

WALLS & FENCES – Application Information

Note: Walls & fences less than 3'6" in height do not require planning permission.

Fees

- \$100.00 relating to a detached house (3'7" – 4')
- \$250.00 relating to a detached house (greater than 4 feet)
- \$400.00 relating to any use other than a house (greater than 3'6")

Submittal Requirements

Walls and fence submittals shall include the following documents.
Please note: The application may not be accepted if any of the documents below are not included in your submittal package.

- a. A signed Fence and Wall application form & fees;
- b. One copy of the land register and registry map, both less than 60 days old. *These must be separate sheets, not copied onto the plan sheets;*
- c. Notifications to adjacent, affected property owners (not required if application is related to a house or duplex);
- d. Three (3) site plans folded to 8.5"x11"*
- e. Two (2) copies of wall elevations and sections; and,
- f. One (1) copy of a High Water Mark Survey for any waterfront developments (must be less than 12 months old).

* The title block must be visible (see Sheet Requirements).
Plan sheets must be drawn to scale (e.g. 1"=40', 1'= 1/4")

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Sheet Requirements

All plan sheets shall have the following:

A title block in the lower right corner that includes the following information:

- a. Sheet Name (i.e., Site Plan, Floor Plans);
- b. Block & Parcel;
- c. Applicant Name/Project name;
- d. Agent name & contact information;
- e. Full Name of person who prepared the drawings;
- f. Date of drawing; and,
- g. The number of sheets (Sheet ____ of ____).

Site Plan Requirements

The site plan shall show at minimum, the following information.
North Arrow & Scale (e.g., 1"=20', 1'= 1/4")

- a. The following statement signed by the applicant or agent: *"I hereby certify that all the dimensions shown on this plan are correct."*;
- b. Parcel boundary with dimensions. The boundary line shall be the most prominent line on the site plan;
- c. Location and description of proposed fences and walls;
- d. Building footprints of proposed and existing structures; and,
- e. Existing or proposed driveways.
- f. Existing spot grades of the fronting road and adjacent properties.
- g. Proposed site grade of the subject property.

Planning Department staff may require additional information from the

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applicant as deemed necessary to conduct a complete review.

Plan Review Process

Once a complete submittal package is received by the Planning Department, the application is assigned to a Current Planner. If the application is for a house or duplex and meets all Development Planning Law regulations, the application may be Administratively Approved by the Director of Planning or designate.

If the application requires a variance from the Regulations, or is proposed for commercial purposes, the application must be reviewed by the Central Planning Authority (CPA). The Authority may approve, adjourn or refuse the request.