

## **Request for a Fence Exemption to the Toronto Municipal Code, Chapter 447 - 271 Valermo Drive**

**Date:** March 9, 2026

**To:** Etobicoke York Community Council

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

**Wards:** 3 - Etobicoke-Lakeshore

### **SUMMARY**

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This staff report concerns a matter for which the Etobicoke 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 271 Valermo Drive requesting approval for a site-specific Fence Exemption under Section 447-1.2B(1) of Toronto Municipal Code Chapter 447 – Fences.

The owner is seeking Council’s permission to maintain an existing wood fence located along the northwest side of the property with an approximate height of 2.5 metres. The fence exceeds the maximum height permitted under Chapter 447 of the Toronto Municipal Code for residential properties. Municipal Licensing and Standards staff inspected the property and confirmed the fence exceeds the permitted height. As a result, a Fence Exemption is required for the fence to remain in its current form.

### **RECOMMENDATIONS**

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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 271 Valermo Drive because the fence fails to comply with the provisions of Toronto Municipal Code, Chapter 447 Fences.

### **FINANCIAL IMPACT**

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There is no financial impact to the City of Toronto.

## **DECISION HISTORY**

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There are no previous Fence Exemption decisions for this property

## **COMMENTS**

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The Municipal Licensing and Standards Division inspected the subject property October 30, 2025, and no Notice of Violation was issued. The owner of 271 Valermo Drive submit 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
Northwest	Side	Maintain existing wood fence exceeding 2.0 meters in height.	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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Municipal Licensing and Standards  
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## **SIGNATURE**

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

## **ATTACHMENTS**

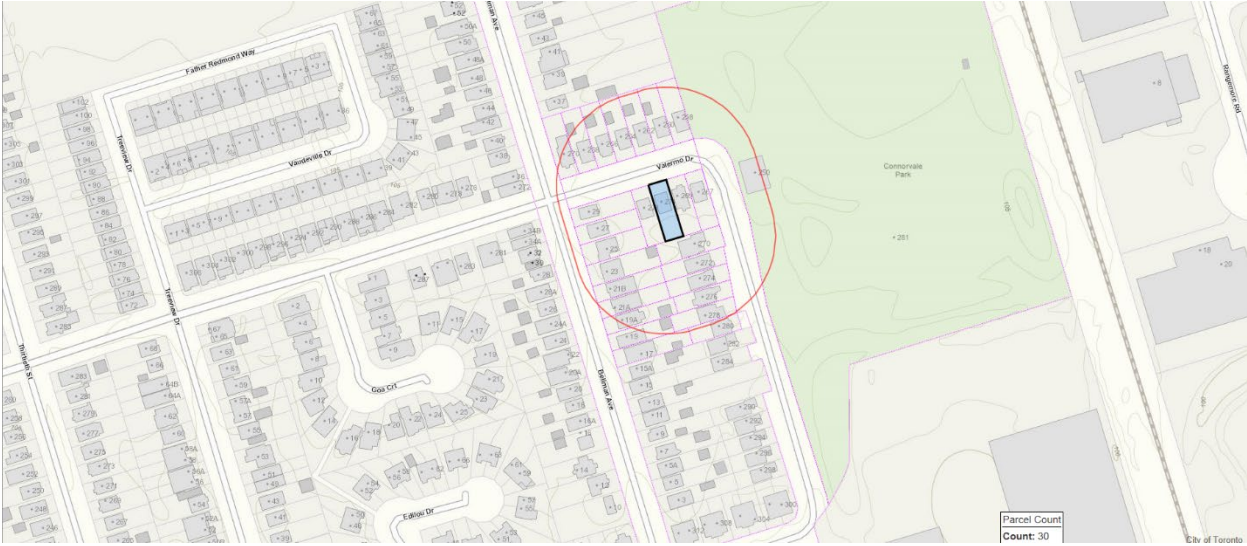
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Attachment A: iView Map of Property – 271 Valermo Drive. City of Toronto

Attachment B: Front view of the wood fence located on the northwest side of the property. Photograph taken by the Officer at 271 Valermo Drive.

Attachment C: View of the wood fence located on the northwest side of the property. Photograph taken by the Officer at 271 Valermo Drive.

Attachment A: iView Map of Property – 271 Valermo Drive. City of Toronto



Attachment B: Front view of the wood fence located on the northwest side of the property. Photograph taken by the Officer at 271 Valermo Drive.



Attachment C: View of the wood fence located on the northwest side of the property. Photograph taken by the Officer at 271 Valermo Drive.

