



Fences

Information Guide

March 2023

About

Are you considering building a fence on your residential property? The following is a collection of Frequently Asked Questions to consider before beginning construction.

Refer to [Section 2.13: Fence, Gates and Hedges](#) in the [Land Use Bylaw](#) (LUB) to find some fundamental information.

If you require further clarification, please fill out an [inquiry form](#) on the Town of Canmore's Planning and Development webpage.

All forms and requirement checklists can be found on our [Town of Canmore](#) website.

Key Terms

Corner visibility triangle

A triangular area formed on the corner site by the two street property lines and a straight line, which intersects them 4.5 m from the corner where the property lines meet.

Fence

A vertical physical barrier constructed to provide visual screening or to prevent unauthorized access or both.

Restrictive Covenant (RC)

A restrictive covenant is an agreement entered into by a landowner who undertakes not to use or develop his or her land in a certain way or for certain purposes. Restrictive covenants are frequently used by municipalities, developers, and landowners to ensure land is developed in a manner that maintains or enhances the value of neighbouring properties.

Yard, front

The yard which extends between the side boundaries of a site and in depth from the front property line of the site to the front of the principal building. In the case of a corner site the narrower of the two boundary lines abutting the street may be considered the front yard. In circumstances where the front yard is not clearly defined, the Development Authority may determine what constitutes the front yard.

Yard, rear

The yard which extends between the rear property line of a site and the rear yard setback as prescribed in the land use district. In circumstances where the rear yard is not clearly defined, the Development Authority may determine what constitutes the rear yard or yards.

Yard, side

The yard which extends between the side property line of a site and the side yard setback as prescribed in a land use district. In circumstances where a side yard is not clearly defined the Development Authority may determine what constitutes the side yard(s) of a site.



Frequently Asked Questions

Do I need a Development or Building Permits to construct a fence?

No. Permits are not required for fences that meet the height regulations described in the LUB Section 2.13 – Fences, Gate and Hedges and are contained within your parcel boundaries.

How high can I build a fence?

In both residential and commercial districts, the maximum height of a fence (measured at any point along the top of the fence line from existing grade) is 1.2m (4') in the front yard, 1.8m (6') in the side and rear yards, and 2.5m (8'2") at the highest point of a gateway. On corner lots, where the height of a fence may affect visibility, the maximum height allowed is 1.0m (40") within the corner visibility triangle. Please note, maximum fence heights also apply to hedges. Refer to the Helpful Images and Diagrams section of this document for supplementary information.

What happens if the proposed fence encroaches into a utility right-of-way (URW) or on Town of Canmore (Town) property?

If the proposed fence is planned to encroach into a right-of-way or Town property, an alternate location should be explored. Fence encroachments on Town property are not allowed. Encroachments into a URW may be allowed when the appropriate agreements are put in place with the affected utility supplier(s). It is important that you check the details of your right-of-way agreement and any requirements for approval by the affected utility supplier(s). Please note this also applies to existing fences.

I suspect my neighbor has installed a fence that goes onto my property. How would I be able to confirm this?

To confirm the location of an installed fence, you will need to obtain a real property report (RPR) completed by a land surveyor to identify the location of the fence within your property. Alternatively, you may request the neighboring property owner to obtain one an RPR to confirm the location of the installed fence on their property.

If my neighbor's fence has been confirmed to encroach on my property, what actions will the Town take to correct this?

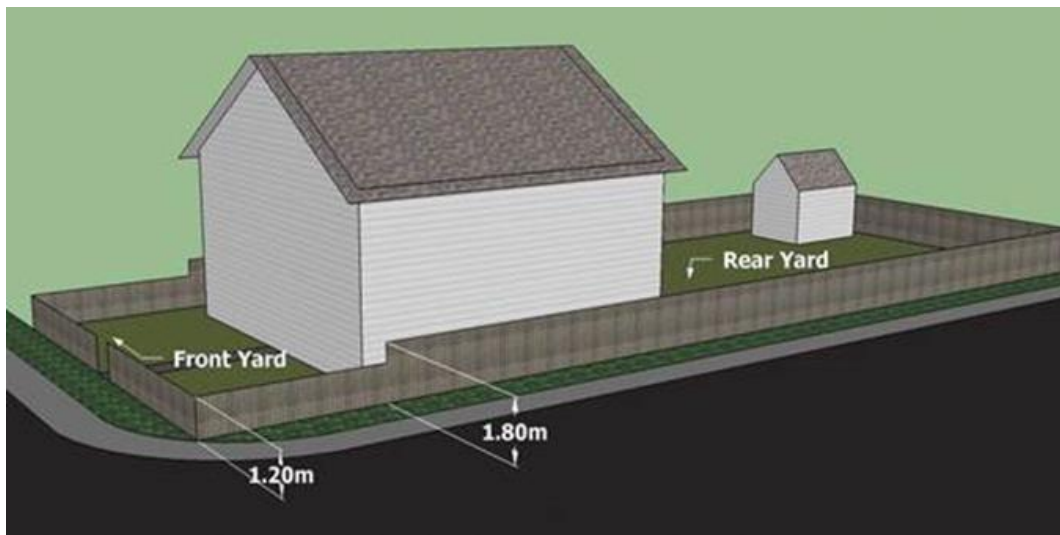
In most situations, it can be considered a dispute between neighbors to which the Town would not get involved.

Many of the properties in my neighborhood do not have fenced lots, does this mean I will not be able to fence my property?

Some areas within Town have Restrictive Covenants (RC) registered on title to ensure yards are open and free flowing for the purpose of wildlife movement. If it looks like you would be the only property with a fenced yard in your neighborhood, there is good chance there is a reason for this. If this sounds like the description of yards in your neighborhood, it is important that you check the land title for your property and determine if there is an RC registered against it, and why that has been put in place before you install a fence.

Helpful Images and Diagrams

Residential Maximum Fence Heights



Corner visibility triangle





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