



Mid-West Planning District

Box 96, Miniota, Manitoba R0M 1M0
Ph. 204-567-3699

Residential Fences Information

Zoning Regulations for the placement of fences in residential districts. (Does not include fences for private pools)

Do I require a development permit to build a fence?

Yes. A Development Permit is required to build a standard residential fence.

Are there height restrictions?

Yes! Generally zoning by-laws limit the maximum height of a standard residential fence to: (6 ft. 0 in.) for rear and side yards, and (3 ft. 0 in.) for front yards. (See FIGURE A)

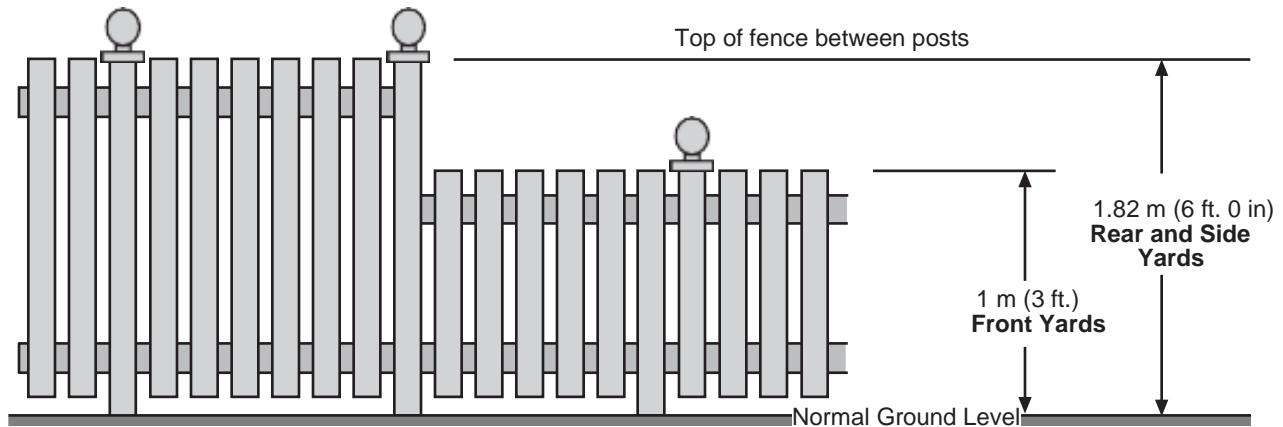


Figure A

NOTE: The minimum height for fences around private pools is 1.5 m (5 ft.). Refer to separate handout for regulations concerning private pool fences.

What about hedges?

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

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

As illustrated in Figure B 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.

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 in Figure B, 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.

Where can I build my fence?

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

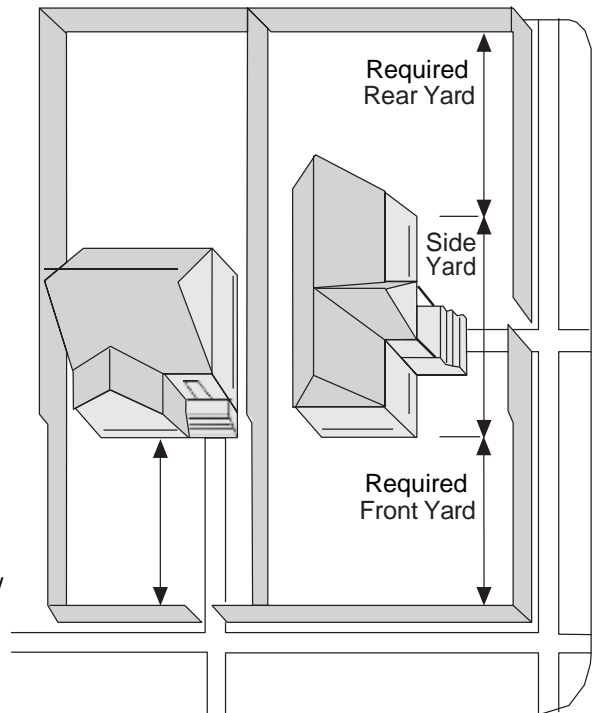


Figure B

How do I determine my property lines?

To accurately locate property lines requires a Manitoba Land Surveyors Staking Certificate.

How can I obtain a Staking Certificate?

Check your records. Some homeowners may have previously acquired this document in conjunction with receiving a Manitoba Land Surveyors Building Location Certificate. Otherwise, the services of a qualified Land Surveyor should be obtained. A number of firms are listed in the Yellow Pages. Using the services of a Land Surveyor is the best way to avoid property boundary disputes with neighbours.

What type of materials can I use to construct my fence?

Materials such as wood, brick, concrete, and metal are permitted. However, barbed wire and electric fences are not permitted in residential areas.

Are there any exceptions to these restrictions?

No. The only way these regulations can be altered is through a variance application.

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

Except for fences to private pools, the PD 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 Figure C) face both directions and are often used when costs are shared.

NOTE: The property line can be straddled when a fence is shared. However, while the present owners may agree to this arrangement, if either property is sold a new owner may be less cooperative.

This is one example of many possible "Good Neighbour" style fences

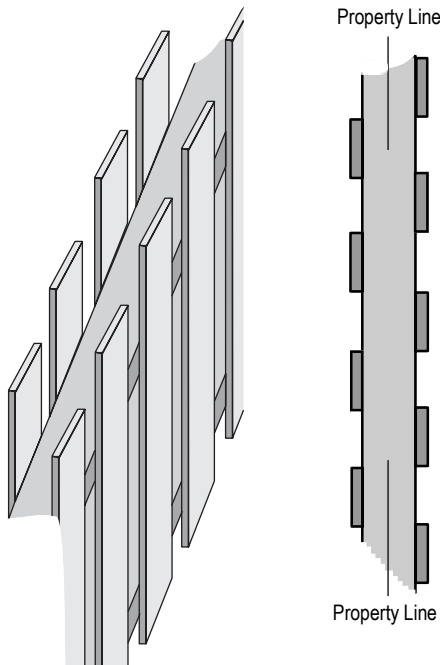


Figure C