



WHAT ARE THE TOWN'S REGULATIONS REGARDING FENCES

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FENCES AND HEDGES

Fence means a vertical physical barrier constructed out of typical building material to provide visual screening or prevent unauthorized access or both, and is considered to be an integral part of an approved use on a site. This can include hedges.

Building Permits are not required for the construction of fences. A Development Permit would only be required if the location and/or height of the fence does not comply with the Land Use Bylaw requirements (see over).

Often there are restrictions registered against the title to the property that limit the style, colour, etc. of a fence, additional fencing development, and the changes that can be made to an existing fence. The homeowner is responsible to make sure the work being carried out does not contravene these requirements. A copy of the Certificate of Title, available for a fee from any Alberta Registries Agent, will list all documents registered against your property.

Fences are the responsibility of the property owner(s). Responsibility for costs of construction and/or maintenance of the fence is a matter to be determined between neighbours. Disputes outside the parameters of the Land Use Bylaw must be settled as a civil matter.

A Real Property Report will show the location of property lines and all utility rights-of-way. The Town of Okotoks does not come out and mark your property lines. You must hire an Alberta Land Surveyor to perform this service.

Always remember to call Alberta One Call at 1.800.242.3447 and Dig Shaw at 1.866.344.7429 **before** you dig.

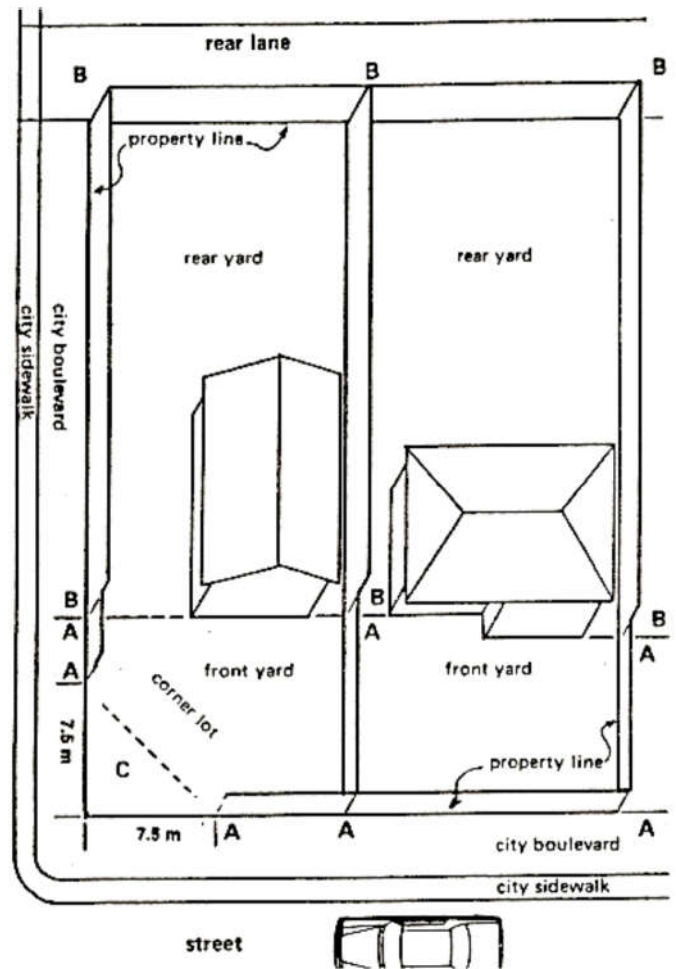
Fences containing razor wire are not permitted. Fences containing barbed wire are not permitted except:

- In an industrial or commercial district where the barbed wire is required for security purposes, is located only in the rear or side yard and is located above a height of 1.8m.
- Where the fence is required in conjunction with extensive agricultural uses. In no case shall such fencing be located within 30m of urban density development.
- Barbed wire sections, where permitted, must not project over a right-of-way or property line.

For additional information, please contact Planning Services at 403.995.2760.

LOCATION

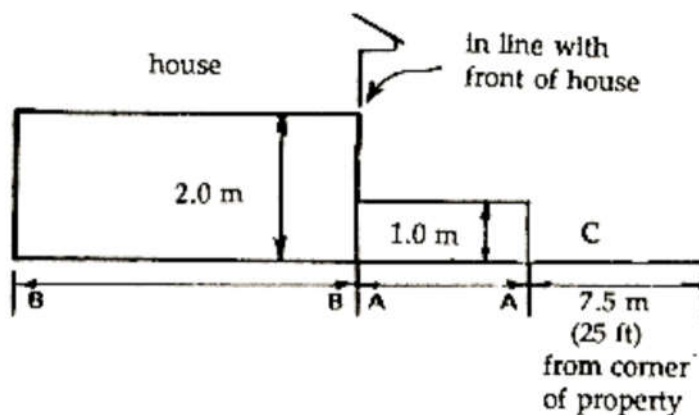
- Fences cannot be located on Town property, and cannot be located on any Town of Okotoks Right-of-Way, except to cross the Right-of-Way perpendicular to the right-of-way only.
- Fences over 0.75m may not be constructed within the visibility triangle of a corner lot (area C in diagram).



HEIGHT

The height of a fence or perimeter hedge shall not exceed:

- 1.0m in the front yard;
- 2.0m in all other yards; and
- 0.75m above the general elevation of the street in the visibility triangle of a corner lot (area C in diagram above).



In cases where a fence is constructed on a retaining wall, height is calculated as the average combined height measured from grade on both sides of the fence and retaining wall. The average height may not exceed the maximum as outlined above.