



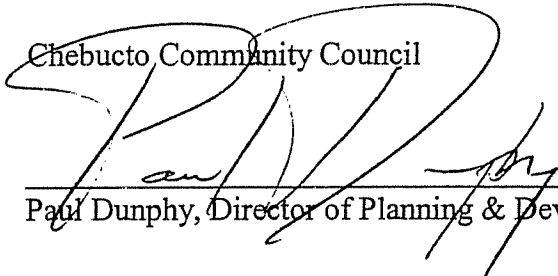
PO Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

**Chebucto Community Council**  
**September 6, 2005**

**TO:**

Chebucto Community Council

**SUBMITTED BY:**

  
Paul Dunphy, Director of Planning & Development Services

**DATE:**

August 25, 2005

**SUBJECT:**

**Fence Permit Application - #72024 - 5 Feldspar Crescent, Halifax**

**ORIGIN**

Fence permit application by Norma and Paul Sims - August 24, 2005

**RECOMMENDATION**

It is recommended that Chebucto Community Council approve Permit Application #72024 for a fence in excess of 6.5 feet at 5 Feldspar Crescent, Halifax.

## **BACKGROUND**

Building By-Law B-201 contains provisions for Community Council to approve the issuance of a permit for any fence, in excess of 6.5 feet, which separates any property from a residential property.

## **DISCUSSION**

The applicant has provided staff with the appropriate design documents to satisfy the requirements of the by-law. The subject fence is proposed to be constructed along the side property boundary abutting 7 Feldspar Crescent. This fence is to be constructed of vertical wood boards 8 feet in height, attached to 2 and 3/8 inch steel posts (see attached diagram for details). The total length of the proposed fence is 39 feet.

The attached photographs show the property where the fence will be installed (viewing from the perspective of 5 Feldspar Crescent).

Diagram 1 shows an elevation drawing of the fence sections with some construction details. Diagram 2 identifies the fence between the property lines of 5 & 7 Feldspar Crescent. The subject property is shown on Map 1.

Staff's rationale for recommending approval of the application is based on the elevation differential of the two properties. The neighbouring property is approximately 2' higher. If the applicant constructs a 6.5' (as-of-right) fence on their property, this will result in a 4.5' high fence on the neighbour's side and not provide the privacy they are seeking. Construction of a 8.5' high fence will provide a height of 6.5' on the neighbouring side of the fence.

## **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.

## **ALTERNATIVES**

Community Council can approve the application as proposed, or deny the application. Denial of the application will restrict the applicant to a 6.5 foot high fence "as-of-right".

**ATTACHMENTS**

Survey Plan of the subject property  
Construction details of the proposed fence  
Diagrams 1 & 2  
Map 1  
Photos 1, 2 & 3

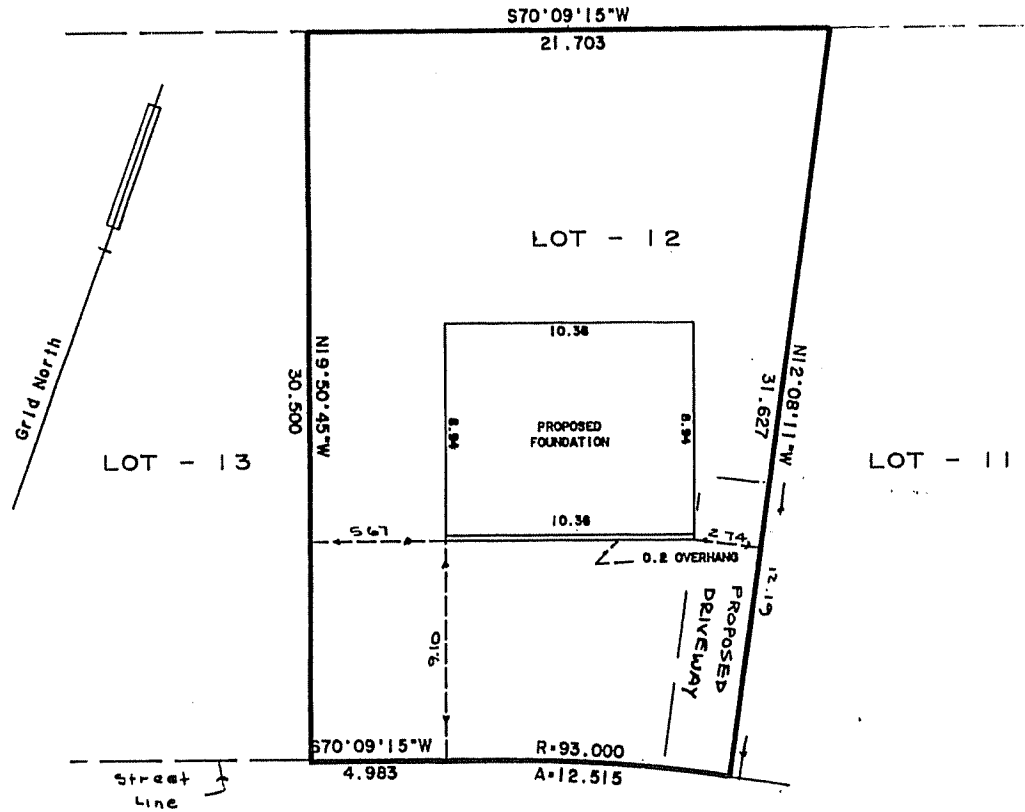
Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Rick Brown, Supervisor, Permits & Inspections, Phone 490-4465

Report Reviewed by: Jim Donovan Acting Manager, Permits & Inspections

Survey Plan of the subject property

P L O T P L A N

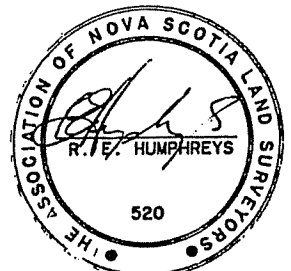


FELDSPAR CRESCENT  
(16m wide)

PROPOSED FOUNDATION LAYOUT  
 LOT 12 FELDSPAR CRESCENT  
 SUBDIVISION OF LANDS OF THE  
 NOVA SCOTIA DEPARTMENT OF HOUSING  
 KIDSTON ESTATES , SPRYFIELD  
 HALIFAX , NOVA SCOTIA

CLIENT D & D CONSTRUCTION LTD.

CONN , LORD & HUMPHREYS  
 NOVA SCOTIA LAND SURVEYORS  
 HALIFAX , NOVA SCOTIA



DATE: Feb. 20, 1990

SCALE: 1:250

FILE NO.: SN11-81NW  
 (40456232) (1539)

Construction details of the proposed fence

Civic Addr: 5 FELDSPAR CRES HALIFAX  
Lot #: 12

B/.

Applicant: PAUL DOUGLAS SIMS

App Type: CONSTRUCT FENCE

Rcvd on: Wed, Aug 24, 2005



# EASTERN FEN

47 TROOP AVE., DARTMOUTH, NOVA SCOTIA, B3B 2A7  
Tel: 902-488-2455 Fax: 902-488-9779

468-2455

August 9, 2005

Paul & Norma Simms  
5 Feldspar Cres.  
Halifax, NS  
B3R 2K7

Project: Proposed Solid Board Fence

Dear Paul & Norma:

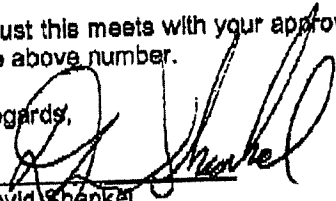
I am pleased to submit our proposal on your fencing requirements, which would include the following.

- ◆ Style: Solid Board Fence      Footage: 39'      Height: 8'
- ◆ Setting 2 3/8" OD steel posts in concrete footings @ 8' o/c.
- ◆ Framing between these posts with three, 2" x 4" rails.
- ◆ Securing to this frame 1" x 6" boards, spaced tight together.
- ◆ Top finish of fence: 2 x 4 cap.
- ◆ Post tops: steel terminal tops.
- ◆ All wood is pressure treated. It is normal in drying wood for splits and cracks to appear, and are not covered by warranty.
- ◆ Location of underground utilities, establishing property/fence lines and building permits (if applicable) are the owners' responsibility.
- ◆ Customer required to obtain building permit for this height of fence.

12" footings - 3 1/2 ft deep  
10 1/2 ft. st. posts.

I trust this meets with your approval. If you have any questions, please feel free to contact me at the above number.

Regards,

  
David Shankel

Quote #05-2789 (Valid 30 days)

- after approval by Community Council -

Accepted by:

  
Norma R. Simms  
Terms: Due upon Receipt of Invoice  
DS/ae

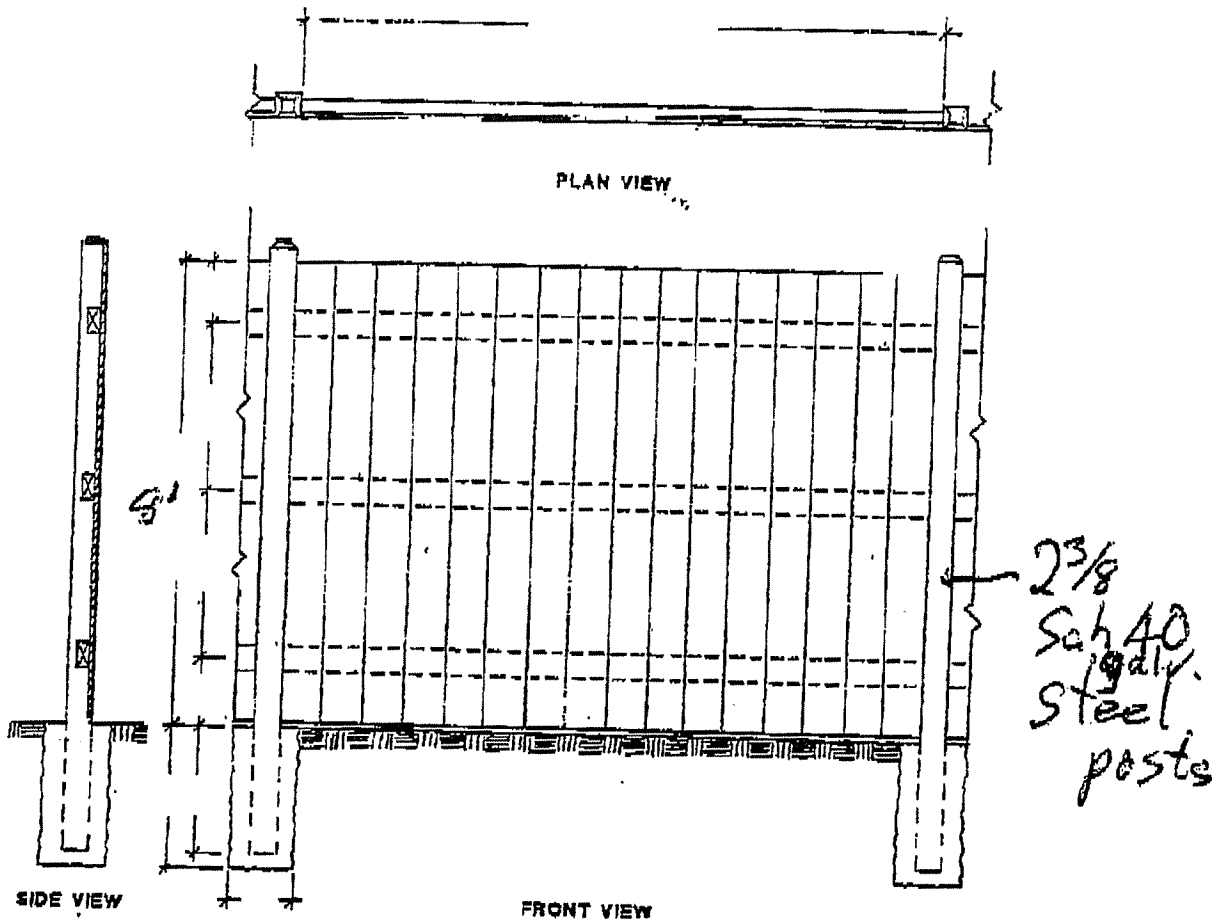


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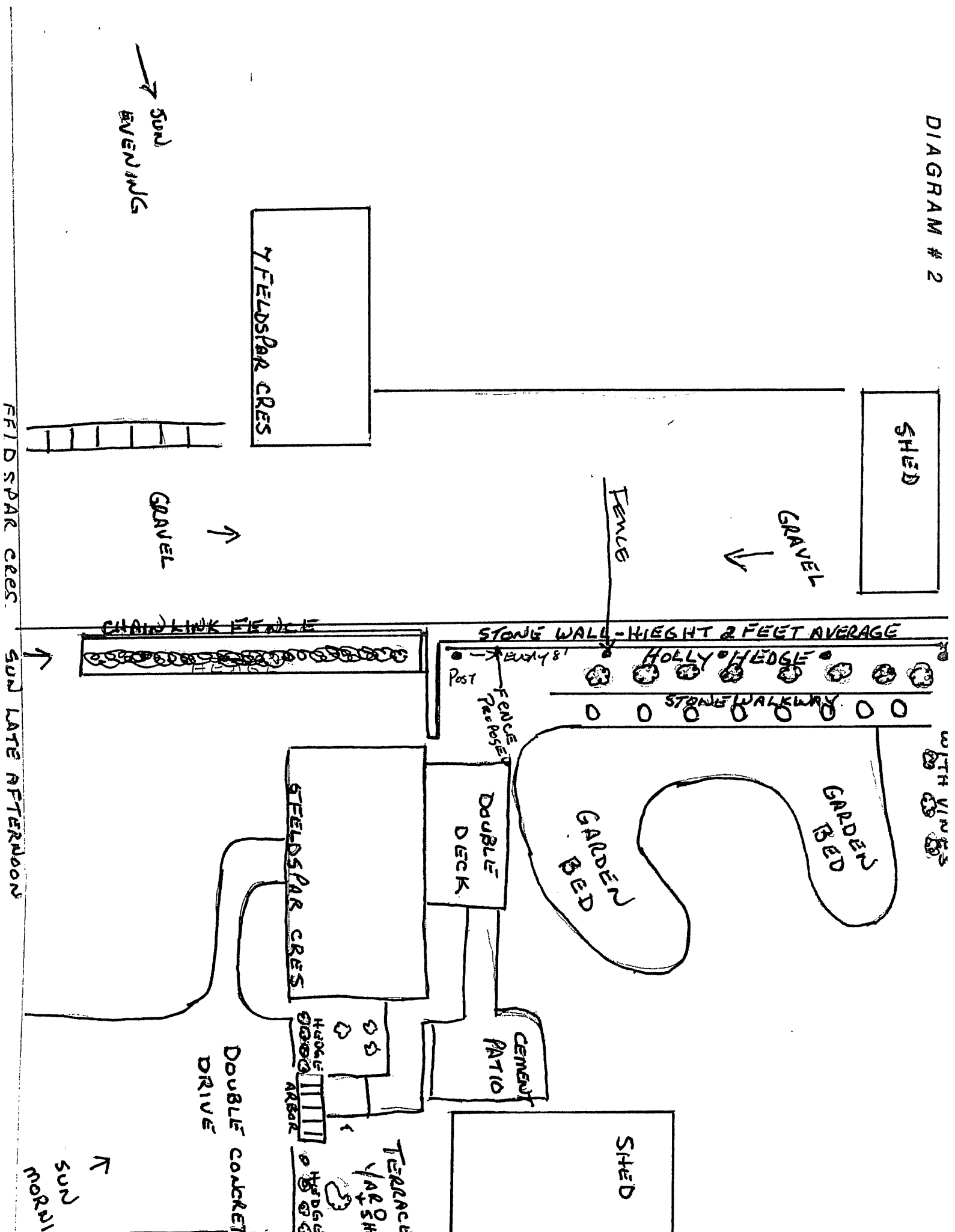


DIAGRAM # 1

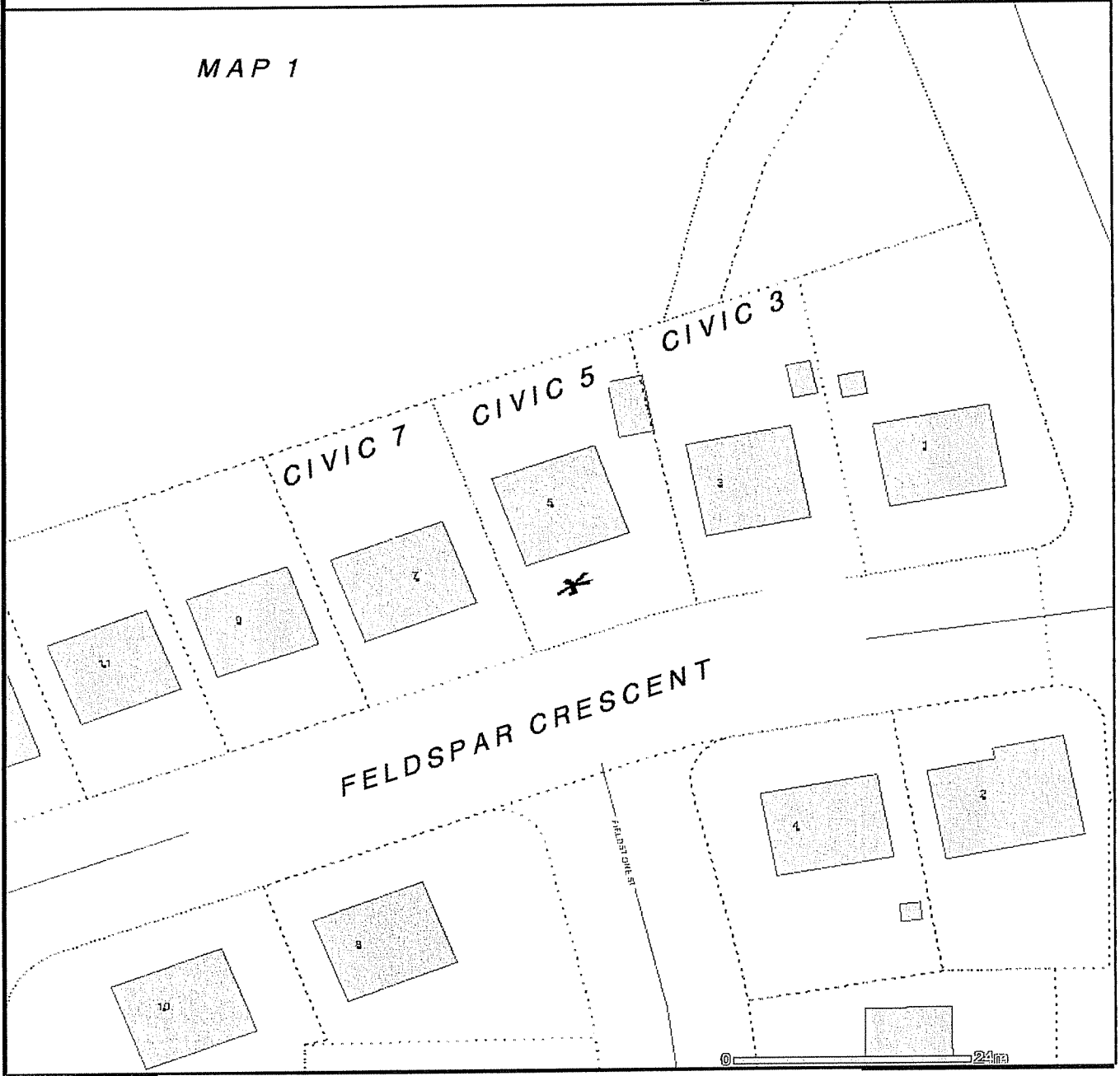
FOOTINGS: 3.5 FT DEEP - 12"  
10.5 FT. STEEL POSTS



5' SOLID BOARD FENCE DETAIL



MAP 1



\* INDICATES APPLICANTS PROPERTY



5 FELDSPAR CRESCENT  
PHOTOS 1, 2 & 3

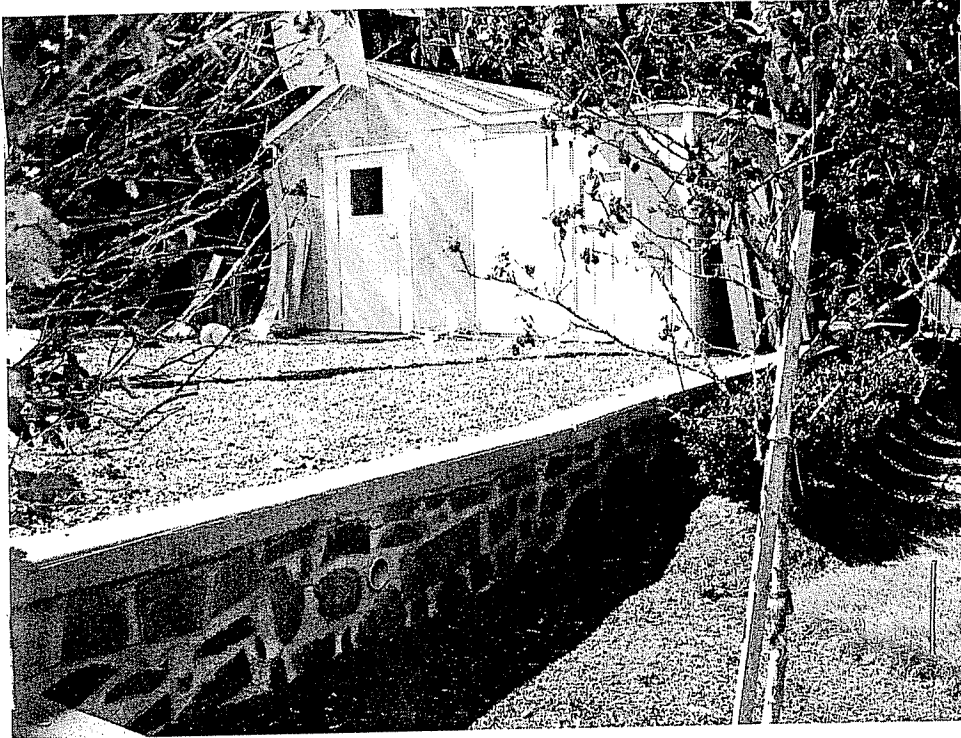


PHOTO # 1



PHOTO # 2

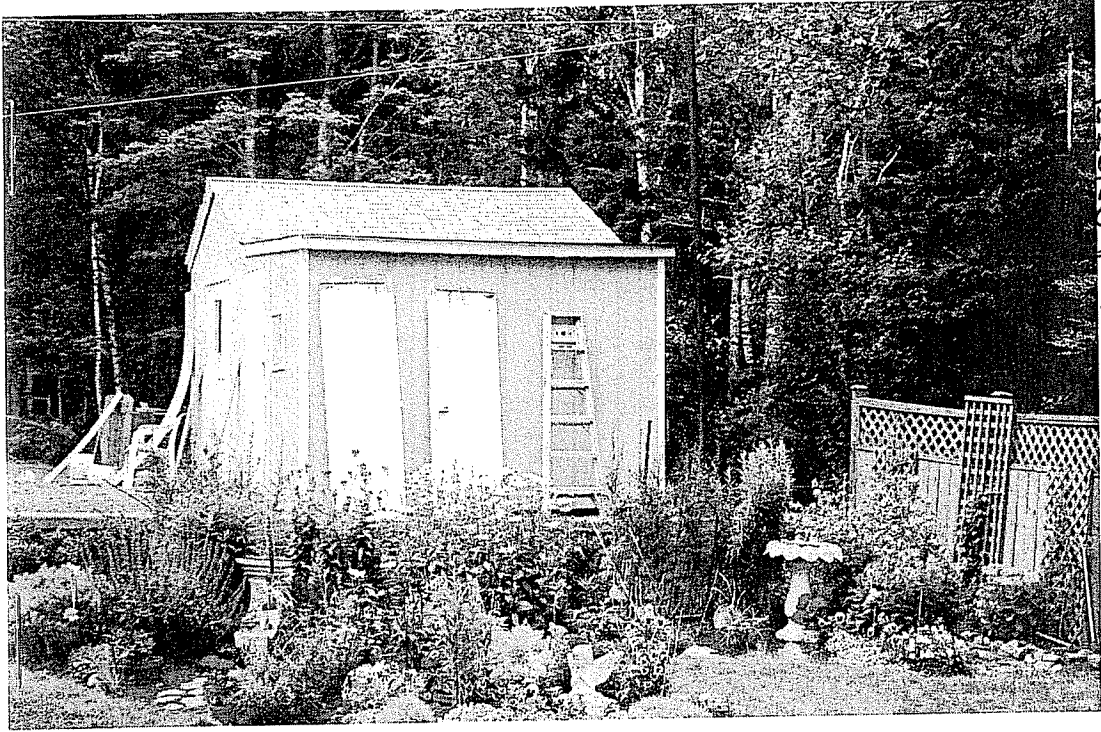


PHOTO #3