



Regional Board Report

Request for Decision

To: Regional Board
From: Director of Development and Engineering Services
Date: February 22, 2024
Subject: Zoning Bylaw 871 Administrative Amendment (Z23/08)
Amendment Bylaw No. 871-285

Voting Entitlement: *All Directors - Unweighted Corporate Vote - Simple Majority (LGA s.208)*

Purpose: To consider first, second and third reading of an amendment to Zoning Bylaw No. 871 to permit the use of finished corrugated metal for fencing, provided that exposed edges are capped or framed with other materials.

Executive Summary:

In the fall of 2023, the Regional Board considered a broad range of zoning bylaw administrative amendments, including changes to regulations for fencing materials design standards. Following public feedback, staff were asked to review the proposed fencing regulations in consultation with the Electoral Area Services Committee. As a result, Zoning Amendment Bylaw No. 871-285 has been drafted which will allow *finished* corrugated metal to be used as a fencing material if exposed edges are capped or framed with other materials.

Recommendation:

THAT the Regional Board gives first, second and third reading to Zoning Amendment Bylaw No. 871-285.

Respectfully submitted by: Shaun O'Dea, Senior Planner

Report Approved by:

A handwritten signature in black ink, appearing to read "Todd Cashin".

Todd Cashin, Director of Development and Engineering Services

Approved for Agenda:

A handwritten signature in black ink, appearing to read "Sally Ginter".

Sally Ginter,
Chief Administrative Officer

Strategic Plan Alignment:

- | | |
|--|---|
| <input type="checkbox"/> Emergency preparedness | <input type="checkbox"/> Truth and reconciliation |
| <input type="checkbox"/> Health and wellness | <input type="checkbox"/> Environment and climate – Regional priority only |
| <input type="checkbox"/> Regional transportation | <input checked="" type="checkbox"/> Growth and development – Electoral Area priority only |
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Background:

On November 16, 2023 the Regional Board adopted Zoning Amendment Bylaw No. 871-232 including the following fencing regulations which currently apply to all land within the RDCO's Electoral areas, excluding areas regulated by the Joe Rich Rural Land Use Bylaw;

3.10 Fencing and Retaining Walls**Prohibited Fence Materials**

11. Fences shall be built in accordance with the following regulations:

- a) No fence in an *R zone*, *R3 zone*, or *C zone* shall contain barbed wire, razor wire, electrified wire, corrugated metal or sheet metal.
- b) No fence in an *RU* or *A1* zone shall contain tarps, razor wire, corrugated metal or sheet metal.
- c) No metal fence shall be constructed or erected which has the ends of fence pickets or finials extending above a horizontal rail (see Figure 3.10.11)

Figure 1: Current Zoning Bylaw fencing regulations.

Following the Board's deliberations, staff were asked to further review fencing material regulation options, and to present a recommendation to the Electoral Area Services Committee.

Proposal:

The proposed amendment reflects development trends that have emerged in the region over the last ten to twenty years, resulting in the widespread use of corrugated metal fences which are seen as a durable, FireSmart, cost effective, and versatile option for homeowners.

The proposed amendment will allow *finished* corrugated metal to be used as a fencing material in all zones if exposed edges are capped or framed with other materials.

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11. Fences shall be built in accordance with the following regulations:

- a) No fence in an *R zone*, *R3 zone*, or *C zone* shall contain barbed wire, razor wire, electrified wire, unfinished corrugated metal or sheet metal.
- b) No fence in an *RU* or *A1* zone shall contain tarps, razor wire, unfinished corrugated metal or sheet metal.
- c) No metal fence shall be constructed or erected which has the ends of fence pickets or finials extending above a horizontal rail (see Figure 3.10.11)
- d) Finished corrugated metal may only be used as a fencing material if exposed edges are capped or framed with other materials.

Figure 2: Proposed Zoning Bylaw fencing regulations with new content shown underlined.

Policy Review:

RDCO policies contain limited guidance on which materials should be considered appropriate for development. However, three OCPs place emphasis on maintaining the rural character of areas, and the Ellison OCP aims to support good quality in architecture, landscaping, and urban design.

