

CITY OF BRAMPTON

SUBDIVISION AND SITE PLAN FENCING AND WALL STANDARDS

(Updated February 2019)

In accordance with the policies stated in Section 4.10.4.11 of the Brampton Official Plan, the following standards shall apply as a condition of development in plans of subdivision and site plans.

1.0 LOCATION

Walls or fences as specified shall be constructed in the following typical locations:

1.1 Along the property boundaries where noise attenuation is required:
(Noise attenuation requirements are identified in a noise study approved by the City and as stipulated in the applicable subdivision or site plan agreement).

- Precast concrete or masonry wall along railways and provincial highways.
 - Acoustical wood, precast concrete, composite or masonry wall in other locations.
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1.2 Along residential rear yard property lines that abut roads where a noise barrier is not required

- 1.8 metre high wood screen fence.
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1.3 Along residential side yard property lines which abut community mail boxes and adjoining flankages where applicable:

- 1.8 metre high wood screen fence.
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1.4 Along the rear yard and exterior side yard of corner lots which abut minor collector (23 metre wide) roads:

- 1.8 metre high wood screen fence.

1.5 Along property lines of church sites that abut residential uses:

- 1.8 metre high wood screen fence.
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1.6 Along property lines of low density residential uses (up to townhouse density) that abut existing or proposed restaurants, gas bars with convenience retail and other retail uses:

- 1.8 metre high brick or architectural block wall.
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1.7 Between other office/commercial and residential:

- 1.8 metre high precast concrete fence or brick or architectural block wall.
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1.8 Between small office and retail renovations (rezoned from residential) and existing residential:

- 1.8 metre high wood screen fence.
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1.9 Along all rear or side yard boundaries that abut parklands and hazard lands (except in the Rural Estate area):

- 1.2 metre high chain-link fence.
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1.10 Along the rear or side yard boundaries that abut valleyland in Rural Estate developments:

- 1.0 metre high conifers planted at 6 to 9 metres, .3 metre inside private property to delineate the property boundary with one tree planted at each rear property corner.
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1.11 Along all public walkways:

- 1.2 metre high chain-link fence.

1.12 Along all parallel frontages between local residential streets and arterial roads where dwellings face the arterial road:

- 1.2 metre high decorative metal fence.
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1.13 Along all residential boundaries that abut school sites:

- 1.8 metre high chain link fence (to be constructed by applicable school board).
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1.14 Between industrial or commercial and parkland:

- Fencing or walls as determined for each location by the Commissioner of Public Works and Engineering.
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1.15 Adjacent to any portion of industrial sites where outdoor storage is permitted:

- Pre-cast concrete walls (wood or composite noise wall designs may be permitted adjacent to open space at the discretion of the Commissioner of Public Works and Engineering).
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1.16 In other locations to specifications required by the Commissioner of Public Works and Engineering and as stipulated in the applicable subdivision agreement.

1.17 All walls and fences between municipal (or Regional) property and private property shall be located as follows, depending on wall or fence type and land ownership:

- i. All chain-link, decorative metal, wood privacy and light-duty acoustic fences between municipal (or Regional) property and private property shall be located 0.15 metre (center line) inside the residential property.
- ii. Full acoustic fences and walls between municipal arterial roads and private property shall be located 0.3 metre (center line) inside the municipal property (usually the noise buffer block).

- iii. Full acoustic fences and walls between Regional arterial roads and private property shall be located on the shared property line.
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1.18 Walls and fences in other situations not referenced in 1.17 of these standards shall be located as follows:

- i. Centred on property line between private residential uses.
 - ii. Entirely within the commercial, institutional or industrial property where these uses abut residential properties.
 - iii. As determined by the Commissioner of Public Works and Engineering in other situations.
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2.0 OTHER REQUIREMENTS

2.1 All walls and fences shall be provided by the subdivision or site plan developer as required in the applicable subdivision or site plan agreement except as otherwise stipulated.

2.2 Design and construction shall be in accordance with the current City of Brampton standards for the particular type of wall or fence specified.

2.3 A gate shall be provided in the chain-link fence of each rear yard that abuts parkland and which does not abut any public access to the adjacent park. The Commissioner of Public Works and Engineering may waive this requirement at their discretion if access to the park is inappropriate for reasons of safety. Other gates will be permitted on request by residents and at the discretion of the Commissioner provided that they are constructed in accordance with City standards.

2.4 Entrance features consisting of decorative walls and landscaping may be constructed at the intersection of arterial and collector roads subject to the approval of the Site Plan Team. Any structure or planting which exceeds 1 metre in height shall be contained within a special landscape reserve block adjacent to

the standard road allowance. Such reserves shall be conveyed to the City and a maintenance levy of ten percent (10%) of the estimated construction cost will be paid to the City prior to installation.

2.5 Requests to modify the foregoing requirements may be considered by the Commissioner of Public Works and Engineering on a project by project basis.
