

BUILDING A FENCE, WALL OR PLANTING A HEDGE

Getting to know what is
required

The following information applies to all fences, walls, hedges or similar construction in most of the residential districts within the City of Lloydminster.

Although there are few regulations with regards to the types of fences that may be constructed, it is recommended that any fence or similar enclosure be constructed so as not to present a hazard to the general public.

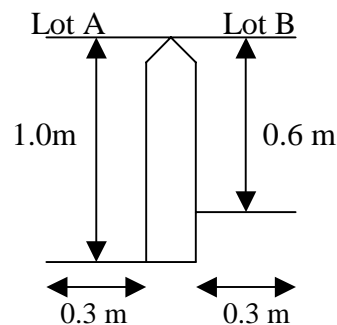
WHAT YOU SHOULD KNOW

A Development Permit is required for any of these projects constructed on corner lots. There is no fee for this permit and Building Permits are not required for this type of construction.

Utility lines should be located prior to building a fence to ensure that any buried services are not damaged and to prevent injury.

Easements should also be located on the property such that no construction occurs within the easement area. Easements are typically located at the rear of the property but may be found on the sides and front of some lots.

Height is measured from average ground level that is 0.3 metres back from the property line on whichever side of the fence that the ground level is lower. Drawing A illustrates the maximum height for a fence in this location:



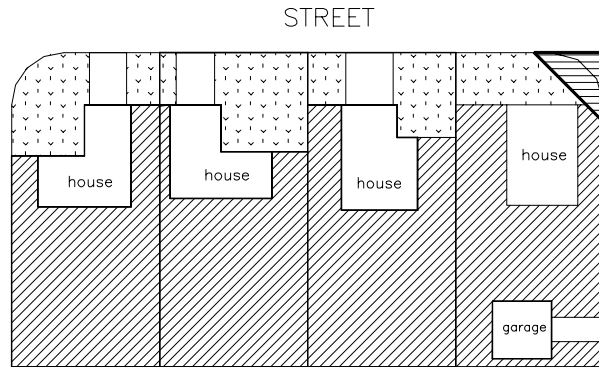
DRAWING A
Height Measurements




As illustrated in Drawing B, the maximum height of a fence, hedge, wall or similar structure, can not be any higher than:

- 1.0 metres in the area that extends in front of the front line of the house.
- 2.0 metres in the area that extends behind the front line of the house.

The Development Officer may grant variations on the above height requirements, provided that it will not be detrimental to the surrounding properties and adjacent landowners give written consent.

For laneless lots, vehicular access to the rear of the lot must be maintained. A hedge or wall structure is not permitted in this side yard and any fence would require a gate to allow vehicular rear yard access.



-  1.0 METRES MAXIMUM HEIGHT
-  2.0 METRES MAXIMUM HEIGHT
-  SITE TRIANGLE (8 metres)

**DRAWING B
PERMITTED HEIGHTS**

Contact a Development Officer in the early planning stages for full details on these and other requirements.