



TOWN OF BATTLEFORD RESIDENTIAL FENCES – QUICK REFERENCE

The Town of Battleford's Zoning Bylaw 9/2005 sets out the regulations governing the height and location of fences built on residential properties. Building permits are not required for fences but compliance with the regulations is required.

Fence - An artificially constructed barrier erected to enclose or screen areas of land.

Sight Triangle - 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 metres distant from the point of intersection, measured along said site lines.

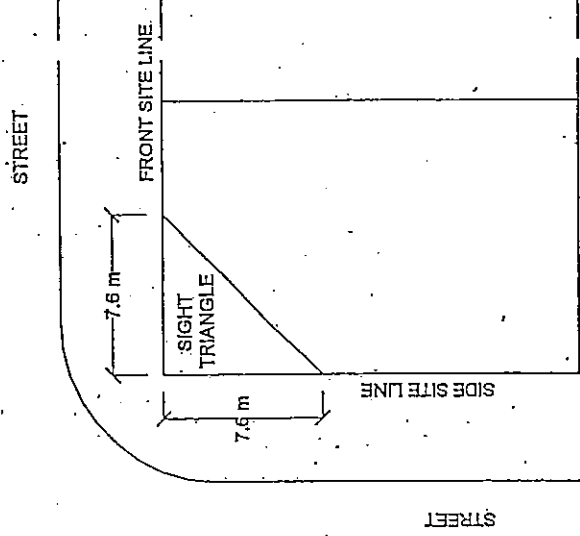


FIGURE 2-3: Sight Triangle

Fence heights are limited to 1.0 metre in front yards and 2.0 metres in side and rear yards. The required front yard is the area from the front property line to the minimum front building line as established in each zoning district.

The minimum required front yard depth for R1, R2 and R3 is 6.0 metres

The minimum required front yard depth in R4 and R4A is 7.5 metres.

The minimum required front yard depth in R5 is 3.0 metres.

In the case of corner lots, fences and vegetation higher than 1.0 metres cannot be situated in a triangular zone measured 7.6 metres in each direction from the street corner of the property (see sight triangle). In addition, fences and vegetation less than 1.0 metre in height will not be permitted if they obstruct the view of vehicular traffic.

FREQUENTLY ASKED QUESTIONS

How is the height of a fence measured? The height of a fence is the distance from the ground level immediately adjacent to the fence to the highest point of the fence.

What type of fence is permitted? The choice of design, construction and materials is up to the individual. However, fences must be maintained in a safe and reasonable state of repair.

If a neighbour is building a fence between two properties, is the other party obligated to pay half? Cooperation between neighbours often results in cost shared projects. The Town of Battleford 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.

How are property lines determined? A surveyor's certificate or real property report prepared by a Saskatchewan Land Surveyor can be used to accurately locate property site lines. It is the responsibility of the property owner to ensure the accurate location of fencing relative to their property site lines.

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.

NOTE: RETAINING WALLS REQUIRE A PERMIT AND ENGINEERED PLANS

It is recommended that you contact the following utility agencies at least 48-hours prior to digging, so that all lines can be properly located. There is no fee for this service:

SaskPower	1-888-757-6937	Access Cable	445-4045
SaskEnergy	1-866-828-4888	Battleford Utility Dept.	937-6220
SaskTel	611		

This reference has no legal status and cannot be used as an official interpretation of the various codes and regulations currently in effect. The Town of Battleford accepts no responsibility to persons relying solely on this information. If you have further questions or require assistance, please contact the Town Office at 937-6200.