

## 7.1 Fences

### 7.1.1 Fence Height and Locations

#### 1. Residential

- a. on any residential property, except as hereinafter provided, a person shall not construct a fence or wall, or permit a hedge to grow taller than:
  - i. 1.0m beyond the front face of the principal building to the front property line; or
  - ii. 1.8m on side yards, rear yards, or fences running perpendicular to the side face of the buildings.
- b. privacy walls up to 1.8m in height may be built on decks or patios, measuring from the surface of the deck or patio provided the deck or patio is at least 1.5m from the property line.
- c. Notwithstanding section 7.1.1.a, the maximum allowable fence height within the Front Yard of a Townhome, Apartment Building, Triplex Housing, or Fourplex Housing development shall be 1.8m. Where a Front Yard fence is taller than 1.0m:
  - i. At least 85% of the total surface area of the fence must be transparent.
  - ii. The fence shall not be made of chain link.

#### 2. Industrial and General Commercial

- a. on properties zoned Light or Heavy Industrial or General Commercial a person shall not construct a fence or wall taller than:
  - i. 2.0m to the top of the fence; or
  - ii. 2.3m to the top of the security wire.

#### 3. Highway Commercial and Downtown Commercial

- a. on properties zoned Highway Commercial and Downtown Commercial a person may construct a chain link fence on side and rear property lines and perpendicular to the side of the principal building not taller than:
  - i. 1.8m to the top of the fence; or
  - ii. 2.3m to the top of the security wire.

- b. decorative fencing may be permitted in the front yard at the discretion of the development authority with the issuance of a development permit.
4. Public Facilities
    - a. fences at public recreational facilities, playgrounds or school grounds will be permitted to be constructed to a height to suit the facility needs and must be approved in writing by the development authority.
  5. Measurement Location
    - a. fence height shall be measured from the average grade level. Where grade levels differ between properties, the average of the two (2) elevations, measured 0.3m from the fence shall be used.
  6. Commercial and Industrial Gate locations
    - a. vehicle gates in commercial and industrial fences providing access from public roadways must allow enough space for vehicles entering the property with the gate in a closed position to be completely off the public roadway.

### *7.1.2 Fence Materials*

1. Residential
  - a. residential fences may be constructed of wood, concrete, brick, manufactured plastic boards, wrought iron, or chain link fence materials.
  - b. all materials used in the construction of wood fences shall be graded lumber unless otherwise pre-approved in writing by the Development Authority.
2. Commercial and Industrial
  - a. commercial and Industrial fences, if constructed, shall be of standard chain link materials installed to City Design standards, unless otherwise approved in writing by the Development Authority.
  - b. commercial and Industrial fences in storage compounds facing roadways shall have screening slats installed.

### 7.1.3 Fence Maintenance

1. All fences shall be constructed and maintained to stand without bracing within 10.16cm of plumb over the height of the fence.
2. All mandatory fencing shall be maintained to its original design.

### 7.1.4 Restricted Fencing

1. Barbed Wire
  - a. no barbed wire fence will be allowed in any district except as parallel security wire on top of commercial and industrial chain link fences above the 1.8m level to a maximum height of 2.3m above grade.
  - b. the Development Authority may relax this requirement in an agricultural area where residences would not be in close proximity to the proposed fence.
2. Electrified Fencing
  - a. electrified fencing is prohibited in all districts.

### 7.1.5 Mandatory Fencing

1. Airport
  - a. except where the adjacent land use is for agricultural purpose, properties adjacent to airport runways, taxiways and aprons shall be fenced with chain link fences to prevent unauthorized vehicle traffic from accessing the runways, taxiways and aprons;
  - b. in accordance with the airport operations manual agricultural properties may be fenced with barbed or page wire fencing; and
  - c. adjacent property owners are responsible for the maintenance of this fencing.
2. Uniform Fencing
  - a. properties within residential sub-divisions with uniform fencing required by a development agreement shall keep the uniform fencing in place and keep the fence maintained to the neighborhood standard. One (1) gate not exceeding 1.0m wide will be permitted in the uniform fence from each property provided the gate opens inward to the property.

3. Railways

- a. all commercial, industrial and residential properties, which are subject to a development permit and are adjacent to railways, shall have 1.8m chain link fencing installed to prevent unauthorized access to the railway property. The property owners are responsible for the maintenance of this fencing.

4. Neighborhood Commercial

- a. on properties zoned Neighborhood Commercial, property lines separating the subject property from other properties shall be constructed of with low maintenance materials and provide a full screen to a height between 1.2m and 1.5m. The neighborhood commercial property owners are responsible for the maintenance of this fencing.

5. Swimming Pools

- a. all swimming pools and hot tubs shall be fenced as required by the Alberta Building Code.