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PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Chebucto Community Council
November 7, 2011

TO: Chebucto Community Council

SUBMITTED BY: 

Brad Anguish, Director of Community & Recreation Services

DATE: October 21, 2011

SUBJECT: Fence Permit Application #119287 – 31 Drillio Cres., Halifax

ORIGIN

Permit application by Archadeck of Nova Scotia, on behalf of Jeannine and Gregory Bakeeff, to construct fencing in excess of 6.5’.

RECOMMENDATION

It is recommended that Chebucto Community Council approve Permit Application #119287 for construction of fencing in excess of 6.5’ at 31 Drillio Cres., Halifax.

BACKGROUND

In accordance with Section 10(2) of By-Law B-201 Respecting the Building Code, fences exceeding 6.5' in height are required to be approved by Community Council. (Attachment 4)

A request regarding the erection of fences at 31 Drillio Cres., Halifax, was received on Tuesday, September 20, 2011, as the subject of our Construction Permit application #119287.

DISCUSSION

An application has been made to construct 2 fences exceeding 6.5' in height along property boundaries of 31 Drillio Cres. and 23 Drillio Cres., as well as between 31 Drillio Cres. and 37 Drillio Cres. (Attachment 1) The proposed fences will be constructed of 6"x6" wood posts with 10" diameter frost protected concrete columns separated by vertical tongue and groove boards. The upper section will have a 1"x8" fascia board between 2"x6" horizontal decking boards.

Confirmation of structural adequacy has been received from a Professional Engineer as per Sentence 4 (1) (d) of By-Law B-201 Respecting the Building Code. (Attachment 2)

The applicant wishes to construct the fences for privacy purposes. The construction of each fence at 7' high will achieve the privacy the owner is seeking.

BUDGET IMPLICATIONS

There are no budget implications.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Project and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Project and Operating reserves, as well as any relevant legislation.

ALTERNATIVES

- 1) Community Council can approve the application to issue a Construction Permit (#119287) as proposed.
- 2) Community Council can deny the application.

COMMUNITY ENGAGEMENT

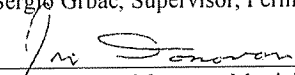
Section 10 (3) of the Building Code By-law requires that the Municipality shall serve notice on the adjacent property owners at least 14 days in advance of the meeting of the local Community Council, at which time, the public may speak to the application. This requirement has been met.

ATTACHMENTS

- Attachment 1 Site plan
- Attachment 2 Engineer design for the proposed fence
- Attachment 3 Photos of the proposed fence location
- Attachment 4 Section 10(2) of By-Law B-201

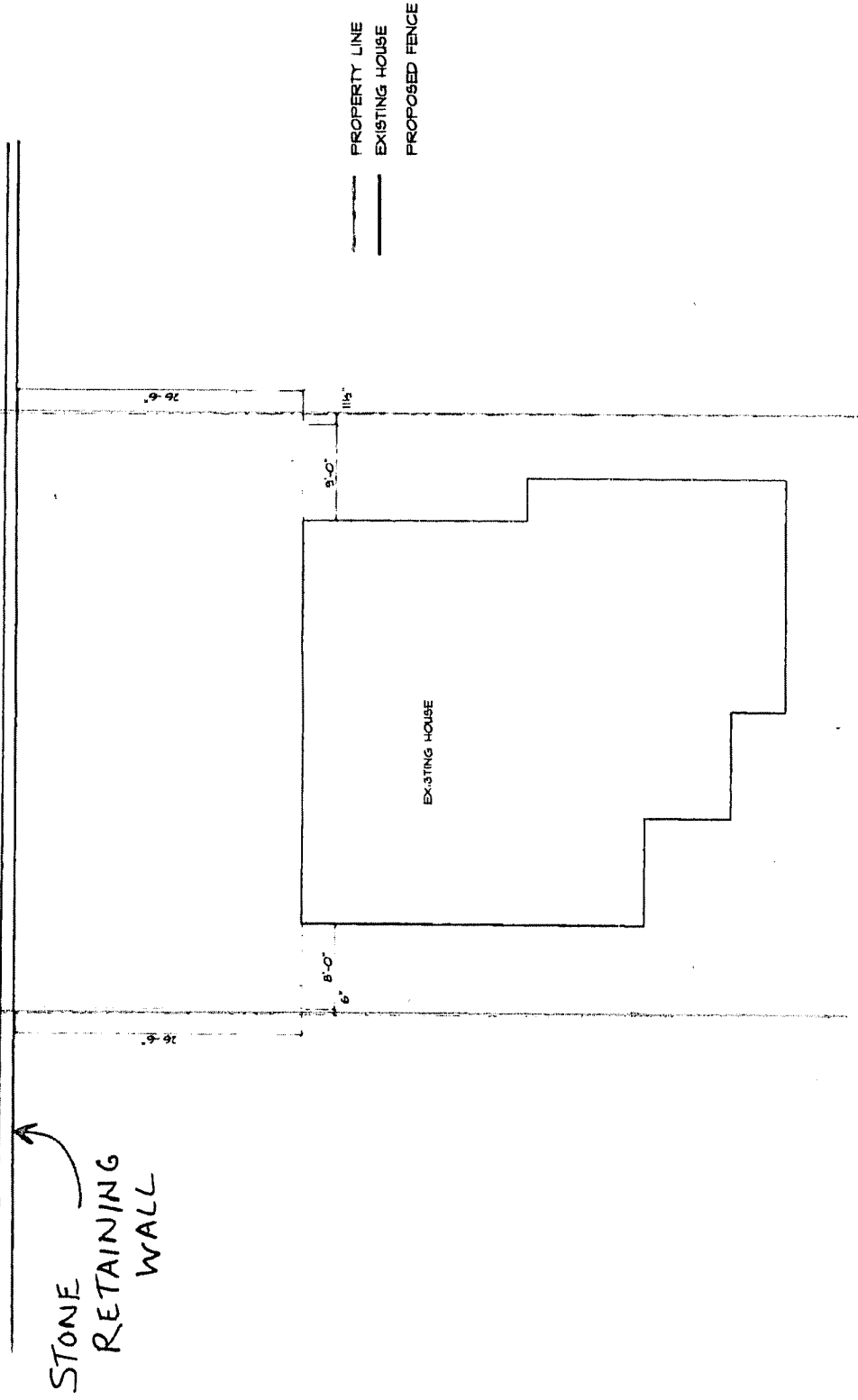
Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Sergio Grbac, Supervisor, Permits & Inspections, Phone 490-4465

Report Reviewed by: 
Jim Donovan, Manager, Municipal Compliance, 490-6224

In the event of a difference between the drawings and the site plan, the drawings shall prevail. Due to local differences in building codes and regulations and specific site conditions, the drawings may differ from the site plan. The drawings are for informational purposes only and do not constitute a contract. The drawings are the property of Archadeck of Nova Scotia and shall remain confidential.

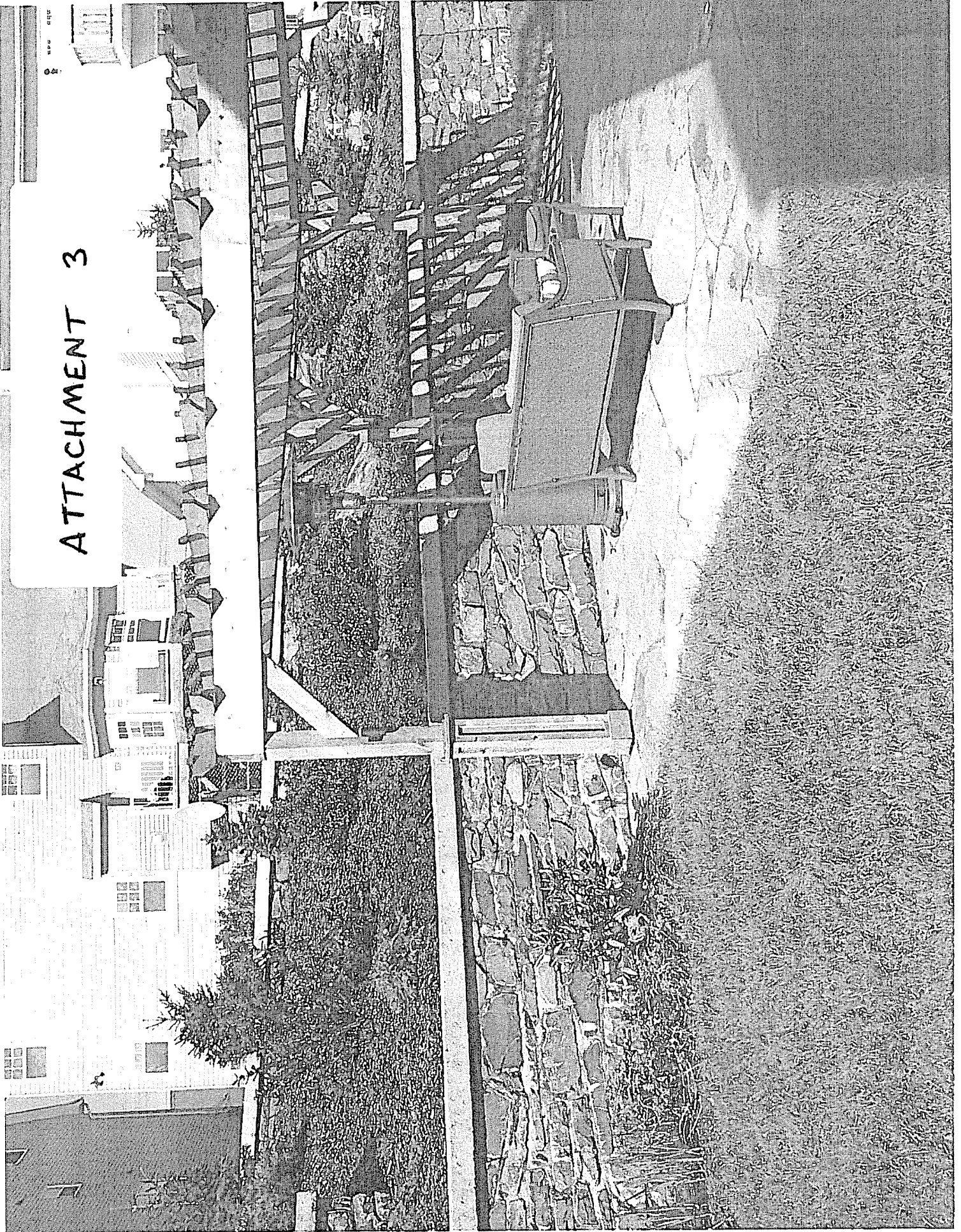
ATTACHMENT 1



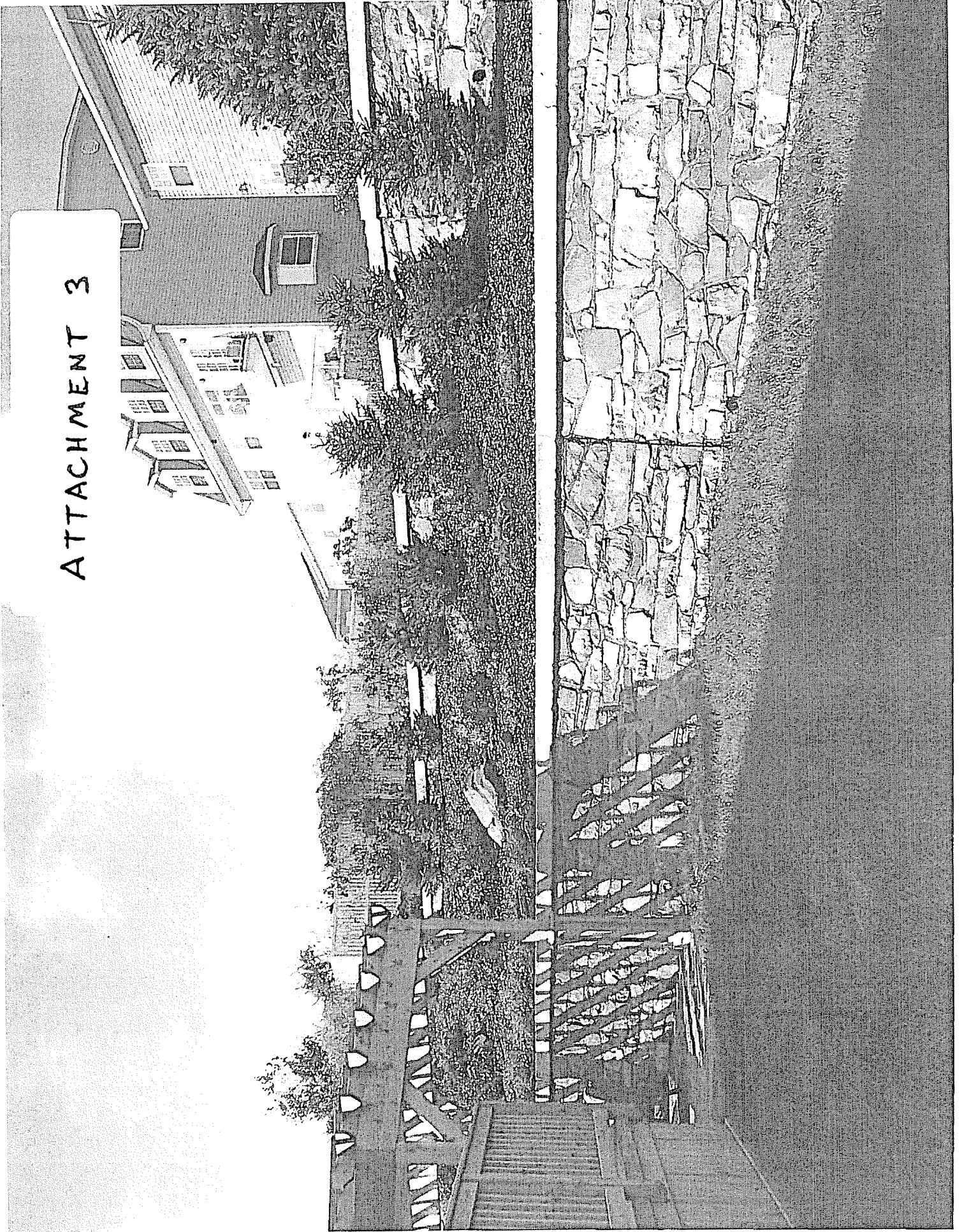
FENCE PLAN

<p>archadeck of Nova Scotia</p>	<p>PROJECT PROPOSAL Plan View</p> <p>Approved By _____ Date _____</p>	<p>Prepared by ARCHADECK OF NOVA SCOTIA 8070 ALTON HALIFAX NS B3K 1T8 902-444-3325 Unauthorized duplication is prohibited</p>	<p>02/09/2011</p> <p>BAKERTH 31 DRILLIO CR HALIFAX NS B3N 3K8</p>
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ATTACHMENT 3



ATTACHMENT 3

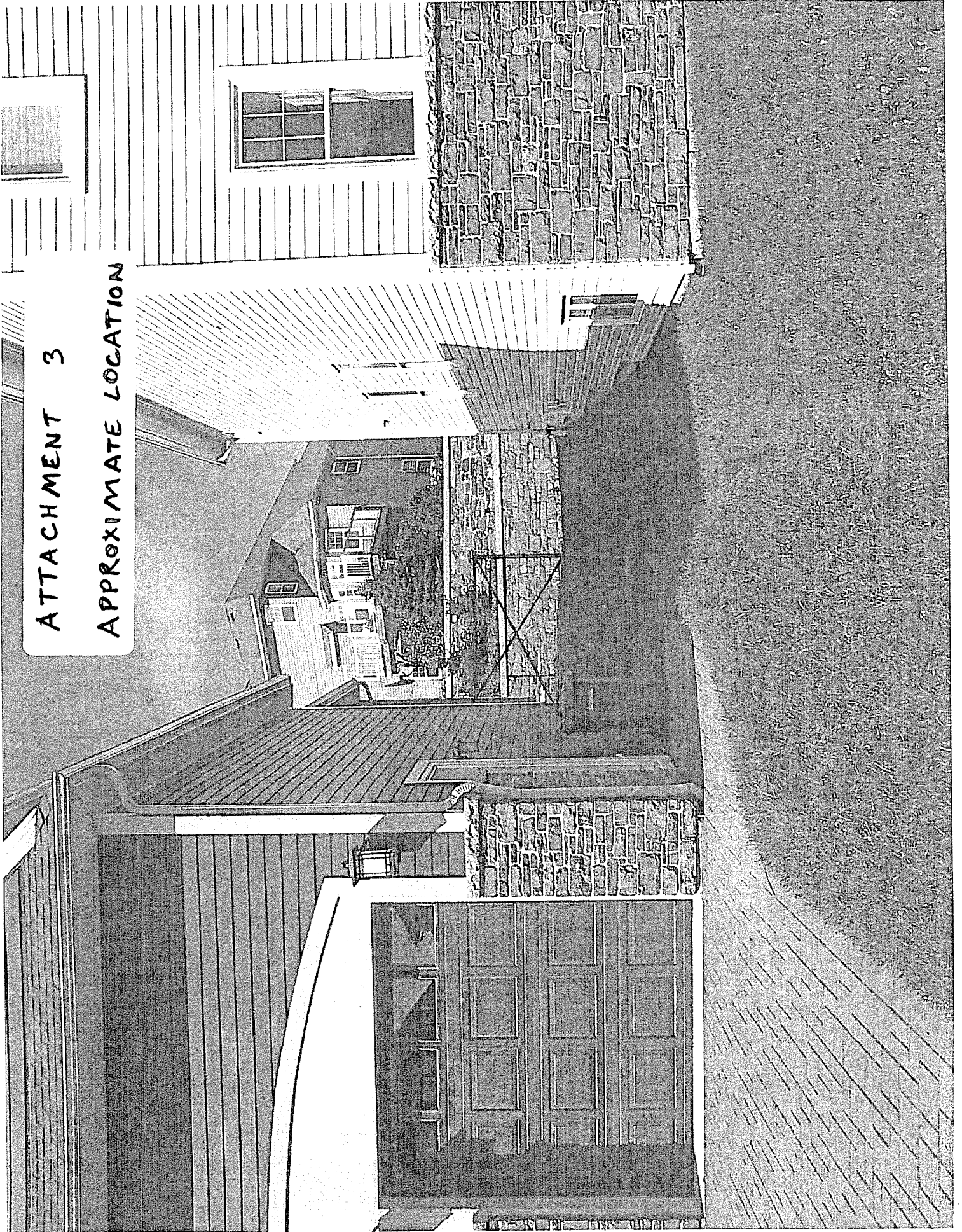


ATTACHMENT 3
APPROXIMATE LOCATION



ATTACHMENT 3

APPROXIMATE LOCATION



Section 10(2) Building Code By-Law

Fences

10. (1) No person shall erect a fence more than 6.5 feet in height without first obtaining a permit therefore.

(2) Where a fence for which a permit is required separates a property containing a residential use from another property, the permit application shall be approved by the local Community Council.

(3) The municipality shall serve notice on the adjacent property owners at least 14 days in advance of the meeting of the local Community Council, at which time, the public may speak to the application.

(4) If approved by Community Council, the permit shall be issued by the authority having jurisdiction within five business days.