

Request for a Fence Exemption to the Toronto Municipal Code, Chapter 447 - 216 Cabana Drive

Date: December 11, 2025

To: Etobicoke York Community Council

From: District Manager, Municipal Licensing and Standards, West District

Wards: 7 - Humber River-Black Creek

SUMMARY

This staff report concerns a matter for which the Etobicoke York Community Council has delegated authority from City Council to make a final decision.

The report responds to an application submitted by the property owner of 216 Cabana Drive requesting approval for a site-specific Fence Exemption under Section 447-1.2B(1) of Toronto Municipal Code Chapter 447 – Fences.

The property owner is requesting permission to maintain an existing white vinyl fence with metal posts, which has an overall height of 2.16 metres, including the posts. This height exceeds the maximum permitted under Chapter 447 for residential properties.

Municipal Licensing and Standards staff have inspected the property and confirmed that the fence is taller than the permitted standard. As a result, a Fence Exemption is required for the fence to remain as it currently exists.

RECOMMENDATIONS

The District Manager, Municipal Licensing and Standards, West District recommends that Etobicoke York Community Council:

1. Refuse to grant the application for exemption by the owner of 216 Cabana 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 are no previous Fence Exemption decisions for this property

COMMENTS

The Municipal Licensing and Standards Division inspected the property on October 28, 2025, and no Notice of Violation was issued. The owner of 216 Cabana Drive subsequently submitted the Fence Exemption application on November 6, 2025.

The existing fence violates the City of Toronto Municipal Code, Chapter 447-1.2 B (1) – Fences requirements

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.

GENERAL LOCATION	SPECIFIC LOCATION	CONSTRUCTION and DEFICIENCY	BY-LAW SECTION and REQUIREMENT
Rear	Rear	Maintain Existing fence 2.16 metres, including the posts. TABLE 1 MAXIMUM HEIGHT OF FENCES Any other fence (Section 9 of the table)	Chapter 447 Section 447-1.2 B (1) A fence must not be more than 2.0 meters in height

CONTACT

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SIGNATURE

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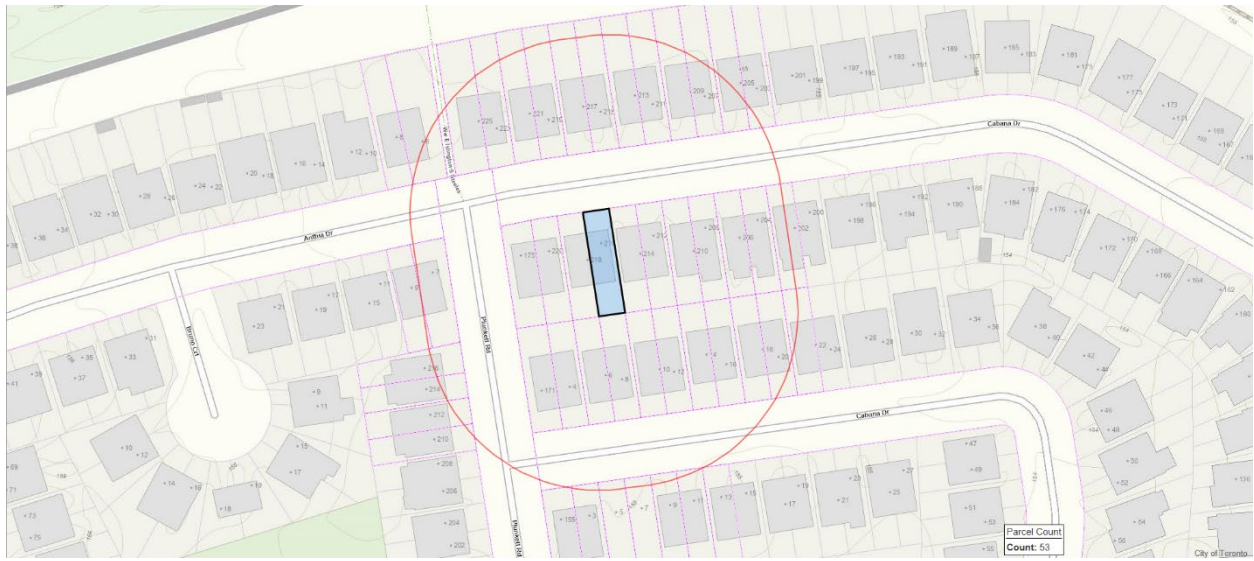
ATTACHMENTS

Attachment A: iView Map of Property – 216 Cabana Drive - City of Toronto.

Attachment B: Rear side post with the fence attached adjacent to the shed. Photograph taken by the attending Officer at 216 Cabana Drive.

Attachment C: Rear two side panel rear back fence and behind shed. Photograph taken by the attending Officer 216 Cabana Drive.

Attachment A: iView Map of Property – 216 Cabana Drive - City of Toronto.



Attachment B: Rear side post with the fence attached adjacent to the shed. Photograph taken by the attending Officer at 216 Cabana Drive.



Attachment C: Rear two side panel rear back fence and behind shed. Photograph taken by the attending Officer 216 Cabana Drive.

