



P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No. 13.1.4
North West Community Council
October 3, 2022

TO: Chair and Members of North West Community Council

SUBMITTED BY: -Original Signed-
Kelly Denty, Executive Director Planning and Development

DATE: August 16, 2022

SUBJECT: Fence Permit ZRUR FENCE-2022-09091 184 Shore Club Rd., Hubbards

ORIGIN

Permit application by property owner to construct a fence in excess of 6.5' in height.

LEGISLATIVE AUTHORITY

By-law B-201 respecting the Building Code:

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.*

RECOMMENDATION

It is recommended that North West Community Council approve fence permit #ZRUR FENCE-2022-09091 to allow construction of fencing in excess of 6.5 feet in height at 184 Shore Club Rd, Hubbards.

BACKGROUND

An application has been submitted to construct a fence with a height of 8' at 184 Shore Club Rd in Hubbards. The proposed location of the fence is along a 248 foot long section of the northeast property line common with 180 Shore Club Rd – See Attachment 1. There is an existing 10 foot high fence in this location that the applicant is proposing to replace. In accordance with the requirements of the Building By-law, fences exceeding 6.5 feet in height are required to be approved by the local Community Council.

DISCUSSION

The proposed fence consists of vertical vinyl fence boards, which are supported by an aluminum frame that is clad with vinyl trim. The fence posts are steel posts, clad in vinyl, placed in 4' concrete piers at 6' intervals. (See Attachment 2)

Confirmation of structural adequacy has been received from a Professional Engineer as per the requirements of the Building By-law. (See Attachment 3)

The applicant has stated that the fence is to mitigate noise from the adjacent property and that the height and construction will provide sound deadening.

FINANCIAL IMPLICATIONS

There are no financial implications. The HRM costs associated with processing this permit application can be accommodated within the approved 2022/23 operating budget for C430 Building Standards.

RISK CONSIDERATION

There are no significant risks associated with the recommendations in this Report. The risks considered rate Low.

COMMUNITY ENGAGEMENT

Community Engagement, as described by the Community Engagement Strategy, is not applicable to this process. The procedure for public notification is set out under the Building By-law which requires the Municipality to 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. At the time of this report, notice has been sent to the adjacent property owners.

ENVIRONMENTAL IMPLICATIONS

No environmental implications were identified.

ALTERNATIVES

North West Community Council could choose not to approve the staff recommendation. A decision to refuse the request would result in refusal of the building permit.

ATTACHMENTS

- Attachment 1 – Site plan and proposed location of new fence
- Attachment 2 – Fence Design
- Attachment 3 – Engineered Design

A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared by: Allison Patriquin, Supervisor, Building Standards, 902-483-3499

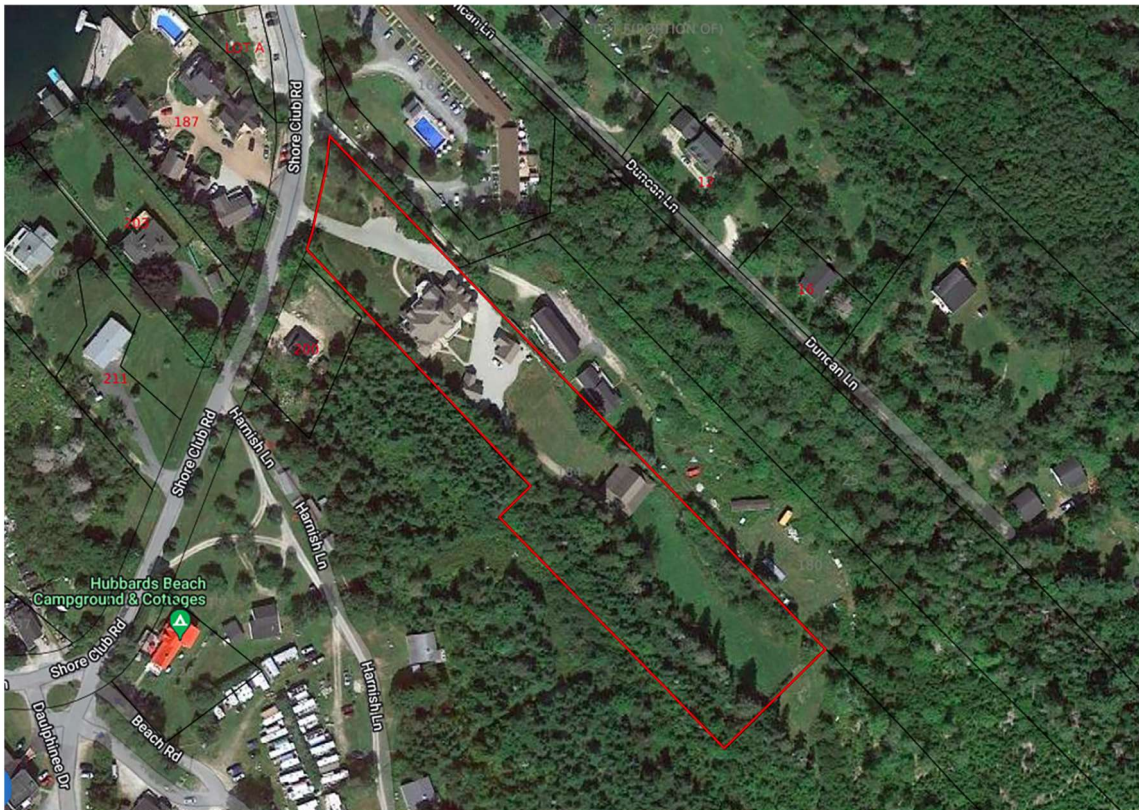
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June 28, 2022

Halifax Fence Building Permit Application

1. Outline of PID for complete Property

184 SHORE CLUB ROAD - HUBBARDS



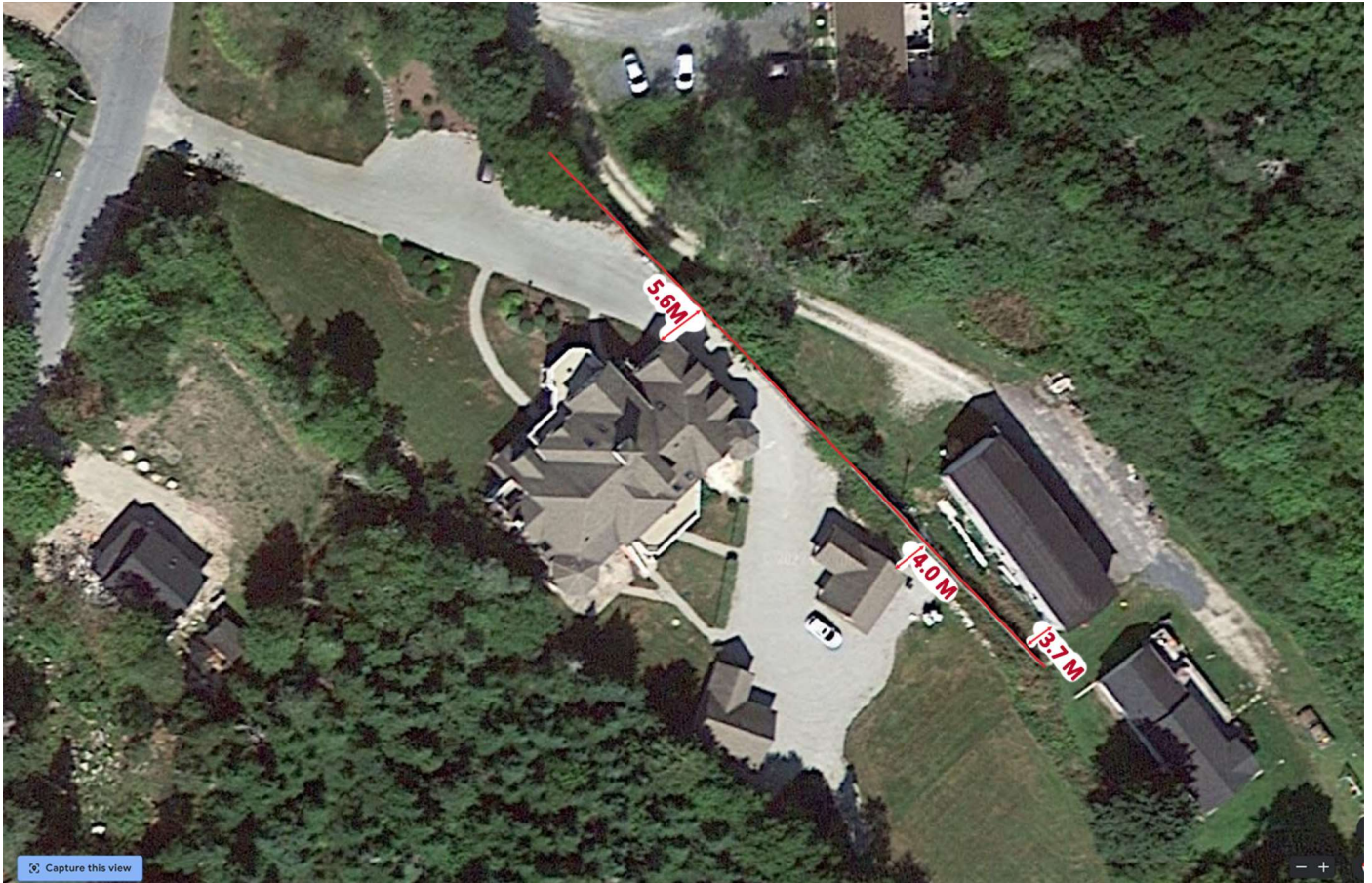
(902)812-2615

Presidenthccc234@gmail.com

184 Shore Club Road, Hubbards, NS B0J1T0



H C C C 2 3 4



Actual Fence position and distance from Buildings. Current fence height is 10ft wood, replacing with 8ft Wood type appearance but in Vinyl for reduced maintenance, sound proofing and durability.

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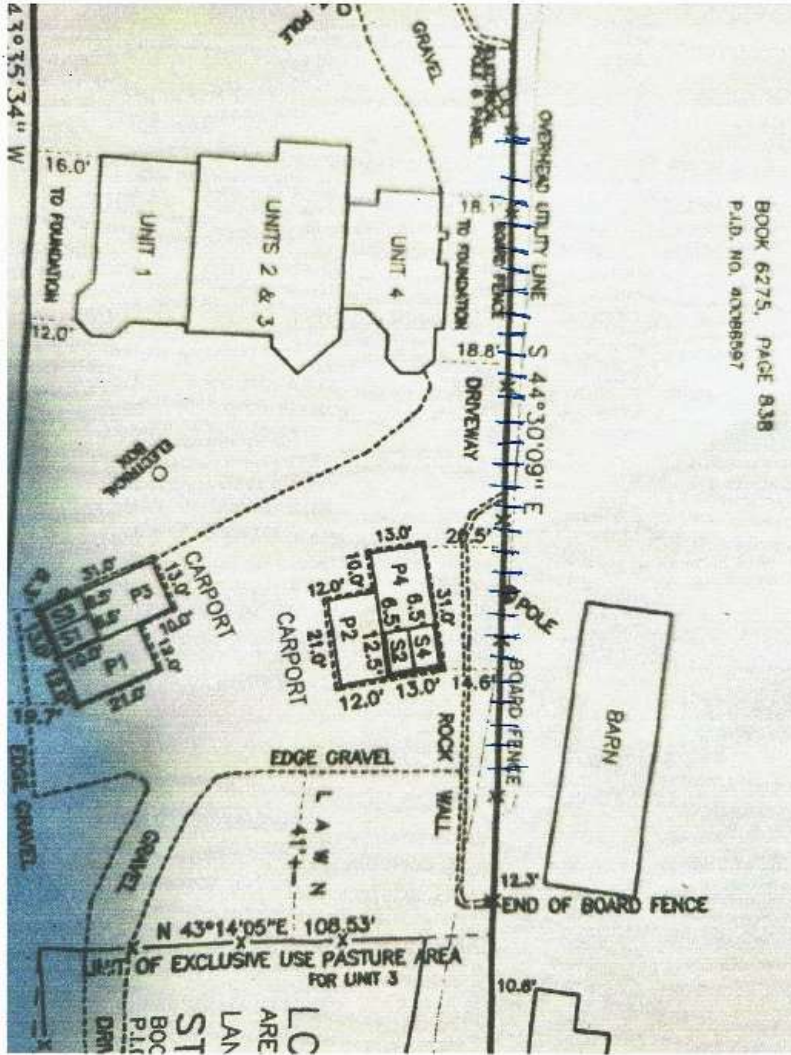
184 Shore Club Road, Hubbards, NS B0J1T0



HCCC234

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https://mail.google.com/mail/u/0/



Measurements from original site plan in feet, the original location of fence posts marked in blue. New Fence will have 6ft spacing between posts, which will be metal to prevent future rotting in damp ground. End of Fence may be slightly different than in diagram due to post spacing.

1 of 1

2022-06-28, 3:15 p.m.

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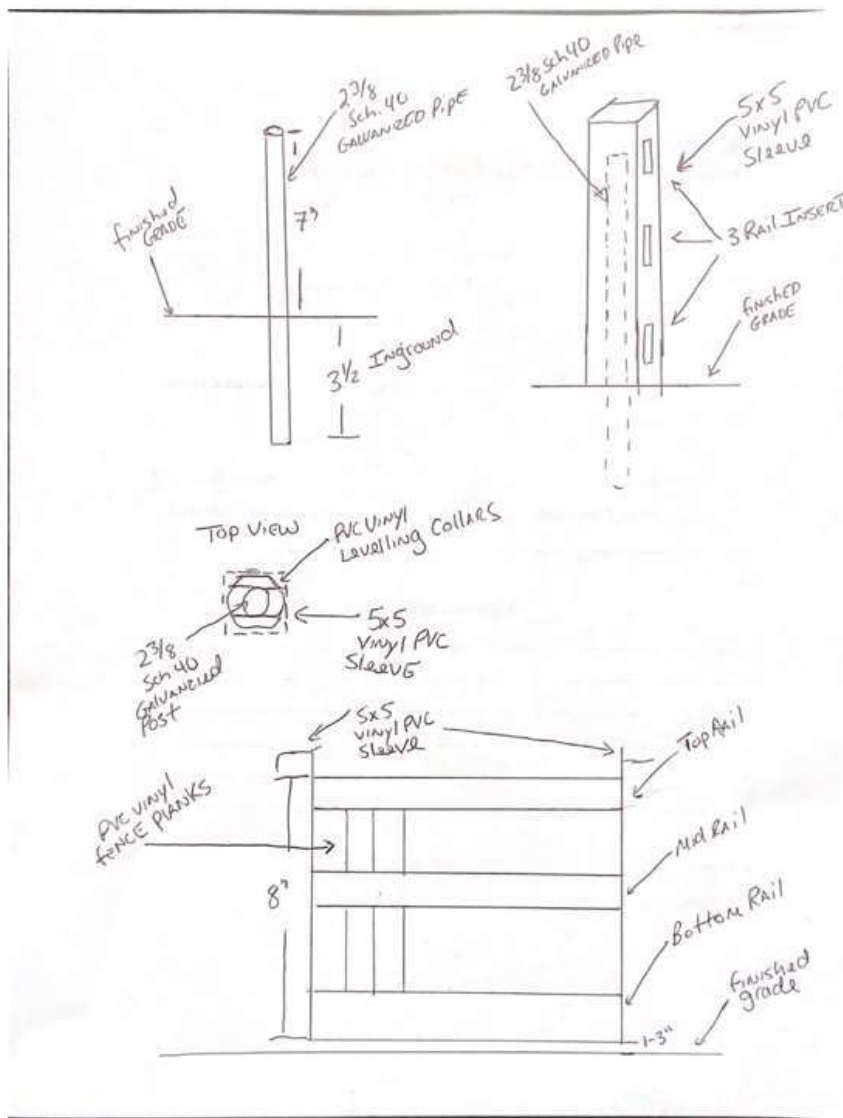




Project: 184 Shore Club Road, Hubbards, NS

The project is to replace the old 10ft fence with an 8ft vinyl fence, for durability and sound deadening. The total length of the fence will be approximately 248ft using a step-up method of construction to accommodate changes in elevation. Vinyl fence supplies will be ordered from Direct Fencing Supply.

The post footings will have a diameter of 12" and will be dug to a depth of 3-4 feet, depending on conditions and based on a 6 foot center. Any old existing concrete footings will be core drilled to install the new steel post into the existing concrete footing or will be removed depending on the condition of the footing and a new one poured.





Structural Fence Design – Approved by P. Eng



Image of Jasper Vinyl Fence



PRIVACY FENCE

JASPER



WHITE

Bottom rail with standard aluminum insert.



DARK MAPLE

All rails with aluminum inserts.



ADOBE

Bottom rail with HD aluminum insert.



Height: 3'-8"
 Width: 8'
 Post: 5"x5"
 Top Rail: 2"x6"
 Middle Rail: 2"x6"
 Bottom Rail: 2"x6"
 Tongue & Groove: 7/8"x11.3"
 U Channel: 1 3/8" Deep x 1" Wide
 Matching Gate: Available
 Contact your sales rep for more details.

DFS COLOUR OPTIONS:
 AVAILABLE IN SELECT STYLES



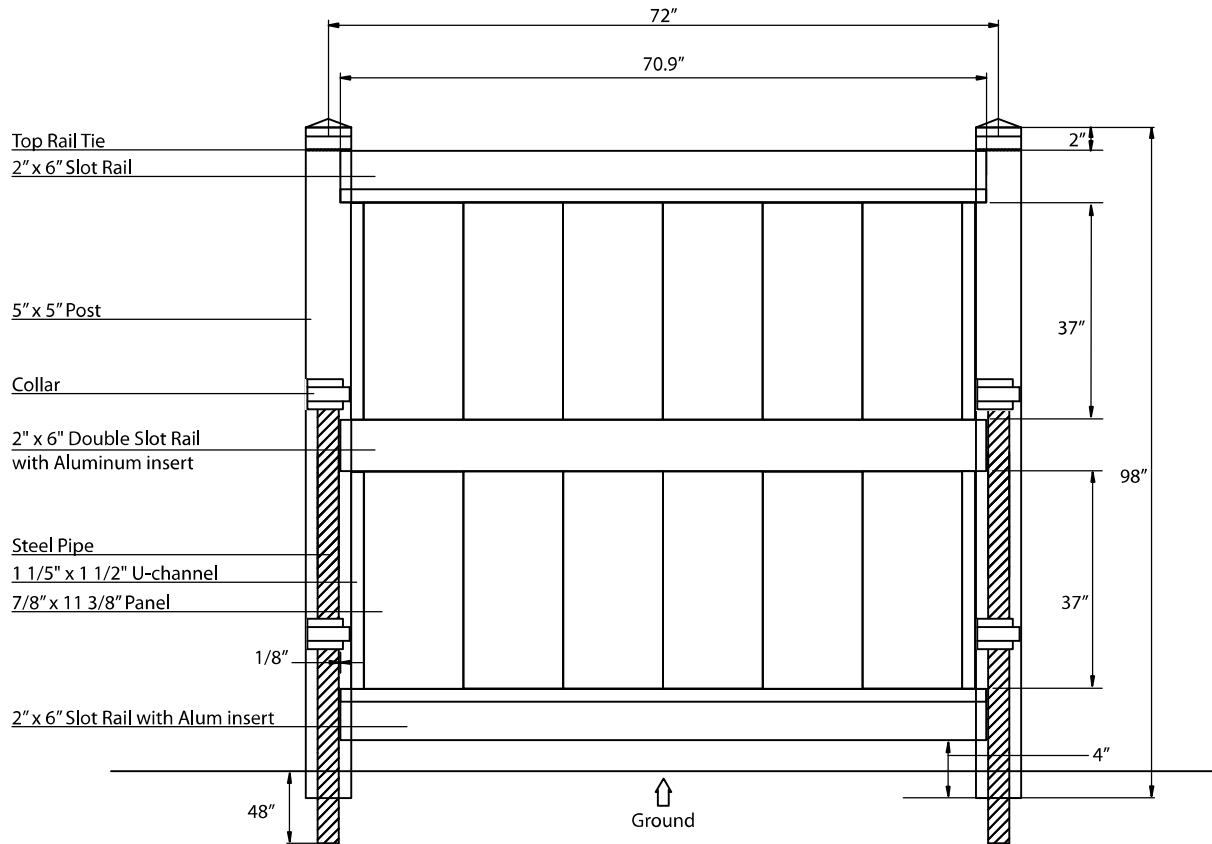
CALL TOLL-FREE: 1-888-751-5324

directfencingsupply.ca

JASPER 8' with mid rail

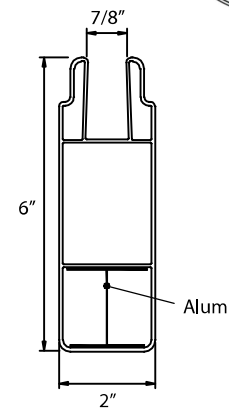
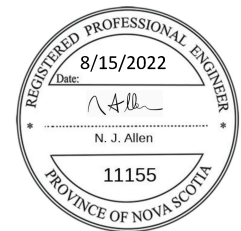
Direct Fencing Supply

www.vinylfencecanada.ca
1-888-751-5324



Material per section

Item	Dimension	Thickness	Qty
Post	5" x 5" x 98"	0.150"	1
Rail	2" x 6" x 70.9"	0.080"	2
	2" x 6" x 70.9"	0.080"	1
U-Channel	1 3/8" x 37"	0.080"	4
Panel	7/8" x 11 3/8" x 40"	0.051"	12
Steel Pipe	2 3/8" x 120"	0.090"	1
Top Rail Tie	5" x 5"		1
Collar	5" x 5"		2
Alum	70.9"		1
Post Cap	Flat Cap		1



Side view of Alum insert

