

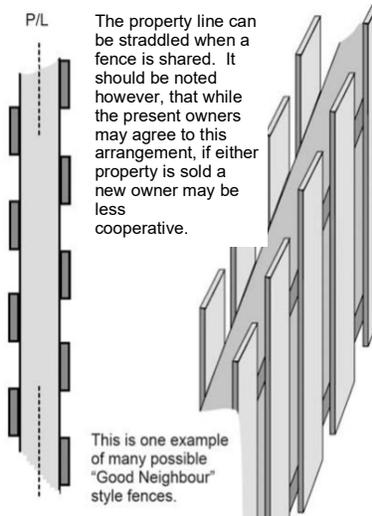
### My neighbour is building a fence between our properties. Do I have to pay for half?

No. You are not obligated to share the costs although cooperation between neighbours often results in cost-shared projects. Disputes arising out of fence construction or location can only be resolved through civil litigation.

### Should the good side of the fence face outwards?

Except for fences to private pools, the Town does not regulate or restrict construction style or colour of fences, including which side of the fence should face out. Such matters are normally determined through the cooperation of neighbours. Certain styles of fences (see diagram below) face both directions and are often used when costs are shared.

(see diagram below)



### Fence atop Retaining Wall or Berm?

Any fence constructed atop a retaining wall or berm shall be subject to approval by the Development Authority. As part of the approval of a development permit for a fence atop a retaining wall or berm, the Development Authority shall specify the height for the fence.

A development permit may be required for a retaining wall if the wall has the effect of changing the approved grades on a site or otherwise changing surface drainage so that it affects adjacent properties.

Retaining walls higher than 1.22m (4 ft) require a building permit.

### Did you know?

Although the Town of Blackfalds does not regulate the style, colour, or type of fencing, the developer of your neighbourhood might. Please contact the developer or search the title of your property to obtain any restrictive covenants that may apply.

The location of a fence between two (2) lots is decided by yourself and your neighbour.

Before constructing a fence contact Alberta One-Call at [albertaonecall.com](http://albertaonecall.com) or at 1-800-242-3447 for buried utility locations.

A building permit is not required for a fence, however, if the fence is around a pool, the pool may require a building permit. Refer to the Alberta Building Code (ABC) for regulations concerning pools and private pool fences.

## PLANNING AND DEVELOPMENT DEPARTMENT

Civic Centre  
5018 Waghorn Street, Lower Level  
Blackfalds, AB T0M 0J0  
Telephone: 403.885.9679  
Fax: 403.600.0045

Please email  
[planning\\_development@blackfalds.com](mailto:planning_development@blackfalds.com)  
for more information

**Note:** This is a general guide only. Additional information may be required. If an application is needed, personal information may be collected in accordance with Section 3 of the Alberta Municipal Government Act (MGA), Section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIP), Town of Blackfalds current Land Use Bylaw and the Alberta Safety Codes Act (SCA). It will be used by the Town for the purpose of issuing permits, safety codes compliance verification and monitoring and property assessment. The applicant's name and the nature of the permit may become publicly available, in accordance with FOIP. Personal information will be protected from unauthorized access, use and disclosure in accordance with Part 2 of the FOIP Act, and may be reviewed and corrected upon request. Should you have any questions or concerns regarding the collection of this information, please contact the Records Management & FOIP Coordinator at [foip@blackfalds.com](mailto:foip@blackfalds.com) or 403.885.6370.

# Building a Fence

## Zoning regulations for the placement of fences in residential districts

*(Does not include fences for private pools or hot tubs)*



## PLANNING AND DEVELOPMENT DEPARTMENT

**BLACKFALDS**  
ALBERTA

### Do I require a building permit to build a fence?

No. A building permit is not required to build a standard residential fence.

### What about hedges?

Hedges or other plantings which create a fence effect are subject to the same regulations as fences.

### Where can I build my fence?

A fence may be erected along and up to a property line but within the property boundaries. However, when a fence is shared by adjoining neighbours it may be built right on the property line.

### Avoid Encroachments

Fences are not allowed on Town property which includes roadways, laneways and the adjoining boulevard, as well as public utility lots, municipal and environmental reserves.

Please ensure that your fence is located entirely on your property.

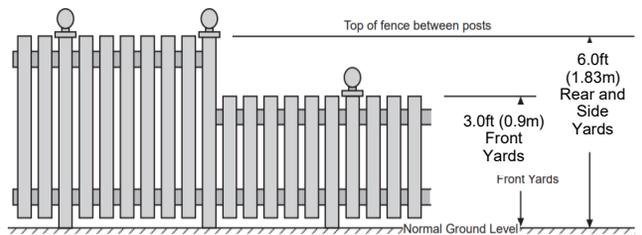
### Are there height restrictions?

Yes. The Town of Blackfalds Land Use Bylaw limits the maximum height of a standard residential fence to (measured from grade to the top of the fence):

- 6.0 ft (1.83 m) for rear and side yards, and
- 3.0 ft (0.9 m) for front yards.

**NOTE:** The minimum height for fences around private pools follows the Alberta Building Code (ABC) regulations. Refer to the ABC for regulations concerning private pool fences.

(see diagram below)



### Are there any exceptions to these restrictions?

No. The only way these regulations can be altered is through a Development Permit Application to be approved through the Municipal Planning Commission (MPC).

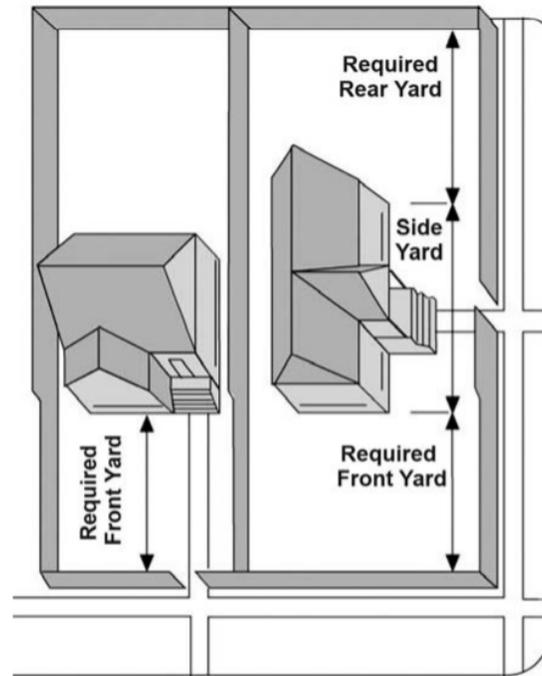
### How do I determine my property lines?

To accurately locate property lines requires a Real Property Report (RPR). You will need to measure carefully to determine the exact location of your property lines. Keep in mind, that typically the front property line is **not** located adjacent to the sidewalk. It is the responsibility of the property owner to ensure the accurate location of fencing relative to their property lines.

### How do I determine my front, side and rear yards?

The front yard is the area from the front wall of the dwelling to the front property line. Side and rear yards are the areas behind the front wall of the dwelling to the rear property line.

(see diagram below)

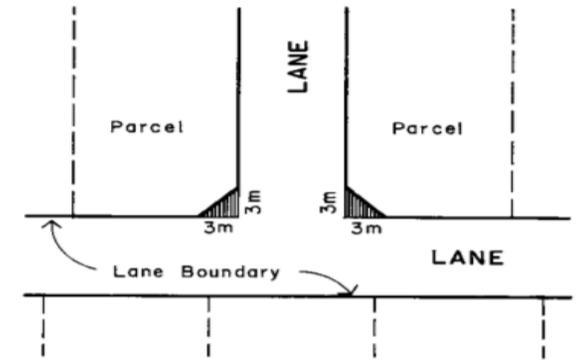


**NOTE:** On a corner lot the narrowest width of the property facing a street is considered the front yard for zoning purposes, regardless of which way the house faces. Therefore, in the example above, the "Front Yard" of the corner lot is actually the area beside the house because that is the narrowest lot width facing a street. The fence regulations that apply in this case are the same as those for the house next door.

### Sight Lines at Intersections of Roadways?

No development, including fences, shall be allowed within a 3.0 m (9.84 ft) sight triangle.

(see diagram below)



### Definitions :

**Front Yard:** means a yard extending across the full width of a parcel measured perpendicularly from the front boundary of the parcel to the front wall(s) of the main building situated on the parcel.

**Front Parcel Boundary:** means the boundary of the site adjacent to a street. In the case of a corner site, the front boundary is deemed to the shorter of the two (2) boundaries which are common with the streets.

**Side Yard:** means a yard extending from the front yard to the rear yard between the side boundary of the parcel and the wall of the main building therein.

**Sight Triangle:** means an area at the intersection of roadways, laneways, or roadways and railways in which all buildings, fences, vegetation and finished ground elevations shall be less than 1.0m (3.28ft) in height above the average elevation of the carriageways/rails, in order that vehicle operators may see approaching vehicles in time to avoid collision.

**Rear Yard:** means a yard extending across the full width of a parcel measured perpendicularly from the rear wall(s) of the principal/primary building situated on the parcel to the rear property boundary of the parcel.