



Fence Construction on GSHC Property

A Guide for Tenants

Why does the GSHC Have a Fencing Policy?

- The Greater Sudbury Housing Corporation is responsible for the overall management and maintenance of all public housing properties in the City of Greater Sudbury. Part of this responsibility is ensuring that all construction that takes place on our properties is done safely and in conformance with building codes, local bylaws and other regulations.
- It is also important that fence construction on different properties (and in different parts of the same property) be consistent in size and appearance, and not detract from the overall appearance of the property.
- Finally, we have to protect our underground utilities like telephone, hydro and natural gas during any construction process.

What does your Lease say about Fence Construction?

- Under the terms of the lease that you signed when you became our tenant, you agreed that you would not construct or install a fence (or other structure) without the written permission of the GSHC. It is important that you follow this agreement and send your Property Manager a request in writing if you wish to install a fence.
- Fences or other structures that are installed without permission are a violation of the terms of your lease, and you will be required to remove them at your own expense.

Cost of Fencing

- You are responsible for all costs associated with the installation of fencing. Cost-sharing arrangements may be made between two adjacent tenants should you both wish to install a fence. Tenants collaborating on fence construction in this manner must both sign an agreement form.

Constructing Fences on GSHC Property

In the event that you are given permission to install a fence, you must follow these rules:

- You must make arrangements for utility locates. Our properties have a network of buried cables and pipes. This includes telephone, cable television, electric power lines, water, sewer and drainage pipes, etc. You are responsible for finding out where these utilities are before you begin to dig. If you damage any underground utility during fence construction you are responsible for the cost of repair or replacement.
- GSHC does not permit fences to be built for the purpose of installing swimming pool.

- Gates are not permitted.
- Any structure you build must be permanent in nature. Temporary fencing structures are those without acceptable foundations. All fencing on GSHC property must be installed in properly-dug post holes that extend down to the frost line. Fences that are surface mounted using any system like deck-blocks are not permitted, since they are not sturdy enough. A temporary fencing structure may blow over or tip, with the potential for injuring you or other tenants; or damaging property owned by either you or the GSHC.
- You must use the proper materials in your fence. In general, this means that any wood you use must be pressure-treated and specifically designed for exterior exposure; and all fittings and fasteners must be rustproof (hot-dipped galvanized or stainless steel).
- Fencing is to be left unfinished, with no paint, stain or other coating that would change the appearance.
- The fence must be constructed to the standards and details for perimeter fencing or privacy fencing shown in the drawings and photographs included with this policy.
- Fencing must be within the lot lines of the property; and adhere to municipal lot line setback regulations.

Who Owns the Fence after Construction?

- Once your fence is erected, it becomes part of the property, and thus belongs to the Greater Sudbury Housing Corporation. If you end your tenancy with the Housing Corporation or move to a new unit, the fence must not be removed or relocated without the permission of the GSHC.

How do I ask for Permission to Build a Fence?

- You must fill in and sign the agreement form and return it to your maintenance supervisor. By signing this agreement, you are confirming that you will follow all rules and guidelines in this policy. Your Property Manager will review your application and advise in writing whether you are permitted to construct the fence.

Acceptable Construction



Privacy Fencing



Perimeter Fencing



Application for Permission to Install a Fence on GSHC Property

Complete this application form and return to your Property Manager to request permission for fence construction. A sketch showing the proposed fence location and dimensions must be included on the reverse side of this application.

Name: _____
Address: _____
City: _____ Prov: _____ Phone: _____

Terms and Conditions

I am requesting permission to install a fence on the above property. I understand and agree to the following conditions:

- I will not begin any construction until I am given permission in writing by the GSHC for that work to begin.
- I understand and agree that the GSHC has the sole right to determine acceptable location, size and style of fence and may or may not grant permission for construction to proceed.
- I agree that I am responsible for arranging utility locates before I begin any work. These locates will be performed by the appropriate utility companies or their designate. The cost of locates, if any is my responsibility. I understand that I am responsible for any damage to any utility line or cable during the course of the fence installation.
- I understand and agree that I am fully responsible for the cost of the fence installation.
- I agree that the fence construction will meet the specifications of the GSHC, including use of the specified materials, installation in properly excavated post holes, and construction to the dimensions shown in this policy.
- I agree that fencing will be left unfinished, with no paint, stain or other finish.
- I agree that I will perform routine maintenance and repairson the fence as required I agree that it is my responsibility to determine that the fence is within all legal location limits.
- I agree that once constructed, the fence becomes the property of the GSHC and cannot be removed, altered or relocated without the permission of the GSHC.

_____ Signature	_____ Name (Print)	_____ Date
_____ Signature	_____ Name (Print)	_____ Date
_____ Signature	_____ Name (Print)	_____ Date
_____ Signature	_____ Name (Print)	_____ Date

Sketch Showing Location and Dimensions of Proposed Fence
