



## FENCES



## Are you Planning to Build a Fence Around Your Property?

### Do I need a Building Permit?

- NO, you do not need a permit to erect a fence, however, regulations with regard to height apply.

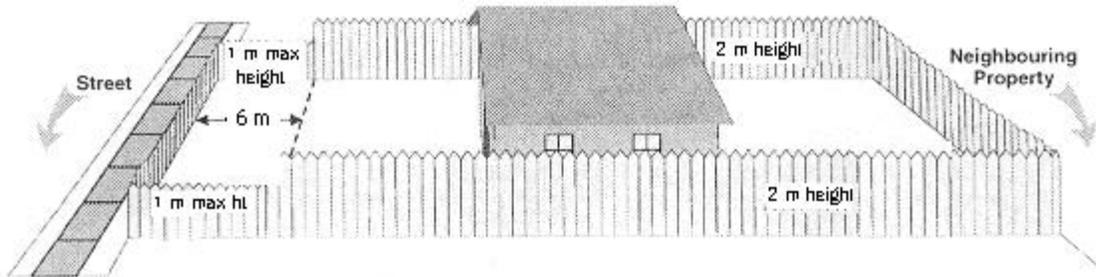
### Are there setback regulations from property lines for fences?

- NO, however, we recommend that you may wish to consult a land surveyor to establish your legal boundaries or discuss the fence location with the abutting property owner to avoid future problems.

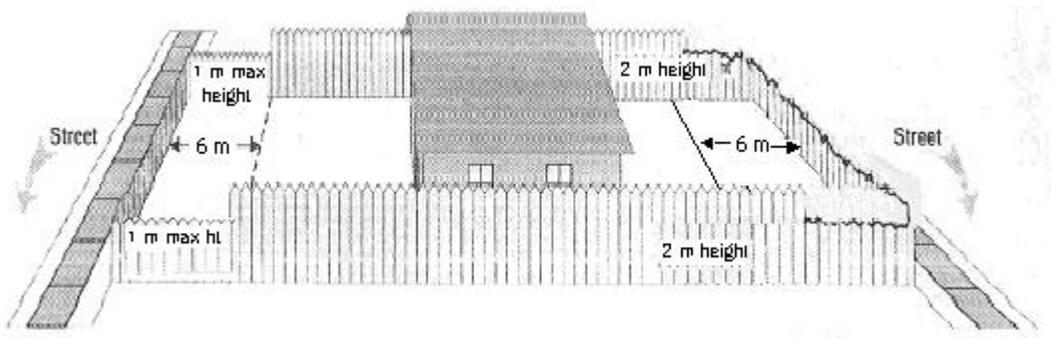
### Fence Regulations

- INTERIOR LOTS: Most residential lots are interior lots, that is, they face onto a street and have other properties on either side. The height of a fence on an interior lot is generally 2.0 m., **except** within 6.0 m (19.68 ft). of the front property line (required front yard), where the height of the fence must not be greater than 1.0 m (3.28 ft).
- BOUNDARY FENCES IN RESIDENTIAL ZONES: A boundary fence located between residentially zoned abutting properties shall be no greater than 1.0 metre in height in any required front yard, required

- exterior side yard or setback area. In general, the fence height depends on its location in relation to the nearest street.

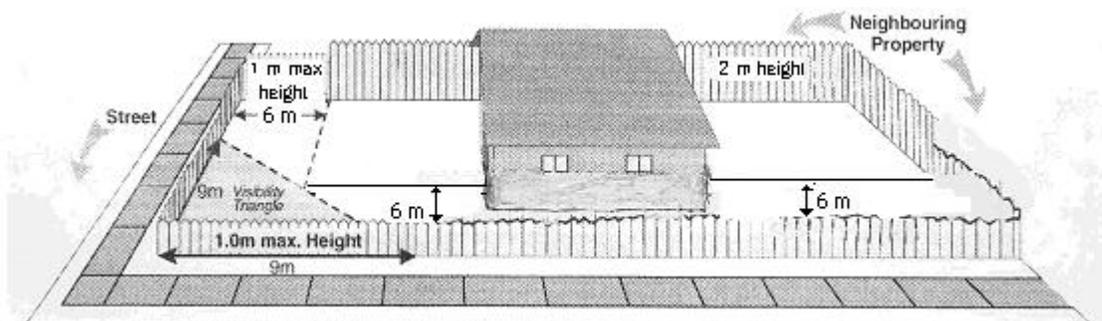


- THROUGH LOTS: a through lot abuts a street at the front and rear. The height of the fence is generally 2.0 m., **except** within the front yard and the rear yard (exterior side yard) where the height of the fence must not be greater than 1.0 m (3.28 ft).



- CORNER LOT: A corner lot is created by the intersection of two streets. The height of a fence is generally 2.0 m., except within the front yard and the side yard (exterior side yard) where the height of the fence must not be greater than 1.0 m. (3.28 ft).

IN ADDITION: Where the two streets intersect, a visibility site triangle is required. Any fence or wall within this triangle may not be higher than 1.0 m. (3.24 ft) and any trees, shrubs, or hedge may not grow higher than 1.0 m. (3.29 ft) above the height of the pavement in the middle of the intersection.



**FREQUENTLY ASKED FENCE QUESTIONS**

**Who determines the property line?**

- The home owner determines the property line by reviewing their property survey. If the property line is in dispute or if its exact location is difficult to determine, an Ontario Land Surveyor should be consulted. Norfolk County staff do not determine property lines.

**Who is responsible for painting/staining/maintaining a fence?**

- This is a civil matter between two adjoining property owners and does not involve Norfolk County.

**Who determines which way the “Good” side faces?**

- There is no regulation that affects which way the “good” side faces. This matter is left to the discretion of the owner of the fence. Norfolk County does not make this determination.

**Does a person have the right to construct a fence on the property line?**

- YES, but be sure you know the exact and accurate location of the property line. Norfolk County encourages neighbours to discuss fence proposals with each other. We encourage a neighbourly discussion on fence location, type of construction, height, maintenance and cost sharing possibilities.

**Can I build my fence using Super spikes?**

- YES, super spikes may be used, however, certain restrictions may apply.

FINALLY, remember the old adage,  
*“Good fences make for good neighbours”.*