

## Building a Fence?

### Things you Should Know First

#### General Information

Although a building permit is not required to build a fence in residential areas of the city, some restrictions apply.

Section 4.32 of City of Yorkton Zoning Bylaw 14/2003 governs the construction of a fence. This bylaw includes gates, walls, hedges and shrubs and any other type of enclosure.

#### What is Allowed

Fencing shall be of a decorative nature. Examples of acceptable materials are wrought iron, faux wrought iron, brick, stone, or board on board. Whatever choice of fence, it must be maintained in a reasonable state of repair. **The use of barbwire is prohibited.**

Living fences created from plant material require frequent maintenance to ensure they remain within bylaw guidelines. When placing young shrubs, allowances for mature size must be considered to prevent hedges from encroaching neighboring property.

#### Height Restrictions

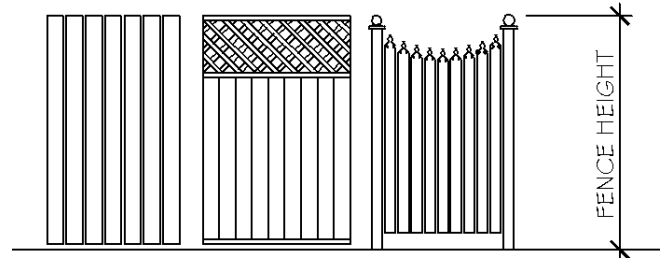
As shown in Figure 1, the height of fence is measured from the ground level immediately adjacent to the fence to the highest point of the fence.

The side and rear yard is limited to 2.0 m in height. The side yard begins at the front corner of the principal building.

The front yard is limited to 1.0 m in height.

Rear and side portions of property adjacent to an arterial street or municipal reserve are limited to 2.0 m in height.

No fence construction is allowed on that area adjacent to the property between the property and the Right-of-Way, known as the offset or in the Sight Triangle.



**Figure 1: Determining Fence Height**

See diagram on page two for more information.

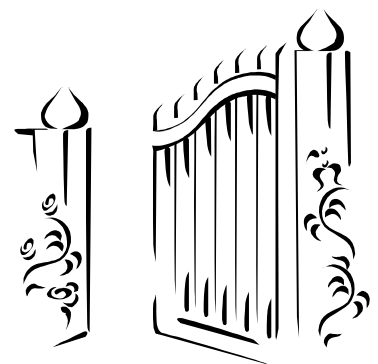
#### The Front Yard

The front of the house does not always face the front of the yard. The narrower width of the lot facing the street is generally considered the front of the property. If you are unsure as to the location of your front yard, contact the Planning & Development Department (786-1730).

#### Determining the Property Line

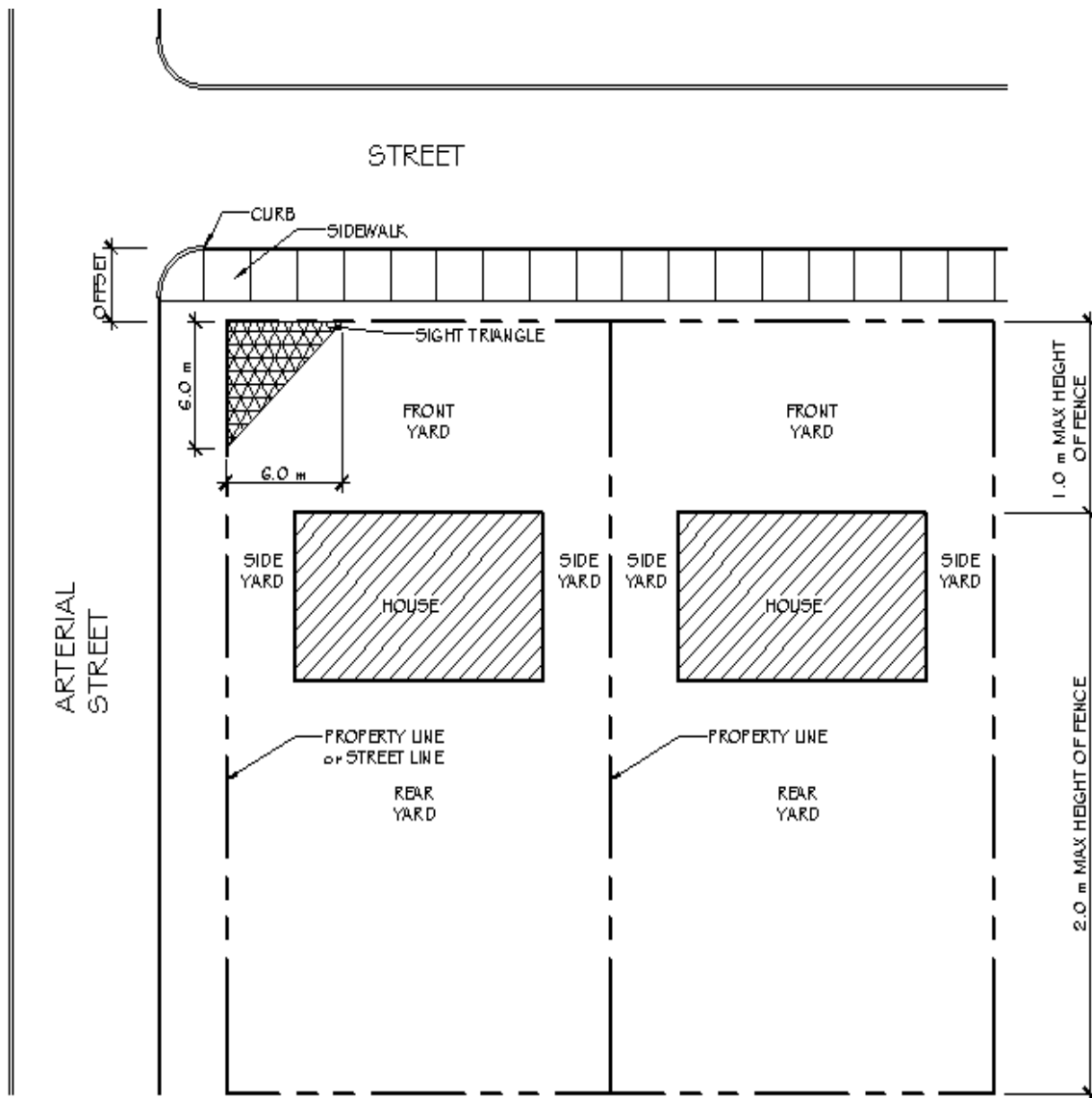
When building a fence or planting a hedge it is advised that you measure carefully to determine the exact location of the property lines. In most cases, the front property line **is not** located adjacent to the sidewalk.

The location of property lines in relation to the house located on the lot are recorded on the Real Property Report (Survey Certificate) or may be determined by hiring a Saskatchewan Land Surveyor. It is the responsibility of the property owner to ensure the accurate location of fencing relative to their property site lines.



#### Sharing a Fence

If a neighbor is building a fence between two properties, is the other neighbour obligated to pay half? Co-operation between neighbours often results in cost-shared projects. The City of Yorkton has no jurisdiction in disputes arising over fence construction, cost or maintenance as these matters fall within provincial jurisdiction and can be resolved through civil litigation.



### Call Before You Dig!

To avoid serious injury or disruption of utility services, it is advised that you contact the following utility providers at least 48 hours prior excavating or drilling post holes for line locates.

Sask First Call  
Access Comm.

1-866-828-4888  
306-783-1566

[sask1stcall.com](http://sask1stcall.com)

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