



PO Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

**Chebucto Community Council  
September 10, 2012**

**TO:** Chebucto Community Council

**SUBMITTED BY:**

A handwritten signature in black ink, appearing to read "Brad Anguish", written over a horizontal line.

Brad Anguish, Director of Community & Recreation Services

**DATE:** June 25, 2012

**SUBJECT:** Fence Permit Application #124562 – 7115 Scot Street, Halifax

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**ORIGIN**

Permit application by Gregory Gesner to construct fencing in excess of 6.5 feet at 7115 Scot Street, Halifax.

**RECOMMENDATION**

It is recommended that Chebucto Community Council approve Permit Application #124562 for construction of fencing in excess of 6.5 feet at 7115 Scot Street, Halifax.

## **BACKGROUND**

In accordance with Section 10(2) of By-Law B-201 Respecting the Building Code, fences exceeding 6.5 feet in height are required to be approved by the local Community Council (Appendix 6).

A request regarding the erection of fences at 7115 Scot Street, Halifax, was received on Thursday, June 14, 2012 as the subject of our Construction Permit application #124562.

## **DISCUSSION**

An application has been made to construct 4 fences, 8'10" in height, at the property located at 7115 Scot Street forming boundaries with 3539 Joseph Howe Drive, 3545 Joseph Howe Drive, 3555 Joseph Howe Drive and 7107 Scot Street (Appendices 1 and 2). The proposed fences will be constructed of 6"x6" wood posts with 12" diameter frost protected concrete columns separated by 3 horizontal 2x6 supports. The fence will be finished with vertical fence boards placed in a "shadow box" style (alternating inside and outside of the 2x6 frames) (Appendix 5).

Confirmation of structural adequacy has been received from a Professional Engineer (Appendices 3 & 4) as per Appendix D of By-Law B-201 Respecting the Building Code (Appendix 7).

The applicant wishes to construct the fences at 8'10" in height to achieve privacy.

## **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, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

## **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.

## **ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications identified.

## **ALTERNATIVES**

- 1) Community Council can approve the application to issue a Construction Permit (#124562) as proposed.

2) Community Council can deny the application.

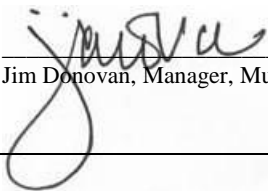
**ATTACHMENTS**

- Appendix 1: Site Plan
- Appendix 2: Site Boundaries
- Appendix 3: Engineer design for the proposed fence (Drawing 1 of 2)
- Appendix 4: Engineer design for the proposed fence (Drawing 2 of 2)
- Appendix 5: Construction details
- Appendix 6: Excerpt from By-Law B-201-Respecting the Building Code
- Appendix 7: Appendix D of By-law B-201

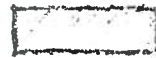
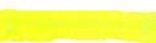
Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

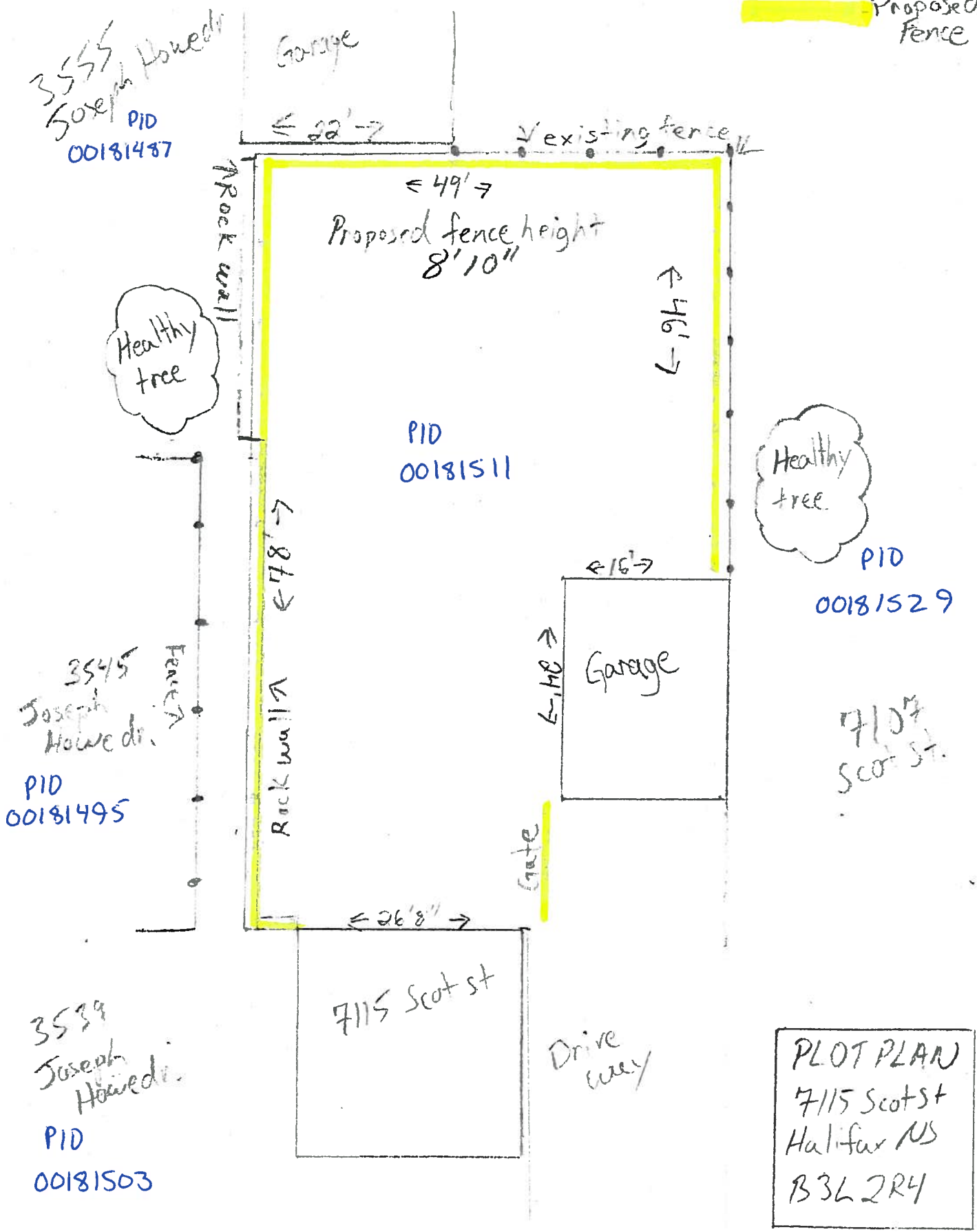
Report Prepared by: Sergio Grbac, Supervisor, Permits & Inspections, Phone 490-4465

Report Reviewed by:

  
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Jim Donovan, Manager, Municipal Compliance, 490-6224

# Appendix 1

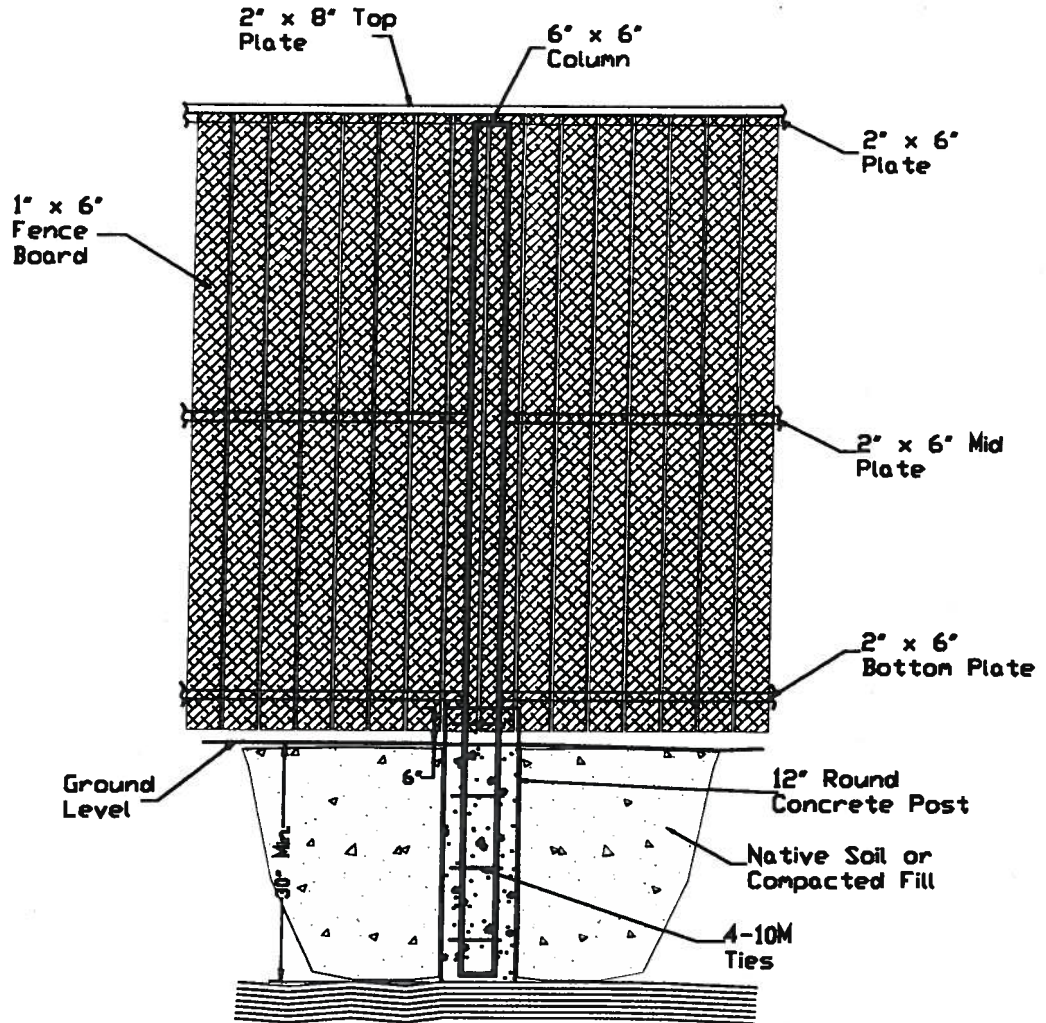
 = 10 ft.  
 Proposed Fence



PLOT PLAN  
7115 Scot St  
Halifax NS  
B3L2R4



# Appendix 3



**FENCE ELEVATION**

## REAR DECK COLUMN FOUNDATION

### QUADRA ENGINEERING LIMITED

16 Cascade Drive  
Halifax, N.S.  
B3M 1Z4

Tel: 902-431-8409  
Fax: 902-431-1843  
johnsalah@eastlink.ca

CIVIC 7115 SCOT STREET  
HALIFAX, N.S.

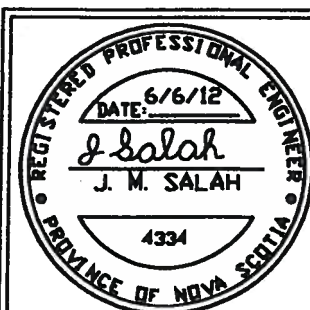
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Date: June 6, 2012

File No. 2012-35

Dwg. No.  
1 of 2

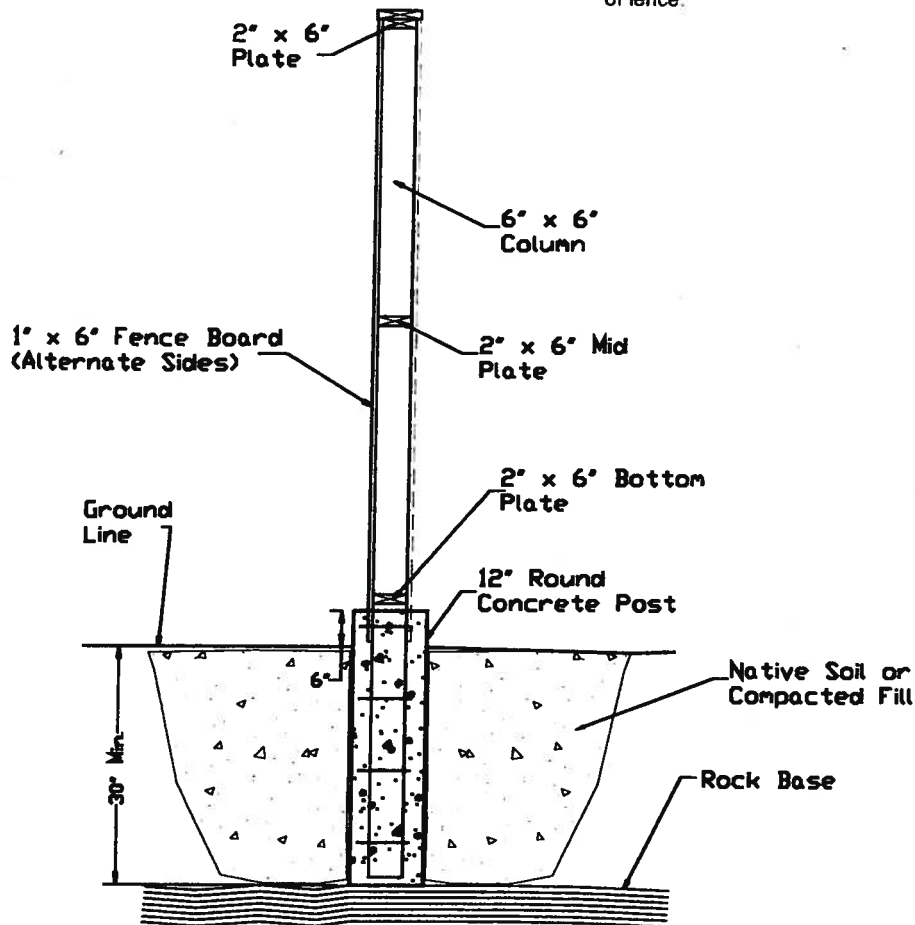
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# Appendix 4

## GENERAL NOTES FOR CONSTRUCTION

- a) All construction is to conform to the National Building Code of Canada
- b) Maximum Height above ground is 106 inches
- c) All lumber components are to be pressure treated
- d) Columns are all 6 x 6 lumber
- e) Columns are set into 12 inch sonotubes
- f) Concrete is to be fibre-reinforced
- g) All nails are to be galvanized
- h) Minimum depth of sonotubes into ground is 30"
- i) Sonotubes are all sitting on rock base
- j) Maximum spacing of columns is 8 feet on center
- k) Top of fence is framed with 2" x 8" lumber
- l) Quadra Engineering Limited is not responsible for any damages due to frost heaving of fence.



**FENCE SECTION**

### REAR DECK COLUMN FOUNDATION

#### QUADRA ENGINEERING LIMITED

15 Cascade Drive  
Halifax, N.S.  
B3M 1Z4

Tel: 902-431-8409  
Fax: 902-431-1843  
johnsalah@caplink.ca

CIVIC 7115 SCOT STREET  
HALIFAX, N.S.

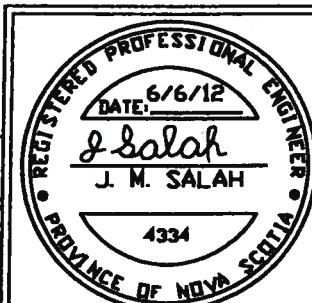
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Date: June 6, 2012

File No. 2012-35

Dwg. No.  
2 of 2

REVISIONS	
DATE:	Number
10 / 6 2012	1



# Appendix 5

## CONSTRUCTION DETAILS

All lumber will be pressure treated.

6" x 6" sunk in 30" of concrete in 12" sauna tubes.

Each fence panel will have 3- 2"x 6" plates, top, middle and bottom.

1" x 6" fence boards will be used in a "shadow box" style (alternating inside and outside of the 2" x 6" plates).

2" x 8" x 16' will be used on the top of the fence to tie the 6" x 6" posts together.



Appendix 6: Excerpt from By-law B-201 Respecting the Building Code

**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.

## **Fence Plans**

### **Minimum Required Information for Building Permit Applications for Fences**

The Halifax Regional Municipality Building By-law requires that a Building Permit Application for a fence be accompanied by plans and specifications. Therefore, **three (3) copies** of the following information must be submitted, along with a Building Permit Application, in order to be considered for review. Plans, which may be hand drawn, should also be drawn to scale.

1. **Plot Plans** - In addition to the subject property, a plot plan must show all properties adjacent to the subject property and should include the following information:
  - a) the location of all buildings;
  - b) the location of the proposed fence, including the height at 8' intervals;
  - c) the location and condition of vegetation such as trees, shrubs, flowers, etc;
2. **Construction Details** - Complete construction details of the proposed fence including a Professional Architect's or Engineer's design.
3. **Additional Information**- The authority having jurisdiction may request additional information due to the location of the fence and adjacent properties.

**Compliance:** It is the responsibility of the applicant to provide enough information for Community Council to make a determination as to the appropriateness of the proposed fence. Should sufficient information not be provided, the processing of the application may be delayed.