



Building a Fence?



The Town of Beaumont Land Use Bylaw establishes the requirements for a fence on a residential property within the Town of Beaumont.

Two factors that need to be considered when building a fence are its height and location. Both are regulated by the Land Use Bylaw. If height and location guidelines are followed, no development permit is required.

Exceptions: Corner lots and lots backing onto green space are exceptions, and may require a development permit.

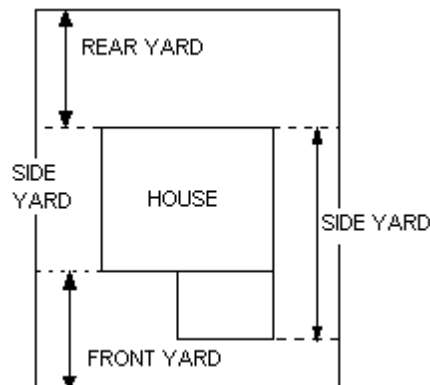
HOW HIGH CAN MY FENCE BE?

A fence, wall or other kind of screening may be erected around or adjacent to the perimeter of a lot and shall not exceed the height of:

- 1.0 metre (3.28 ft) for that part of it to be erected in the front yard of the lot; and
- 1.8 metres (5.92 ft) for that part of it to be erected in the side yards and rear yard of the lot (with the exception of properties backing green spaces).

Please note that lattice topping or any other decorative topping are to be included in calculating the height of the fence.

FIGURE 1. YARD DELINEATION



CORNER LOTS:

Regulations for fencing on a corner lot can be quite confusing and may require a development permit. A development permit is a document permitting a specific type of development on a specific parcel of land in Beaumont. It assures conformance with the zoning and development regulations under the Land Use Bylaw and its effect on adjacent property.

We suggest that the property owner contact Development at 780-929-8782 to obtain information on the maximum height of a fence specific to a lot.

CONSTRUCTION MATERIAL:

A fence can be built of wood, brick, stone, concrete, metal, vinyl, or chain link. However, electric fencing and barbed wire cannot be used. Architectural controls may apply and it is the homeowner's responsibility to contact the developer or builder to verify restrictions or allowances.

PLEASE NOTE:

- The fence must be located entirely on your private property. Your Real Property Report will show the location of the property lines and any utility rights-of-way. (You may need to hire a surveyor to locate your property lines.)
- No portion of the fence is permitted to extend beyond the front property boundary onto public property.
- Any costs for construction and/or maintenance of the fence is a private issue between neighbours.
- Fences cannot restrict visibility for safe traffic flow.
- **CALL BEFORE YOU DIG!** Remember to call Alberta First Call at 1-800-242-3447 to locate all utilities and power lines before you begin construction. Call Alberta Second Call at 1-888-632-2122 to locate water lines - a fee may be charged.

WARNING! It is the responsibility of the applicant to ensure that the work being carried out does not contravene the requirements of architectural controls, restrictive covenants, caveats, or any other restrictions that are registered against the property. If a chain link fence or similar Developer's fence is present, it was most likely installed according to approved subdivision plans or development agreements. Changes are not permitted.

FEES:

Please refer to the current year Schedule of Fees and Charges.

Application forms are available on our website at www.beaumont.ab.ca. If you require assistance in applying for any permit or have further questions, please email development@beaumont.ab.ca or call 780-929-8782.

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