

BUILDING A FENCE

Permits are not required for fences but the following regulations must be followed:

Fence Heights:

RESIDENTIAL-The front yard fence is limited to a maximum height of one (1) meter above grade level. The one meter fence can be located from the front corners of the primary structure to the property pins located at the front of the property with the exception of corner lots whereby the sight triangle will need to be taken into consideration. In corner lots, the maximum height in an intersection sight triangle is .75m.

The rear and side yard is limited to a maximum height of two (2) meters above grade level. The two meter fence can be located from the front corners of the primary structure to the rear of the property. Barricading fences are not permitted in residential areas.

COMMERCIAL/INDUSTRIAL- The maximum height, other than for screening is 2.5 meters. No wall or fence shall be placed so as to create a visual obstruction in an established sight triangle.

Definitions:

Fence – shall mean an artificially constructed barrier erected to enclose or screen areas of land.

Grade Level – shall mean the average level of the finished surface of the ground adjacent to the exterior wall of the building structure. In the case of buildings with a walk out basement, grade level shall be the average elevation of the finished surface of the ground adjacent to the side walls of the building.

Determining Your 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.

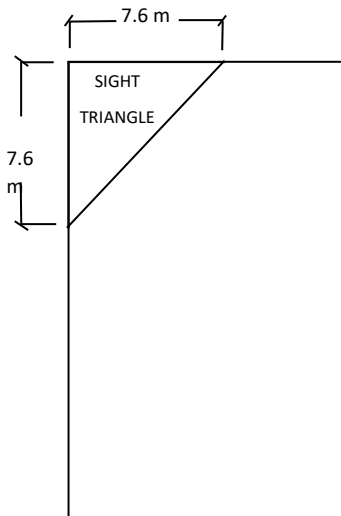
A Surveyor's Certificate or a Real Property Report prepared by a Saskatchewan Land Surveyor can be used to locate property site lines. If this is not possible, it may be determined by hiring a Saskatchewan Land Surveyor. It is the responsibility of the property owner to ensure the accurate location of fencing relative to their property site lines.

Property pins are located on your property corners by a Saskatchewan Land Surveyor at the time your lot was created. **It is important to not remove or dislodge property pins when construction your new fence or hedge.** If they are moved, it the property owner's responsibility to hire a licensed surveyor to have these replaced.

Begin preparations by checking with all utility companies to ensure there are not easements which you will be constructing over.

Dial before you dig! Sask 1st : call 1866 828 4888

Frequently Asked Questions:



What is the sight triangle?

The sight triangle is the triangular area formed, on corner Sites, by the intersecting front and side site lines at a street intersection and the straight line joining said site lines at points which are 7.6 meters distant from the point of intersection, measured along said site lines.

Is the property line located adjacent to the sidewalk?

In most cases, the front and possibly the side yard line are not located adjacent to the sidewalk.

Does the front of a house always face the front property line?

Not necessarily, the narrowest width of the lot is generally considered the front of the property. If you are unsure, please contact the Village Office.

Does my neighbor have to pay for half the costs to build the fence?

If a fence is being built right along the property line, you should get a neighbor agreement in writing. Co-operation between neighbors often results in cost-shared projects. The Village 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.

Village of Debden

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