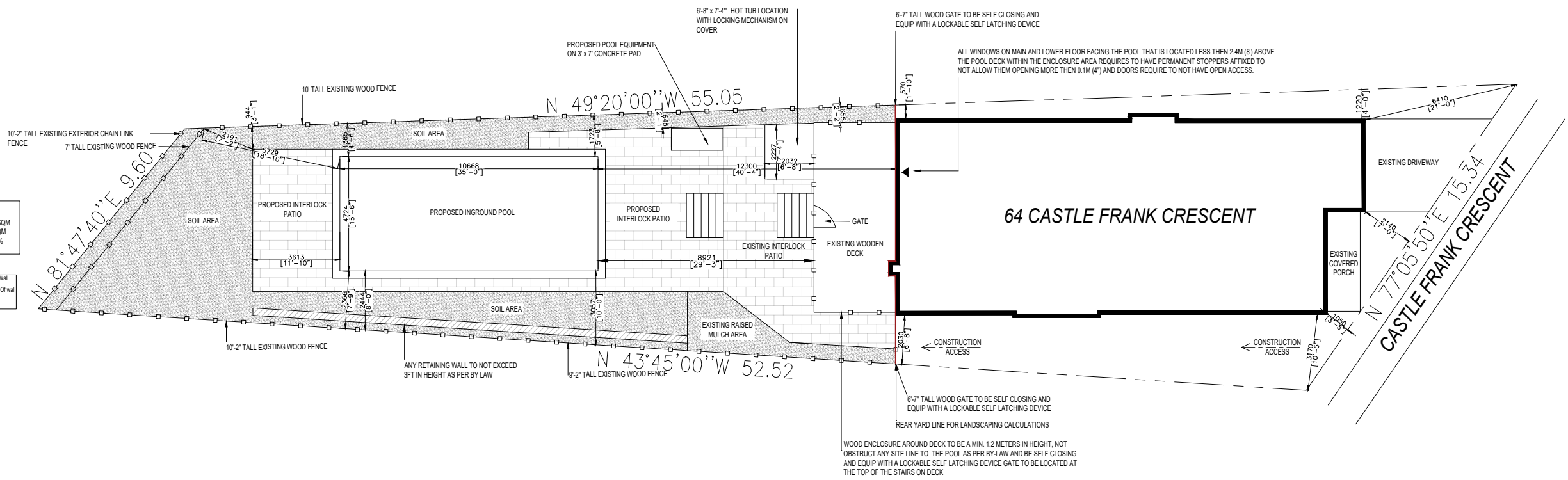
Matthew Lakatos-Hayward
Associate

ML/PV

REAR YARD AREA= 295.9 SQM
REAR YARD HARDSCAPE= 139.9 SQM
REAR YARD SOFTSCAPE= 156 SQM
REAR YARD SOFTSCAPE %= 52.7%

LEGEND

--- Proposed Grades T.W. - Top Of Wall
x - Existing Grades B.W. - Bottom Of Wall
▲ - Entrance Door



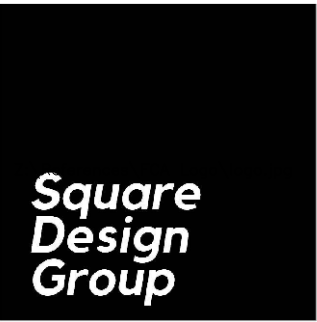
No.	DESCRIPTION	
REVISIONS		

ISSUED FOR CONSTRUCTION	
ISSUED FOR BID	
ISSUED FOR BUILDING PERMIT	
ISSUED FOR SITE PLAN APPROVAL	DATE
SUBMITTALS	

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.

THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY THE DESIGNER.

DO NOT SCALE DRAWINGS.



PROJECT:
Proposed Pool Enclosure

ON
64 Castle Frank Crescent
Toronto

DRAWING:
Site Plan

PLOTTED:
DATE: 2024-05-21 PROJECT No.

SCALE: AS NOTED DRAWING No.

DRAWN BY: REVIEWED BY: A1

A1.0 Site Plan
1:200

XREFS:
FILE NAME:
PLOT SCALE: 1 =



















August 14, 2025

Toronto and East York Community Council
Toronto City Hall
100 Queen Street West, 2nd Floor, West Tower
Toronto, ON M5H 2N2

RE: Fence Exemption Permit | 64 Castle Frank Crescent, City of Toronto

Dear Members of Council,

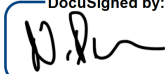
I write to express my full support for the fence exemption permit requested by my neighbour, Jo-Ann Terrence, for 64 Castle Frank Crescent.

I am the owner and resident of 58 Castle Frank Crescent, Ms. Terrence's neighbour to the east. Ms. Terrence has fully informed me of the details of her requested fence exemption permit, and I appreciate her transparency, collegiality, and cooperation throughout the application process.

I have reviewed Ms. Terrence's fence exemption permit application in its entirety, understand that the fence is at its highest 3.09 metres high, and fully support the requested exemption. I have no concerns with the fence's proposed height, which I believe to be appropriate and in keeping with the existing neighbourhood's character.

Accordingly, please accept this letter as my confirmation of support for Ms. Terrence's fence exemption permit request.

Signature:

DocuSigned by:

DED956CB1ECD405...

Name:

Nicholas Palahnuk

Address:

58 Castle Frank Crescent

August 17, 2025

Toronto and East York Community Council
Toronto City Hall
100 Queen Street West, 2nd Floor, West Tower
Toronto, ON M5H 2N2

RE: Fence Exemption Permit | 64 Castle Frank Crescent, City of Toronto

Dear Members of Council,

I write to express my full support for the fence exemption permit requested by my neighbour, Jo-Ann Terrence, for 64 Castle Frank Crescent.

I am the owner and resident of 70 Castle Frank Crescent, Ms. Terrence's neighbour to her east. Ms. Terrence has fully informed me of the details of her requested fence exemption permit, and I appreciate her transparency, collegiality, and cooperation throughout the application process.

I have reviewed Ms. Terrence's fence exemption permit application in its entirety, understand that the fence is at its highest 3.09 metres high, and fully support the requested exemption. I have no concerns with the fence's proposed height, which I believe to be appropriate and in keeping with the existing neighbourhood's character.

Accordingly, please accept this letter as my confirmation of support for Ms. Terrence's fence exemption permit request.

Signature:



Name:

JAMES LINDHOLM

Address:

70 CASTLE FRANK CRESCENT
T.O, M4W 3A3

December 11, 2025

Toronto and East York Community Council
Toronto City Hall
100 Queen Street West, 2nd Floor, West Tower
Toronto, ON M5H 2N2

Dear Members of Council,

RE: Fence Exemption Permit - 64 Castle Frank Crescent, City of Toronto

I write to express my full support for the fence exemption permit requested by my neighbour, Jo-Ann Terrence, for 64 Castle Frank Crescent.

I am the Principal at Rosedale Heights School of the Arts at 711 Bloor Street East. Ms. Terrence's is a neighbour whose property backs onto our schoolyard. Ms. Terrence has fully informed me of the details of her requested fence exemption permit, and I appreciate her transparency, collegiality, and cooperation during her application process.

I have reviewed Ms. Terrence's fence exemption permit application in its entirety, and understand that the fence is at its highest 3.09 metres high. Also, that the shared fence at the back of her property is the SAME height as our school fence. I fully support the requested exemption. I have no concerns with the fence's proposed height, which I believe to be appropriate and in keeping with the existing school and neighbourhood's character.

Accordingly, please accept this letter as my confirmation of support for Ms. Terrence's fence exemption permit request.



Barrie Sketchley