

CITY OF AIRDRIE
FENCE POLICY

Effective Date: Sept. 17, 2001 Revision Date: _____
Approved By: City Council
Approved On: Sept. 17, 2001 Resolution #: 2001-C-399

PURPOSE:

POLICY:

PREAMBLE

This policy applies to fences which are bounded on one side by City-owned lands, or to fences which abut residential back yards.

DEFINITIONS

"Chain Link Fence" means a fence constructed of wire mesh with metal posts, rails, hardware and tensioning devices to City of Airdrie standards. (See specifications attached)

"Fence" means a vertical structure which is used to prevent or restrict passage, to provide visual screening, sound attenuation, protection from dust or other elements, or to mark a boundary.

"Major Road" means a public road which is classified as an arterial street or higher pursuant to the most recent Transportation study.

"Perimeter Fence" means a uniform fence erected by a developer intended to enclose an entire development or subdivision area, excluding sound fences.

"Reserve" or "Reserve Area" means a parcel of land which is designated as reserve pursuant to the Planning Act, or any publicly owned parcel of land, or part thereof, which functions as a public parcel of land or outdoor amenity space including, but not limited to, public utility lots.

"Reserve Buffer" means a parcel of land, whether or not designated as reserve pursuant to the Municipal Government Act, or a portion of Road right-of-way or Boulevard, the primary function of which is to separate parcels or activities by means of space.

"Restrictive Covenant" means any encumbrance registered on the title of one or more private lots, the terms of which create a special requirement for the provision and/or maintenance of a uniform fence by the property owner.

"Screening or Screen Fence" means the total or partial concealment of a building, structure or activity by a fence, whether or not assisted by a berm, soft landscaping, or other suitable means, as viewed from the public side thereof.

"Sound Fence" means a fence designed and constructed to act as a sound attenuation device, and may include a fence constructed of wood, concrete, or other suitable material, and a fence erected in conjunction with a berm.

"Special Facility" means any public or quasi-public parcel of land, the function of which may have unusual requirements for uniform fencing.

"Uniform Fence" means a fence generally consistent as to height, design, structure, materials, colour, and appearance throughout its entire length.

SOUND FENCES

- This policy applies to all sound fences as herein described, regardless of location.
- Please refer to the City of Airdrie Engineering Services Department Transportation Noise Policy for relevant standards and specifications.
- Unless otherwise addressed within a restrictive covenant and/or caveat registered against title, the City will assume structural maintenance of the sound fence and cosmetic responsibilities on the City side of the fence.
- No new gates may be installed in existing sound fences.
- Sound fences shall not be used as private retaining walls. If this should occur, replacement of any damaged fence sections shall be the responsibility of the private property owner.

OTHER FENCES

General

- Except as may be specified herein, or in the Land Use Bylaw or the Unsightly Premises Bylaw, the City claims no interest in any fences, and assumes no responsibility for their maintenance.

Installation

- Except as specifically exempted by a Development Permit, all industrial lots shall be enclosed at the sides and rear by means of a chain link fence.
- The construction of a pedestrian gate through any fence may be disallowed where the City determines that the pedestrian access through the fence constitutes a reasonably foreseeable hazard to public safety.
- Except as specified in a Development Permit approval or Subdivision approval, all fences will be installed entirely within the private property.
- Where not precluded by this policy, City bylaws, or a Restrictive Covenant registered against a lot, pedestrian gates will be permitted to be built at the homeowner's expense, provided that:
 - the gate is installed to a standard satisfactory to the City of Airdrie; and,
 - the City of Airdrie is satisfied that such gate does not constitute a safety concern.
- Unless otherwise specified in a development permit or subdivision approval, fences constructed adjacent to residential rear yards shall be screen fences not less than 1.8 m (nominally 6') in height, subject only to interpretations and specifications of the Land Use Bylaw.

Maintenance

- Unless otherwise addressed within a restrictive covenant or this policy, the maintenance/replacement of any fence shall be the sole responsibility of the private property owner.
- In the event that a property owner or group of property owners neglect to repair or maintain damaged or deteriorating fencing, the City may require the owner(s) of the subject properties to repair, rehabilitate, or replace their portion of the fence through enforcement of the Unsightly Premises Policy.

REAR-YARD to REAR-YARD FENCES

- The practice of requiring rear yard lot line uniform screen fences as a condition of subdivision approval is established as a matter of City policy.

- Such fences will be subject to normal residential screen fence standards of design and construction. (See attached specification) Colour and other aesthetic matters are at the discretion of the developer.
- Once any such fence is constructed to the City's reasonable satisfaction, it shall not be subject to the Maintenance provisions of the development agreement, and shall become the property of the lot or lots upon which it is situated.

PERIMETER FENCES

- In cases where development areas are not bounded by sound fences, the developer may be required, as a condition of subdivision approval, to provide a uniform fence along rear lot lines to provide visual continuity to the street, and privacy to residential rear yards.