

# FENCES

## *Planning & Development | Town of High River*

The following is a simplification of the Town's [Land Use Bylaw](#). In the event of any discrepancy or omission, the Land Use Bylaw takes precedence.

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### Do I need a permit for my fence?

- You do not need a permit for the erection, construction, or maintenance of gates, fences, walls, or other means of enclosure as long as they comply with the regulations of the [Land Use Bylaw](#).
- If you have any questions or concerns, please contact staff at 403.652.2110 or at [planning@highriver.ca](mailto:planning@highriver.ca) and we would be pleased to assist you.

In addition to verifying if a development permit is required (which is only required if a variance to a Land Use Bylaw standard, such as height, is being requested), it is YOUR RESPONSIBILITY to identify any existing site conditions that may impact the construction of a fence. The Town recommends taking the following steps:

- Calling Alberta One-Call at 1-800-242-3447 before digging.
- Check the property title for any easements, caveats, and utility right-of-way agreements at [Alberta Land Titles Spatial Information System \(SPIN2\)](#). There may be architectural controls related to fencing registered on title.
- Confirm where your property lines are. Fences built on Town property, such as laneways, will be required to be removed at the owner's expense.

DO NOT assume your neighbour has constructed their fence properly regarding property lines, height, or materials. Disputes between neighbours and encroachments onto Town property can usually be avoided by following the above steps. The Town does not inspect every new fence, but Bylaw Services must respond to concerns raised by neighbours or town departments.

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### What are the general regulations?

- Fences may project into building setbacks but may not project past the property line (encroach). Property lines are typically marked by iron bars. Your property lines will also be indicated on your Real Property Report (RPR). If you do not have a copy of your RPR, you may ask the Town to search your property file and provide you with a copy of it at no charge (we cannot guarantee that the Town will have RPR's for every property).
- If you continue to have any doubts regarding the location of your property line, you could consider contacting a Registered Land Surveyor.



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## *Planning & Development | Town of High River*

The following is a summary of regulations specific to each Land Use District. To determine your district, please search your address using the [Land Use Map](#).

### **ND (Natural District) and URD (Urban Reserve District)**

- Fencing may be used as a decorative transition from one use to another, as a screening device, or for security purposes.
- Security fencing shall only be considered for safety, at the discretion of the Development Authority.
- There are no height restrictions.

### **TND (Traditional Neighbourhood District), NCD (Neighbourhood Centre District), CBD (Central Business District), SED (Service and Employment District)**

- Fencing may be used as a decorative transition from one use to another, as a screening device, or for security purposes.
- Security fencing, such as barbed wire, shall only be considered for safety, at the discretion of the Development Authority.
- Small decorative fences may be erected in front yards to divide the public frontage and private frontage (i.e. along your front property line) to differentiate between public and private-owned land, if the perception of a seamless space is maintained (i.e. does not create a sight barrier).
- Fences within the primary frontage can be a maximum height of 1.2 m.
- All other fences can be a maximum height of 1.8 m.

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## How is height measured?

- Fence height is measured from the top of the fence to grade and includes the height of any retaining wall which represents a logical vertical extension of the fence (grade means ground level in this case).

