

Do I require a building permit to build a fence?

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

Are there height restrictions?

Yes! City of Winnipeg zoning by-laws limit the maximum height of a standard residential fence to:

- 2.0 m (6 ft. 6 in.) for rear and side yards, and
- 1.2 m (4 ft. 0 in.) for front yards.

(See FIGURE A)

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

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.

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.

FIGURE A

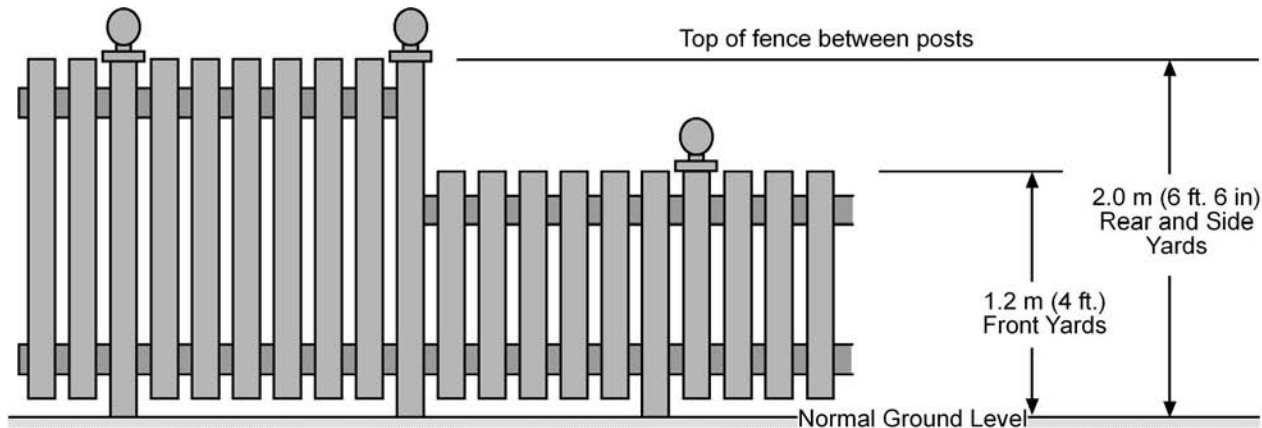
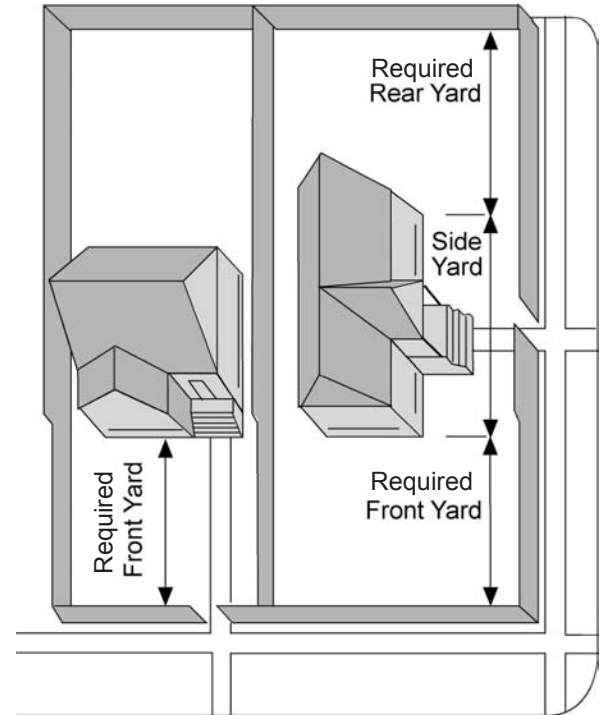


FIGURE B



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.

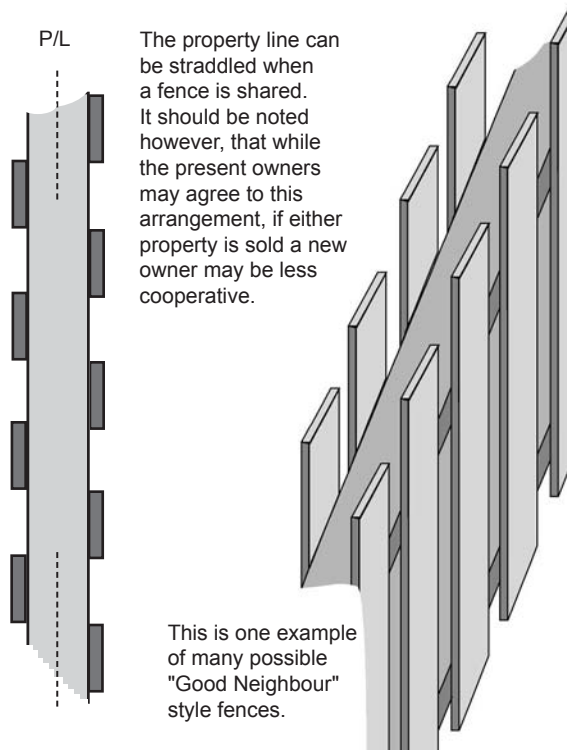
My neighbour is building a fence between our properties. Do I have to pay half?

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 City 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.

FIGURE C



For more information on zoning regulations for residential fences contact:

Zoning and Permits Branch
PH: 204-986-5140
FAX: 204-986-6347

or



Winnipeg
at your service.

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Planning, Property and Development
Department
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Every effort has been made to ensure the accuracy of information contained in this booklet. However, in the event of a discrepancy between this booklet and the governing City of Winnipeg By-law, the By-law will take precedence.

February 2001



Residential Fences

Zoning regulations for the placement of fences in residential districts.

(Does not include fences for private pools.)

