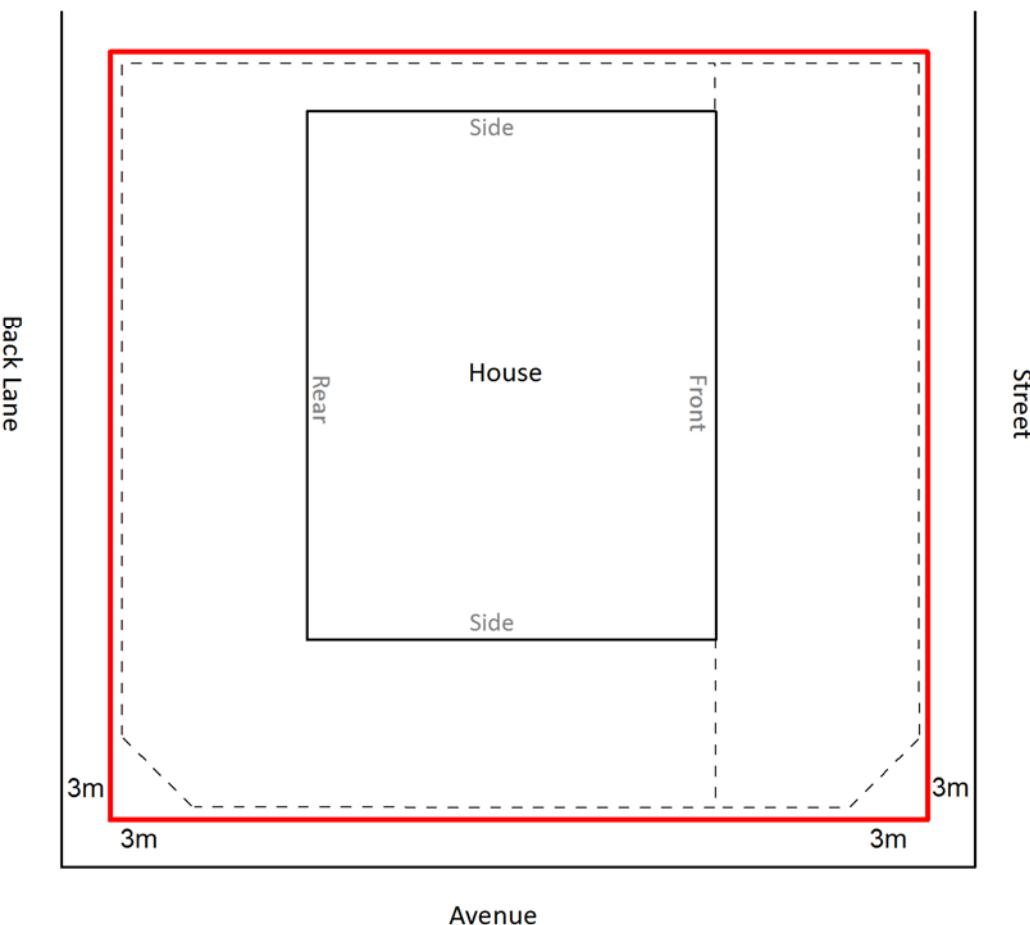


# Planning, Property & Buildings Department

What if my property is located on a corner lot?

The City of Brandon Zoning Bylaw requires that when building a fence at the corner of two intersecting streets, the height cannot exceed 0.8 metres (or 3 feet) for the first 3 metres (or 10 feet) on either side of the corner of the lot. Or if you want to continue with a 6 foot (side and rear yard) or 4 foot (front yard) fence you must create a diagonal section at the corner beginning at the 3 metre mark (see diagram below).



Constructing a Fence

City of Brandon Zoning Bylaw

[www.brandon.ca/zbl](http://www.brandon.ca/zbl)



## Where can I build my fence?

You may build a fence along and up to your property line within your property limits.

If you are building a fence on a corner lot, Please contact Planning Staff to determine your specific requirements. There are special visibility requirements for constructing a fence adjacent to an intersection or a back lane.

To determine property lines, check your home records to see if you have a Surveyor's Building Location Certificate (a survey). If not, a copy of a survey can be obtained from a Manitoba Land Surveyor.

## Do I need a building permit to build a fence?

A permit is **not** required for a fence. However, a permit may be required for other structures that require a fence (e.g. a swimming pool).

## How high can I build my fence?

For a residential, non-corner lot, a fence built on normal ground levels may meet but not exceed the following requirements:

### Front Yard

- 1.2 metres (or 4 feet)

### Side Yard & Rear Yard

- Anywhere else on the property behind the front wall of the dwelling: 1.8 metres (or 6 feet.)

## What can I use to build my fence?

Residential fences may be built out of wood, brick, concrete, metal, or stone. Hedges or plant material may also be used to give the effect of a fence. Barbed wire or electric fencing is strictly prohibited.

## What are the requirements for a fence around swimming pools, ponds, and other open water?

Any open water deeper than 0.6 metres (or 2 feet) must be enclosed by an un-climbable fence at least 1.5 metres (or 5 feet) high. All openings must be self-closing and self-lockable.

If your plans cannot be altered to meet zoning requirements, you may apply to vary the regulation. Please note that a variance request may be subject to a public hearing to be heard by the Planning Commission. Please contact Planning Staff to discuss and file a variance application.

## Contact Us

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