



## Fences Checklist

1. No development permit is required for building a fence on your property. There are however some regulations in the Land Use Bylaw that govern fences and some facts that you should be made aware of before you build a fence.
2. The regulations are as follows:

### ***3.30 Fences and Screening***

- (1) In any District, the maximum height of a fence as measured from grade shall be:
  - (a) 2 m (6.56 ft) for that portion of the fence which does not extend beyond the front portion of the principal building, and
  - (b) 1 m (3.28 ft) for that portion of the fence which extends beyond the front portion of the principal building.
- (2) Notwithstanding subsection (1) above, the Development Authority may approve a higher fence having regard to the location of fences in the surrounding area and the requirement for screening.
- (3) Barbed wire fences are not permitted in any residential District. Barbed wire fences are permitted on any parcel used primarily for agricultural purposes. The Development Authority may approve barbed wire fences around areas of storage located in commercial and industrial Districts that meet the following requirements:
  - (a) In the opinion of the Development Authority, the barbed wire fence is required for security purposes,
  - (b) The barbed wire fence consists of a maximum of three (3) strands located on the top of a chain link or a board fence with a minimum height of 2.4 meters (7.9 ft.) measured below the lowest strand of barbed wire, and
  - (c) The entire fence and barbed wire are completely contained within the property lines of the parcel being fenced.
- (4) Electrified fences are not permitted in any District unless they are contained within a non-electrified perimeter fence. Lands that are being solely used for agricultural pursuits do not require a non-electrified perimeter fence provided adequate signage of the electrified fence is posted to the satisfaction of the Development Authority.
- (5) The Development Authority may require screening in the form of fences, hedges, landscaped berms or other means along the property lines of all commercial and industrial parcels where such property lines are coterminous with a residential property line or are adjacent to lanes or roads that abut a neighbouring

residential parcel. Such screening shall be at least 1.83 m (6 ft) in height.

- (6) For open storage yards that are located adjacent a non-industrial District, including but not limited to auto wrecking, lumber yards, pipe storage and similar uses, and where because of the height of materials stored, a screen planting would not be sufficient, a fence, earth berm or combination thereof, with sufficient height to substantially block the view of the stored materials at a distance of 60.96 m (200 ft.) or to the satisfaction of the Development Authority shall be required.
3. It should be noted that your fence must be contained within your property lines otherwise you could end up in a civil lawsuit with a neighbour or at time of selling your property end up facing fence removal or entering into an encroachment agreement with the Town of Rocky Mountain House. If you have fenced in lane way lands or front boulevard lands belonging to the Town which will show up when you submit your Real Property Report for compliance Council **may** allow you to enter into an encroachment agreement. This can be a costly and time consuming process. It is the property owner's responsibility to locate their property pins for constructing a fence.
4. Anytime you are about to disturb the ground you run the risk of hitting and damaging buried service facilities therefore prior to construction **Call before you dig 1-800-242-3447 and Alberta 1 Call** will come and mark all service lines on your property for you.

Please see attached brochure for definitions of front yard and side yards for fence height regulations and where sight triangle regulations apply.

Any questions please call the Planning & Development Department at 403-847-5260.