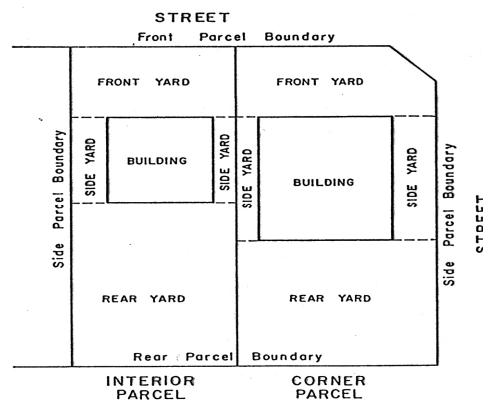




FENCES

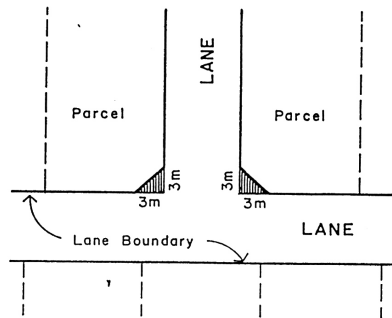
DEFINITIONS

- Fence:** Fence is also interpreted as gate, wall or other means of enclosure
- Grade:**
- a) in residential districts means the average elevation of the natural or finished level of the ground adjoining a building at all exterior walls;
 - b) in all other districts means the elevation, established by the Municipal Engineer, or the crown of the abutting street. In the event that two grades are involved, the average of the two shall be used as the grade for the site;
- Yard:** An open space on the same parcel of land as a building and which is unoccupied and unobstructed from the ground upward except as otherwise provided by this By-law;
- Front Yard:** A yard extending across the full width of a parcel measured perpendicularly from the front boundary of the parcel to the front foundation wall(s) of the principal building situated on the parcel
- Side Yard:** A yard extending from the front yard to the rear yard between the side boundary of the parcel and the foundation wall of the principal building thereon;
- Rear Yard:** A yard extending across the full width of a parcel measured perpendicularly from the rear foundation wall(s) of the principal building situated on the parcel to the rear property boundary of the parcel.



SIGHT LINES AT INTERSECTIONS OF ROADWAYS

At the intersection of two roads, or lanes, no building, fence, sign, vegetation or finished ground elevation shall exceed 1.0 m (3.28 ft.) in height above the average elevation of the roadways, within a triangular area formed by the intersection of the boundaries of the said roadways, and points 3.0 m (9.48 ft.) back from the intersection.



REQUIREMENTS

- ▶ In a residential area, a fence within the following parameters can be built **without** a permit:
 - ✓ One metre high (3.28 feet) in the front yard
 - ✓ Two metres high (6.56 feet) in the side and rear yards

A desire to build a fence higher than these regulations will require the application and approval of a Development Permit.

- ▶ A fence may be constructed up to or on the property line. This does not mean up to the front sidewalk. As well, it is not a good idea to use your neighbour's fence as a guideline. To determine where your property lines are located, the best measurement is a Real Property Report (survey).
- ▶ Fences must not encroach into Town property. Any encroachments on Town property will require either an encroachment agreement or in some cases, the removal of the fence.
- ▶ No building permit is required to build a fence.
- ▶ The style, colour, design or height of a fence may fall under architectural guidelines set out by the developer (and not regulated by the Town of Didsbury). It is a good idea to check with the developer for special requirements. Otherwise, a "good neighbour" philosophy is encouraged. Disputes outside the parameters of the Land Use Bylaw must be settled as a civil matter.