Fencing & Shed Guidelines in Cooper's Crossing

What Homeowners Need to Know

One of the features that sets Cooper's Crossing apart is its clean, cohesive streetscape—and that's no accident. Early in the planning stages, developer Westmark Holdings surveyed residents in other communities who strongly supported the idea of consistent fencing standards. The result? A permanent restrictive covenant was registered on every lot in Cooper's Crossing to protect the look and feel of the neighbourhood.

Fencing: Three Types, One Standard

There are three types of fencing used in Cooper's Crossing:

- Wood screen
- Chain link
- Steel ornamental

The type of fence permitted on your lot is determined by its location and is specified in the restrictive covenant registered on your property's title.

For wood screen fences, including those made of pressure-treated wood, a specific solid stain colour is required if your fence faces public space.
"Public space" includes:

- Lanes
- Parks
- Pathways
- Streets

Even short fence sections that connect your home to the side property line must be stained if visible from the street.

The approved **solid stain colour (EX202)** is available from:

- Cloverdale Paints Airdrie – Sharkskin Solid Stain #7240101
- Airdrie Paint & Décor – Arborcoat Solid Stain (ask for Cooper's Crossing EX202)

Sheds: Design Matters

The shed covenant is just as specific. All sheds must:

- Be built with the same materials and colours used on your home (including shingles, cladding, fascia, and roof pitch)
- Avoid obstructing views or negatively impacting neighbouring properties

- Be placed at least 3 metres from any property line adjacent to a park, if applicable

Whenever possible, homeowners are encouraged to place sheds in a **side yard**, rather than in the middle of the backyard, especially if the property backs onto open space. The goal is to minimize the visual impact and preserve the overall aesthetic of the community.

Phase 1 Exception

Please note: **Phase 1** of Cooper's Crossing is unique. The restrictive covenant in this phase did **not** include rules about temporary structures like sheds. All other phases are covered by the shed requirements described above.

Non-Compliance Notices

If a shed or fence is out of compliance with the covenant on your property title, you may receive a notification from Westmark Holdings or the CCRA. These notices are typically issued in spring and fall, and reminders continue until the issue is resolved.

Protecting Our Community's Value

These guidelines aren't about being picky—they're about maintaining the high standard that makes Cooper's Crossing one of Airdrie's most desirable communities. By following the covenants, we all help protect the look, harmony, and property values of our neighbourhood.

For more details or questions about your lot, visit cooperscrossingresidents.com or contact CCRA through the website.