

Fencing Vacant Lots – 8 responses

Survey posted for 60 days.

Fencing Vacant Lots Background

The purpose of this survey is to collect resident input on whether or not the Summer Village should allow fencing on vacant lots. Currently, fences are regulated under the municipality's Land Use Bylaw. Typically fences are permitted only on improved lots as an accessory development, much the same as a detached garage is only a permitted use as an accessory to a principal dwelling. Under the current Land Use Bylaw, fences are permitted on improved residential lots at the following height regulations: 3 feet high in front yards, 6 feet high in rear/side yards. In some cases, such as lots with front and rear abutment to roads, special approvals are required before any fence is permitted. Similarly, variances would be required to exceed the previously mentioned height regulations or to allow for fences on non-improved districts.

Note: The results of this survey will be shared with Council and the Development Officer to be used as a consideration when reviewing the current Land Use Bylaw. We thank you for taking the time to complete the survey, however, please be aware your particular responses or comments may not necessarily be adopted.

1. What type of property do you own in the Summer Village of Silver Sands?

- Residential Improved - 6
- Residential Vacant - 1
- Both Residential Improved and Residential Vacant - 1

2. Do you agree with the existing regulations in the Land Use Bylaw with respect to the height restrictions on improved properties?

- Yes - 6
- No - 2

3. Do you agree with the existing regulations in the Land Use Bylaw with respect to fences being permitted only as an accessory development to a principal use (not allowed on vacant properties)?

- Yes - 5
- No - 3

4. Would you support allowing property owners of a Vacant Residential lot to build a fence on their property?

- Yes - 2
- No - 6

5. If fences were allowed on Vacant Residential properties should they meet the current regulations for fences under the Land Use Bylaw?

- Yes - 7
- No - 0

6. If fences were allowed on Vacant Residential properties should they have:

- More Restrictions on height - 3
- Same Restrictions on height - 4
- Fewer Restrictions on height - 0

7. If fences were allowed on Vacant Residential properties should they be allowed to be built with the same material as existing fences or should they be restricted to a less private material (i.e. chain-link) given the vacant nature of the property?

- More restrictive - 3
- Same restrictions - 3
- Less restrictive - 1

8. Please provide any general comments you may have on fences in the Summer Village of Silver Sands in the comment box provided below.

-“There is no reason a vacant property should require a fence. No private fence along a roadway should exceed 3ft.”

-“No fences on vacant lots without a building permit and plans to build within a year.”

-“If people want to live in communes they don't fit The life still we are promoting in our village”