

## **Request for a Fence Exemption to the Toronto Municipal Code, Chapter 447 - 280 Driftwood Avenue**

**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**

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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 280 Driftwood Avenue 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 Council's permission to maintain an existing wood fence, including its posts, with heights ranging from approximately 2.21 metres to 2.31 metres. The fence exceeds the maximum height allowed for residential properties under Chapter 447.

Municipal Licensing and Standards staff inspected the property and confirmed that the fence is taller than permitted. 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 280 Driftwood Avenue 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 280 Driftwood Avenue on April 24, 2025, and no Notice of Violation was issued. The owner 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 Yard	Rear Yard	Maintain existing fence 2.21 metres to 2.31 metres.  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
Side Yard	West	Maintain existing fence 2.21 metres to 2.31 metres.  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
Side Yard	East	Maintain existing fence 2.21 metres to 2.31 metres.  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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Municipal Licensing and Standards  
Investigation Services – West District  
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## **SIGNATURE**

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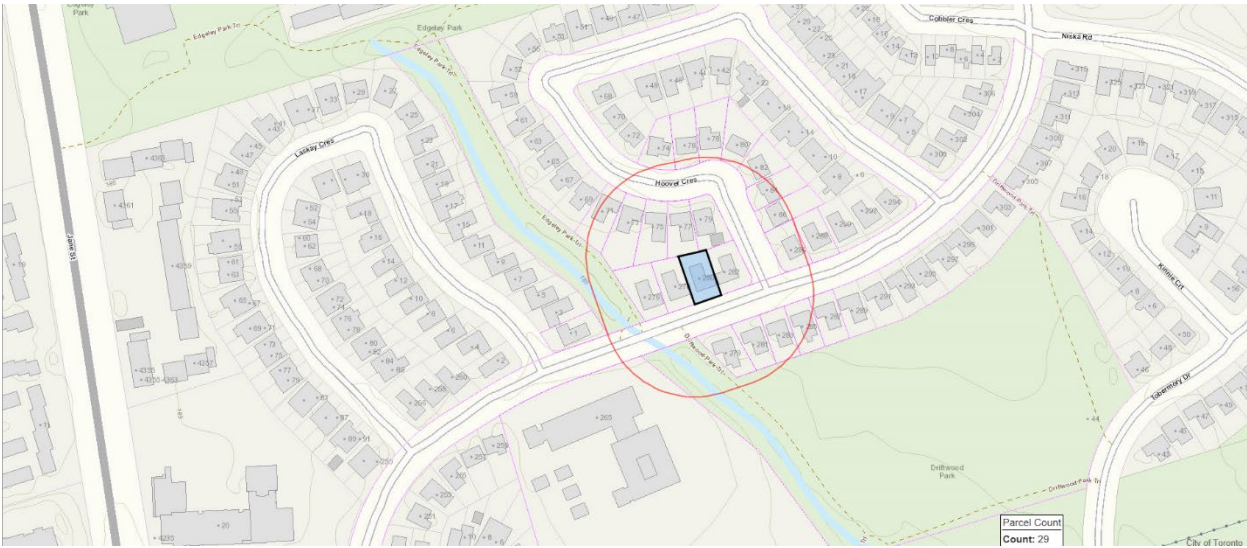
Christina Savella  
Acting District Manager, West District  
Municipal Licensing and Standards

## **ATTACHMENTS**

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Attachment A: iView Map of Property – 280 Driftwood Avenue - City of Toronto.  
Attachment B: West side and front facing of fence. Photo taken by Officer 280 Driftwood Avenue.  
Attachment C: West side front facing of fence. Photo taken by Officer 280 Driftwood Avenue.  
Attachment D: East side gate access. Photo taken by Officer 280 Driftwood Avenue.  
Attachment E: Rear yard fence. Photo taken by Officer 280 Driftwood Avenue.  
Attachment F: Rear yard fence. Photo taken by Officer 280 Driftwood Avenue.  
Attachment G: Rear yard fence. Photo taken by Officer 280 Driftwood Avenue.  
Attachment H: Side yard fence. Photo taken by Officer 280 Driftwood Avenue.  
Attachment I: Side yard fence. Photo taken by Officer 280 Driftwood Avenue.

Attachment A: iView Map of Property – 280 Driftwood Avenue - City of Toronto.



Attachment B: West side and front facing of fence. Photo taken by Officer 280 Driftwood Avenue.



Attachment C: West side front facing of fence. Photo taken by Officer 280 Driftwood Avenue.



Attachment D: East side gate access. Photo taken by Officer 280 Driftwood Avenue.



Attachment E: Rear yard fence. Photo taken by Officer 280 Driftwood Avenue.



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Attachment H: Side yard fence. Photo taken by Officer 280 Driftwood Avenue.



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