

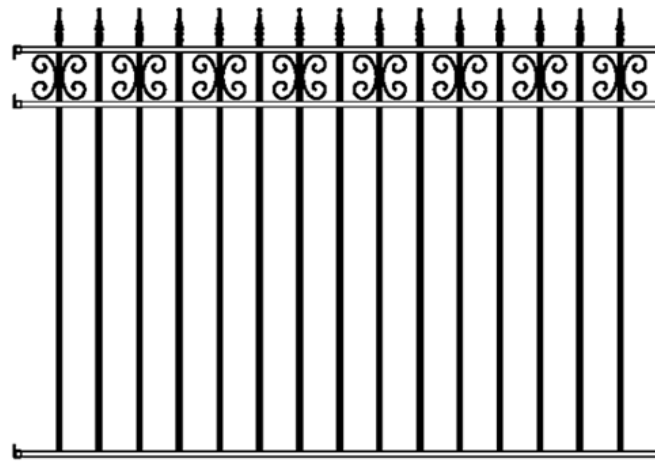
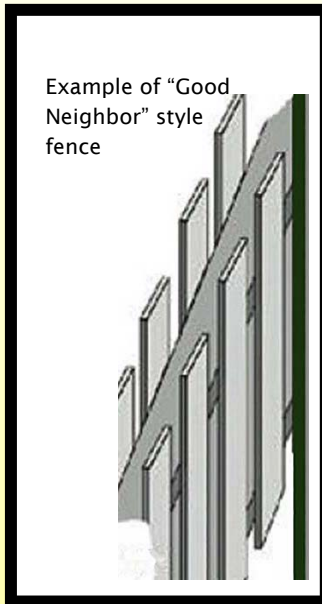
MY NEIGHBOUR IS BUILDING A FENCE BETWEEN OUR PROPERTIES. DO I HAVE TO PAY FOR HALF?

No. You are not obligated to share the costs. However, cooperation between neighbors often results in cost shared projects. Disputes arising out of fence construction or location can only be resolved through civil litigation.

SHOULD THE FENCE LOOK A CERTAIN WAY?

Except for fences to private pools, the City does not regulate or restrict construction style, however the fences are required to be reasonably uniform in colour and pattern.

The City also does not regulate which side of the fence should face out. Such matters are normally determined through the cooperation of neighbours. Certain styles of fences (see figure to right) face both directions and are often used when costs are shared.



**CITY OF SARNIA
BUILDING AND PLANNING DEPARTMENT**

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IF IN DOUBT, PLEASE CONTACT US:

- If you are not sure if the proposed work requires a permit.
- If you are unsure if the proposed work requires the expertise of a professional architect or engineer.
- We strongly encourage applicants to discuss specific projects with us and your neighbours prior to commencement.

RESIDENTIAL FENCES



FREQUENTLY ASKED QUESTIONS

DO I REQUIRE A PERMIT TO BUILD A FENCE?

No. A building permit is not required to build a standard residential fence. There are stricter requirements for fences that are around pools. Contact the Sarnia Building Department for more information regarding fences around pools.

WHAT MATERIALS CAN I USE TO BUILD A FENCE?

Fences are to be constructed of materials specifically designed or commonly used for fencing purposes and may include wood, brick, concrete, and metal. Barbed wire and electric fences are not permitted in residential areas.

ARE THERE HEIGHT RESTRICTIONS?

Yes. The by-law limits the height of residential fences to a maximum 2.5m if located in the side or rear yard and 1m if located in the front yard (See example below). Fences are also restricted to a maximum height of 0.75m when closer than 3m of a driveway and the City's boulevard, as shown on the figure to the right.

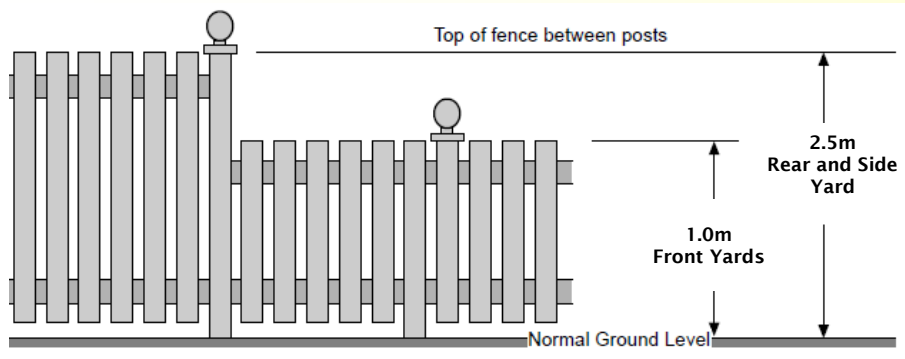
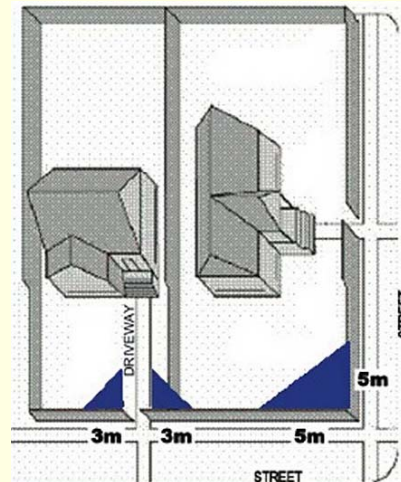
****Note: The maximum height within the blue triangles is 0.75m****

WHAT ABOUT HEDGES?

Hedges or other plants which create a fence effect are subject to the same regulations as fences.

WHERE CAN I BUILD MY FENCE?

A fence can be erected along and up to a property line but within the property limits. However, when a fence is shared by adjoining neighbours it may be built right on the property line with permission of both neighbours.



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HOW DO I DETERMINE MY PROPERTY LINES?

To accurately locate property lines, a survey is recommended.

HOW CAN I OBTAIN A SURVEY?

Check your records. Some homeowners may have previously acquired this document during the purchase of a property. Otherwise, the services of a qualified Land Surveyor should be obtained. A number of services are located in the Yellow Pages. Using the services of a Land Surveyor is the best way to avoid property boundary disputes with neighbours.