

Request for a Fence Exemption to the Toronto Municipal Code, Chapter 447 - 122 Jeffcoat Drive

Date: June 3, 2026

To: Etobicoke York Community Council

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

Wards: 1 Etobicoke North

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.

This report responds to an application submitted by the owner of 122 Jeffcoat Drive requesting a site-specific Fence Exemption under Toronto Municipal Code, Chapter 447, Section 447-1.2C. (1) – Fences.

The owner is seeking permission to maintain an existing solid wood fence located within 2.4 metres of a driveway. Chapter 447 requires fences within this area to be of open construction to preserve sightlines to the adjacent boulevard and roadway.

Following a public complaint, Municipal Licensing and Standards staff inspected the property and determined that the fence does not comply with the by-law and creates a sightline obstruction. A Notice of Violation was issued to the property owner.

The existing fence does not meet the open-construction requirements of the by-law and impairs visibility at the driveway access.

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 122 Jeffcoat 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 subject property municipally known as 122 Jeffcoat Drive is developed with a single-family detached residential dwelling.

The application was initiated following a public complaint regarding a fence located adjacent to the driveway. Municipal Licensing and Standards staff subsequently inspected the property and determined that the existing fence does not comply with the requirements of Toronto Municipal Code, Chapter 447 – Fences. A Notice of Violation was issued, and the owner submitted a Fence Exemption application on April 27, 2026.

The existing fence is a solid wood structure located within 2.4 metres of the driveway and is not of open construction as required by Chapter 447, Section 447-1.2C. (1). The fence is located within the required sightline area adjacent to the driveway and obstructs views of the boulevard and roadway.

The applicable by-law provision states:

Toronto Municipal Code, Chapter 447, Section 447-1.2C. (1):

Any fence within 2.4 metres of any driveway shall be an open mesh chain-link fence or of an equivalent open-fence construction for at least 2.4 metres from the lot line at which the driveway begins so as not to obstruct the view of the boulevard or highway.

Fence Exemption Request - 122 Jeffcoat Drive

GENERAL LOCATION	SPECIFIC LOCATION	CONSTRUCTION and DEFICIENCY	BY-LAW SECTION and REQUIREMENT
Rear	Driveway	Existing solid wood fence obstructs sightlines and is not of open construction	Chapter 447 Section 447-1.2C. (1). Construction standards: Open mesh chain-link fence or an equivalent open-fence construction when within 2.4 metres of a driveway

CONTACT

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SIGNATURE

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Municipal Licensing and Standards

ATTACHMENTS

Attachment 1: GIS Map of Property – 122 Jeffcoat Drive, City of Toronto.

Attachment 2: View of the driveway showing the gate access. Photo taken by officer. 122 Jeffcoat Drive, City of Toronto.

Attachment 3: View of driveway with solid wood gate open. Photo taken by officer. 122 Jeffcoat Drive, City of Toronto.

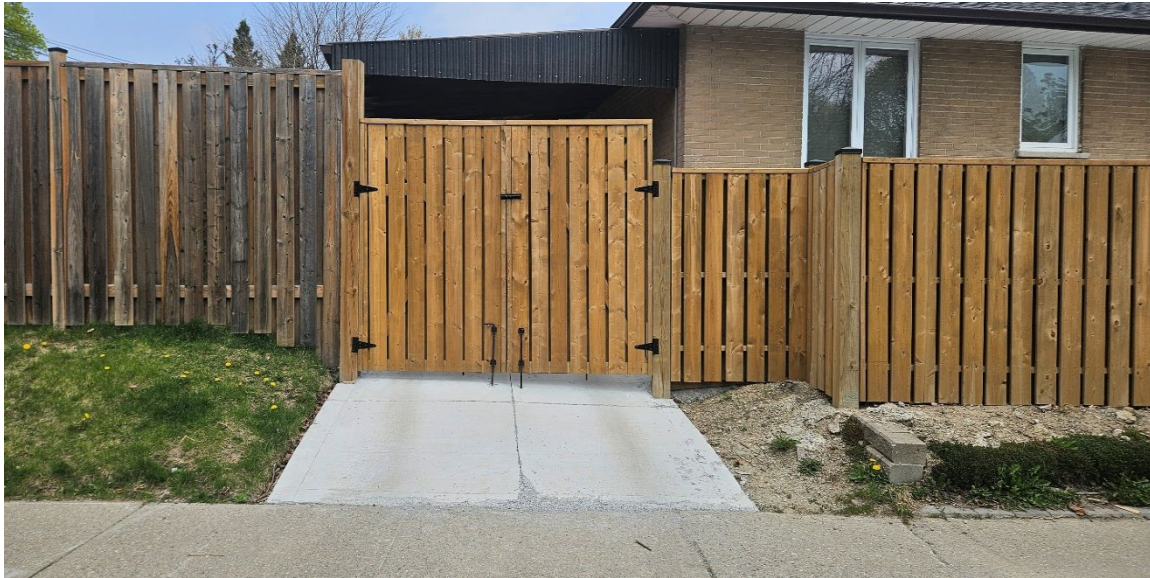
Attachment 4: Full-length view of the existing fence. Photo taken by officer. 122 Jeffcoat Drive, City of Toronto.

Attachment 5: View of the driveway and existing solid wood fence. Photo taken by officer. 122 Jeffcoat Drive, City of Toronto.

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Attachment 5: View of the driveway and existing solid wood fence. Photo taken by officer. 122 Jeffcoat Drive, City of Toronto.

