



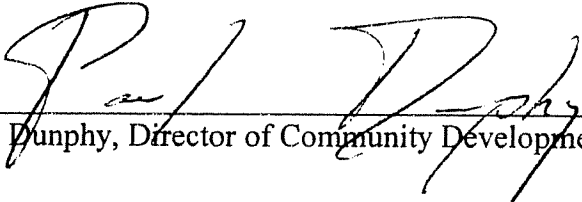
PO Box 1749  
Halifax, Nova Scotia  
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11.1

Peninsula Community Council  
December 11, 2006

**TO:** Peninsula Community Council

**SUBMITTED BY:**

  
Paul Dunphy, Director of Community Development

**DATE:** December 3, 2006

**SUBJECT:** Fence Permit Application - #80838 - 6170 Windsor Terrace, Halifax

**ORIGIN**

Fence Permit application by Sean Holland - October 20, 2006

**RECOMMENDATION**

It is recommended that Peninsula Community Council approve Permit Application #80838 for a fence in excess of 6.5 feet at 6170 Windsor Terrace, 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 information and has agreed to submit engineered design documents to satisfy the requirements of the by-law. The subject fence is proposed to be constructed along the side property boundary abutting 2708 Gladstone St. and 2704 Gladstone St. The proposed fence is to be constructed of vertical 1"x6" wood boards, attached to 2"x6" rails and 6"x6" posts. The top rail will be a 2"x8" cut with a custom design for aesthetic value (see appendix 1). The total length of the proposed fence is 66 feet. The fence is to be 8' high from the rear corner of the house and continue for 38'. The fence will then step down to 6' high and continue for 28' to the rear left corner of the property (see appendices 2A & 2B).

The recent addition of a 2 storey rear deck to an abutting property at 2708 Gladstone St. and multi-unit tenant parking at the rear of 2708 Gladstone St. has motivated the applicant's request. Constructing an 8' high fence as shown in "appendix A" will provide the privacy that 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, 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**

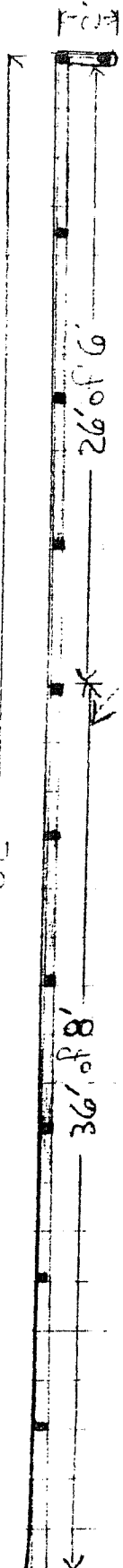
Appendix 1 (Fence details)  
Appendices 2A/B (Location details)

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: Brian Cochran, Building Official, Permits & Inspections, Phone 490-6286

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

APPENDIX 1



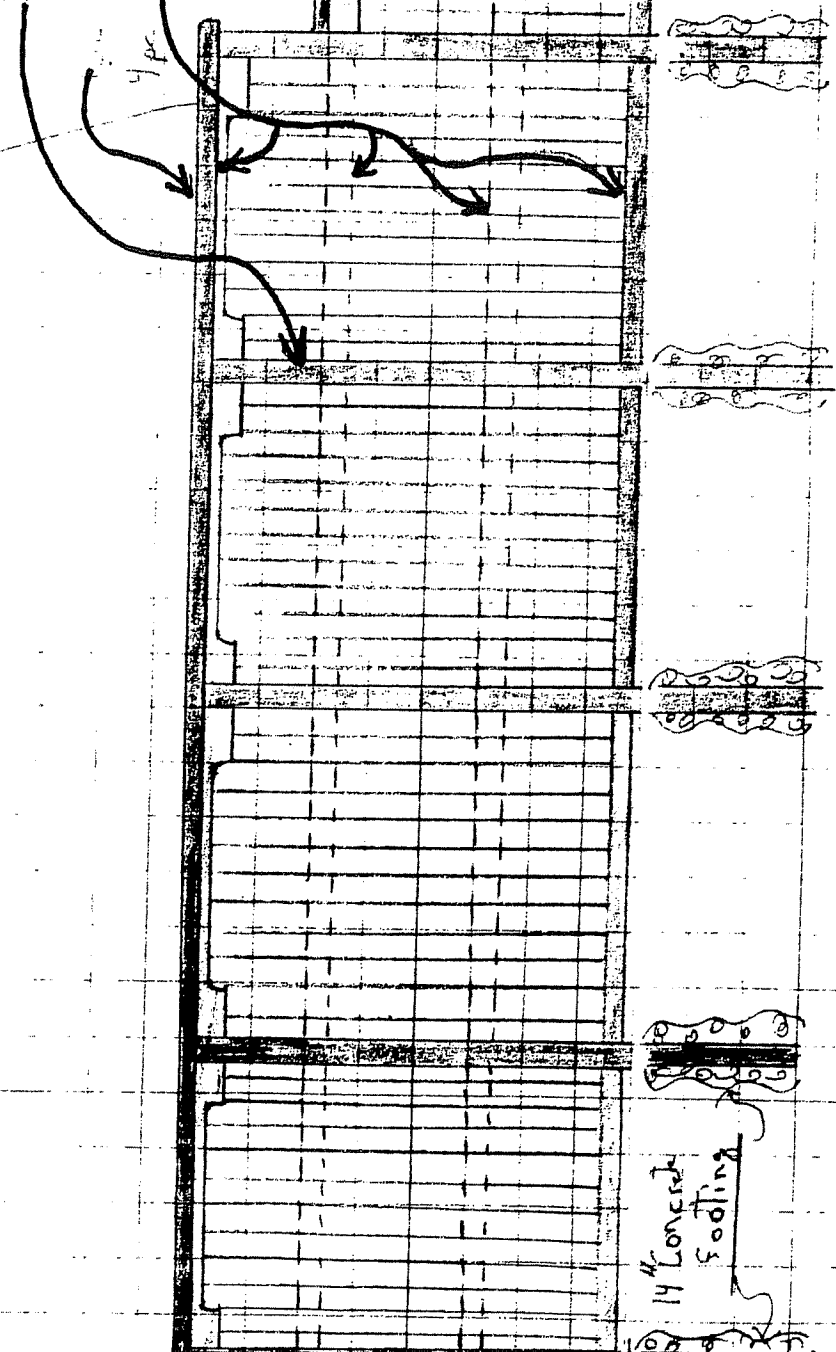
Top View

Design by: Gaila. E. L. L. L.

All steel work - Galvalume  
Galvalume - Galvalume

6/12/2004

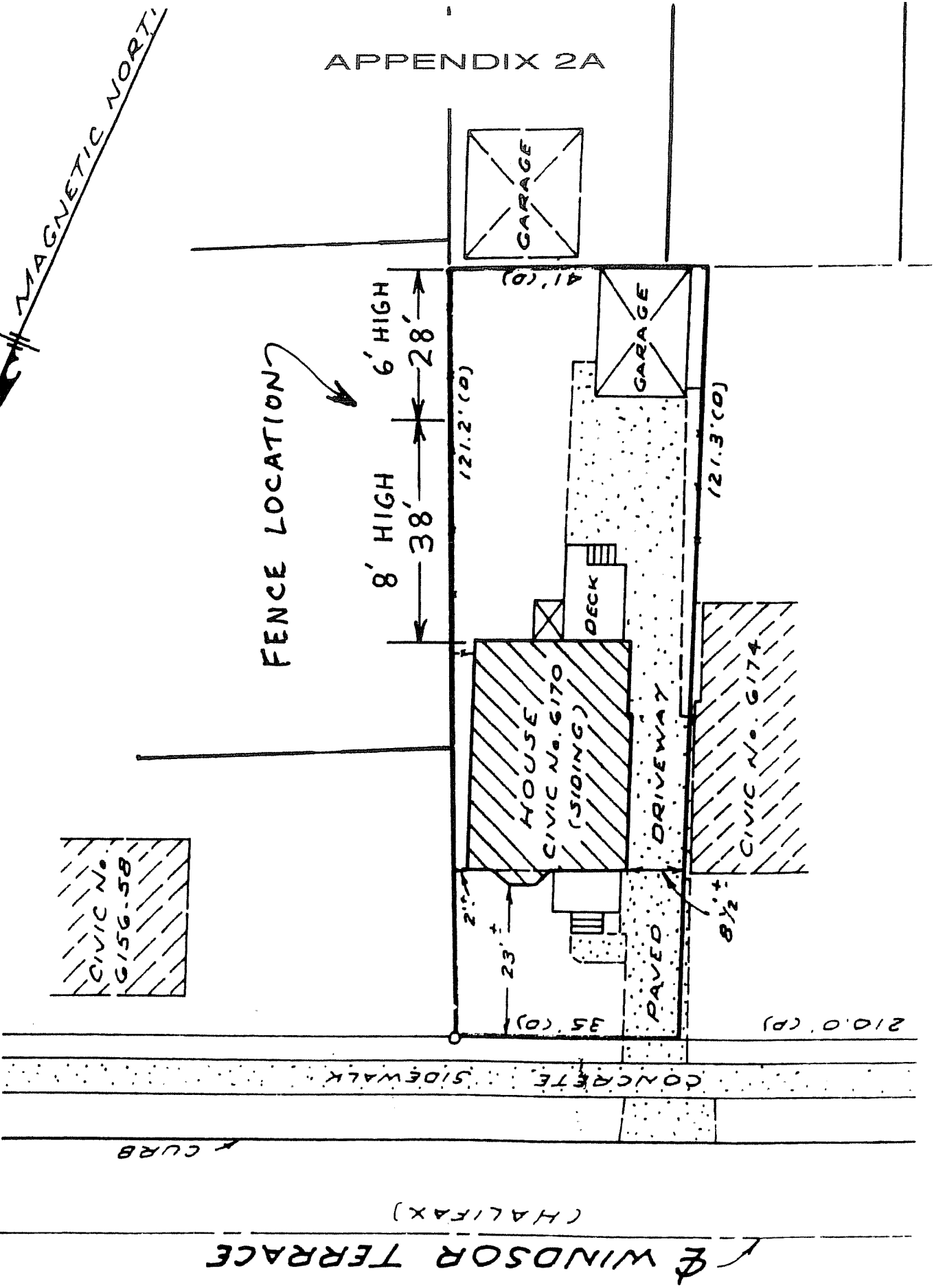
- 6" x 6" Fence Post
- 2" x 8" Top rail
- 2" x 6" Middle brace
- 1" x 6" Fence board



Front View

APPENDIX 2A

MAGNETIC NORTH



WINDSOR TERRACE (HALIFAX)

CURB

CONCRETE SIDEWALK

210.0' (P)

35' (C)

8 1/2'

2 1/2'

23'

CIVIC No. 6174

HOUSE CIVIC No. 6170 (SIDING)

DECK

PAVED DRIVEWAY

121.2' (C)

121.3' (C)

8' HIGH 38'

6' HIGH 28'

41' (C)

GARAGE

GARAGE

GARAGE

