

DO I REQUIRE A BUILDING PERMIT TO BUILD A FENCE?

No. A building permit is not required to build a standard residential fence.

ARE THERE HEIGHT RESTRICTIONS?

Yes! In the Town of Carman, the maximum height allowed is 2.5 feet in any front yard and 6 feet in any side or rear yard.

ARE THERE FENCE RESTRICTIONS FOR POOLS AND HOT TUBS?

Yes! Refer to the brochure on Private Swimming Pools and Hot Tubs.

WHAT ABOUT HEDGES?

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

WHAT TYPE OF MATERIALS CAN I USE TO CONSTRUCT MY FENCE?

Materials such as wood, brick, concrete and metal are permitted. However, barbed wire and electric fences are not permitted in residential areas.

WHAT IF MY NEIGHBOUR AND I ARE HAVING A DISPUTE REGARDING FENCING BETWEEN OUR PROPERTIES?

If the fence complies with the respective Zoning By-law regulations, it would be a civil matter that would have to be resolved between you and your neighbour.

WHERE CAN I BUILD MY FENCE?

A fence may be erected along and up to a property line but far enough within the property limits that you are able to maintain it without encroaching on the neighbouring property. However, when costs and maintenance of a fence are shared by adjoining neighbours, it may be built right on the property line. In the RM of Dufferin, on a corner site, a fence or landscape feature must not create a visual hazard to pedestrian or vehicle traffic.

HOW DO I DETERMINE MY PROPERTY LINES?

To accurately locate property lines requires a Manitoba Land Surveyors Building Location Certificate, or there may be pins located on your property that indicate the property lines.

HOW CAN I OBTAIN A BUILDING LOCATION CERTIFICATE?

Check your records. Many property owners already have this document; it often comes with the property purchase. Otherwise, the services of a qualified Land Surveyor should be obtained. A number of firms are listed in the Yellow Pages. Using a Certificate as reference is the best way to avoid property boundary disputes between neighbours.

ARE THERE ANY EXCEPTIONS TO THESE RESTRICTIONS?

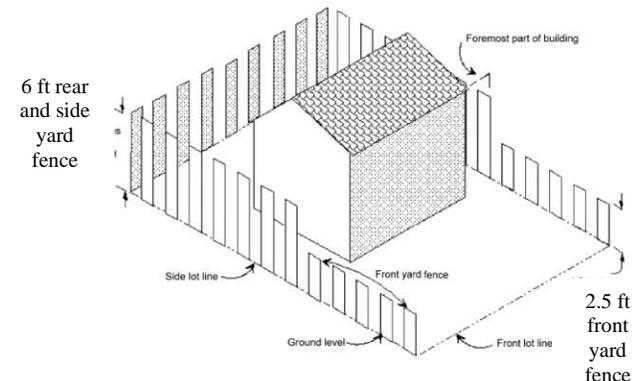
No. The only way these regulations can be altered is through a variance application. Refer to the brochure on Variation Applications.

HOW DO I DETERMINE MY FRONT, SIDE AND REAR YARDS?

The front yard is the area from the front wall of the dwelling to the front property line. Side and rear yards are the areas behind the front wall of the dwelling to the rear property line.

MY BUILDING IS ON A CORNER LOT. HOW DO I DETERMINE THE FRONT YARD?

In the Town of Carman, on a corner lot the narrowest width of the property facing a street is considered the front yard for zoning purposes, regardless of which way the house faces. Therefore, the “Front Yard” of the corner lot can actually be the area beside the house because that is the narrowest lot width facing a street. The fence regulations that apply in this case would be the same as those for the house next door.



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

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

**SHOULD THE GOOD SIDE OF THE
FENCE FACE OUTWARD?**

Except for fences to private pools, the respective By-laws do not regulate or restrict construction style or colour of fences, including which side of the fence should face out. Such matters are normally determined through the cooperation of neighbours. Certain styles of fences face both directions and are often used when costs are shared.

The property line can be straddled when a fence is shared. It should be noted however, that while the present owners may agree to this arrangement, if either property is sold a new owner might be less cooperative.

This is one example of many possible "Good Neighbour" style fences.



Every effort has been made to ensure the accuracy of the information contained in this brochure. However, in case of a discrepancy between this brochure and the respective By-laws, the applicable By-law will take precedence.

Please call for further information.

Carman-Dufferin Planning District

12 2nd Avenue SW

Box 160 Carman MB R0G 0J0

Phone:

Town of Carman 204-745-2443

RM of Dufferin 204-745-2301

Fax: 204-745-6348

Website:

www.carmanmanitoba.ca

E-mail:

planning@townofcarman.com

August 2019



**Carman-Dufferin
Planning District**

**Residential
Fences/Hedges**

*Zoning regulations for the
placement of fences and hedges in
residential districts.*

*(Does not include fences for
private pools.)*

