

FAQ

Frequently Asked Questions Fences in Residential Areas

Q: Am I allowed to build a fence on my residential property?

A: In most instances, yes. However, some properties may be subject to a restrictive covenant or statutory building scheme that limits the ability to construct a fence.

It is recommended that you check your property title for any other restrictions prior to constructing a fence. A copy of your property title is available at the Land Title and Survey Authority of BC located in New Westminster or online at www.ltsa.ca. A lawyer or notary may be able to assist you with obtaining a copy of your property title.

Q: Where can I build my fence?

A: Generally, fences can be built on or within your property lines. To locate your property lines for the purposes of building a fence, it is recommended that you hire a land surveyor.

It should also be mentioned that you cannot build your fence over public property, over an easement or statutory right-of-way, or over your neighbours property without their permission. Any easements or statutory right-of-ways would be identified on your property title. See the question above for how to obtain a copy of your property title.

Q: How high can I build my fence?

A: In urban residential zones, fences are permitted to be a maximum of:

- 1.2 m (3.9 ft) high in your front yard
- 1.2 m (3.9 ft) high in your side yards when next to public roads
- 1.8 m (5.9 ft) high in your side/rear yards when next to another private property, park or walkway (including properties abutting a lane)

For permitted fence heights, please refer to Figure 3 - Fence or Wall Height in the Zoning Bylaw. Figure 3 is also provided on the next page for your convenience.

Note: There is no height limit for fencing in A, I, RR, CR, SR or C zones. Additionally, hedging and landscaping is not subject to fence height restrictions.

Q: Is a building permit required to build my fence?

A: A building permit is not required to build a fence. However, if the fence is to be built on top of a retaining wall that is over 1.2 m (3.9 ft) in height, a building permit is required for the retaining wall.

Note: If you are building a new fence in a naturally sensitive or steep slope area, please email env-info@abbotsford.ca prior to construction to determine if there are any other requirements.

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Abbotsford Zoning Bylaw, 2014

Section 140 | Fences and Walls

Figure 3 - Fence or Wall Height

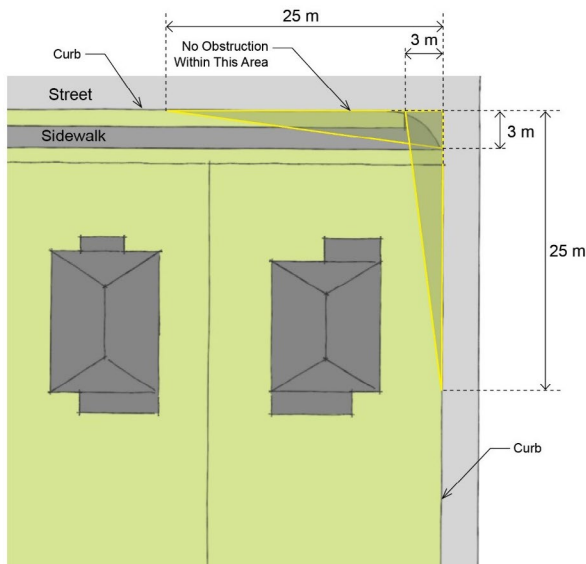
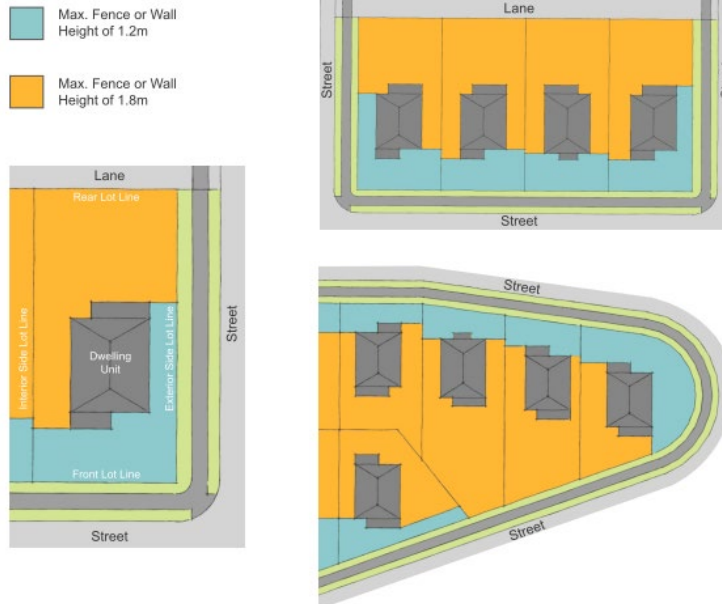


Figure 2 - Visibility at Intersections

Visibility at Intersections

If you have a corner Lot, you cannot obstruct the line of vision by landscaping, Buildings or Structures (fences), between the heights of 1.0 m and 3.0 m, above the established grade of streets within an area bounded by the intersection of the two streets (or their projection) and a point along each street 3.0 m from their junction drawn to a point 25.0 m from their junction on the opposite street.

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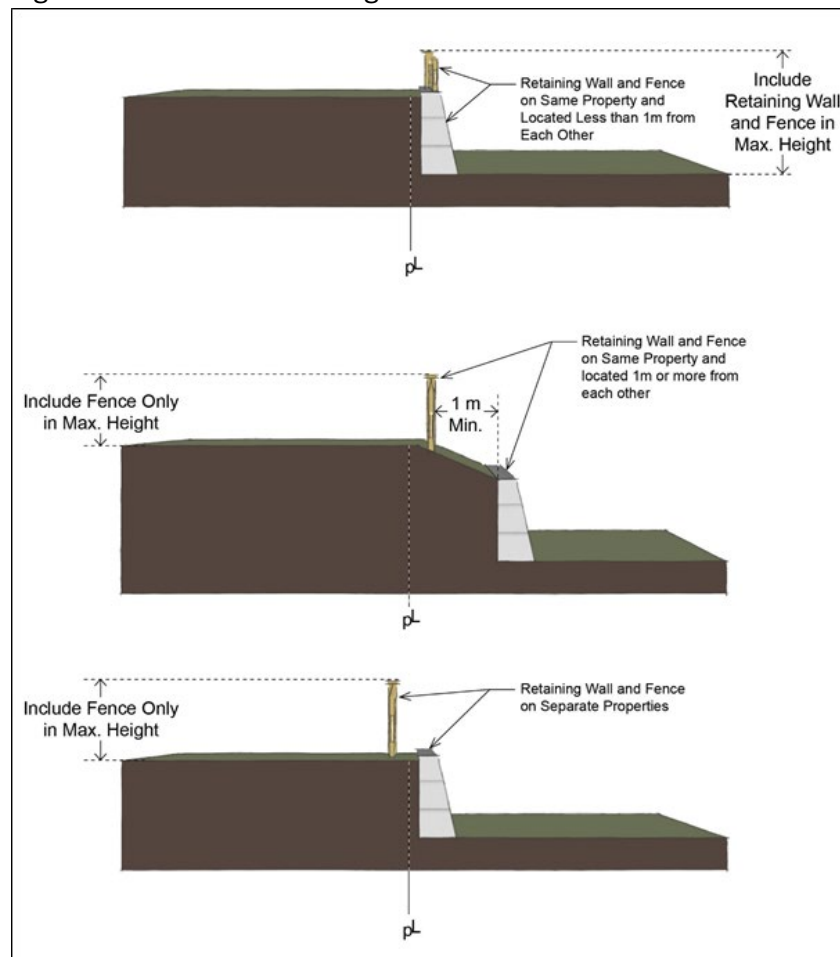
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Additional Regulations:

- **Before you dig you must know if there are any restrictions on your property.** Fences are not permitted across an easement except as specifically permitted by the holder of the easement. See the question “Where can I build my fence?” for more information about easements and statutory right-of-ways.
- BC One Call is a central agency where you call to find out what is buried on your site such as pipelines, telecommunications cables, water and sewage lines and electrical wires. Knowing what is on your property eliminates the risk of accidents when digging or excavating. Contact BC One Call at 1-800-474-6886 or *6886 from your cell phone.
- **Barbed wire, razor wire and electrified fences** are not permitted in residential areas.
- **When a fence is built on top of a retaining wall**, the total height of the fence shall include the height of the retaining wall if the fence and retaining wall are located less than 1.0 m from each other (see Figure 5); **except where** a guardrail is required by the BC Building Code, or where a retaining wall borders a Sensitive Ecosystem Area.

Figure 5 - Fence and Retaining Wall



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