



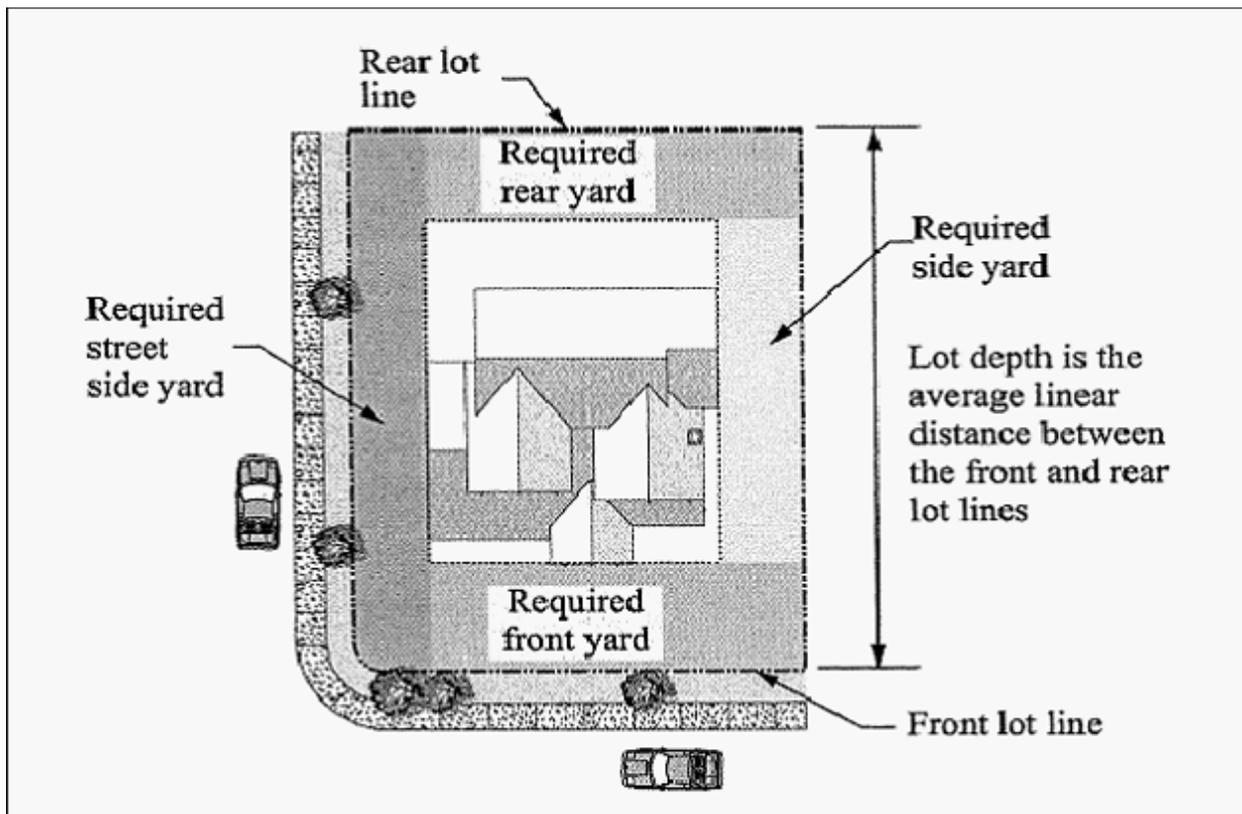
Fences and Retaining Walls

Fences

A permit is not required to install a fence on private property; however, fences must comply with the requirements of City bylaws outlined below.

Residential

- Maximum height of 1.0 metres (3.3 feet) in the required front yard. Please note that the front yard measurement will be different in different areas of the City. For corner lots, the "front yard" is considered the narrowest portion of the lot fronting a street.
 - Maximum height of 2.0 metres (6.6 feet) in the required rear and side yard.
 - A 2.5 metre fence may be permitted along a side or rear property line that abuts an expressway, freeway, provincial highway, or railway right of way, or which abuts land intended as a buffer strip adjacent to any of the aforementioned roads or railway lands.
- *Note: the dimensions of the "required yard" can vary at different locations throughout the City, please contact Planning and Development if you are unsure.



Commercial/Industrial

- Maximum height of 2.5 metres (8.2 feet)
- Screening fence (opaque) must be provided if any raw materials, finished or partially finished products, fuel, salvage materials, junk or waste is being stored on the site.

City Boulevard

Most properties have a portion of City-owned property between private property and the curb or sidewalk (boulevard). If you wish to install a fence on City boulevard, you must obtain permission from the Parks & Recreation Department (306-694-4447).

Property Lines

Fences may be installed along the common property line if the permission of the neighbouring property owner is obtained, otherwise the fence must be wholly within your property boundaries. **The City does not locate property lines.** However, in some cases there is a survey record on the building permit records. If the location of property lines is unknown, it is recommended that the services of a Legal Land Surveyor be engaged.

Sight Lines

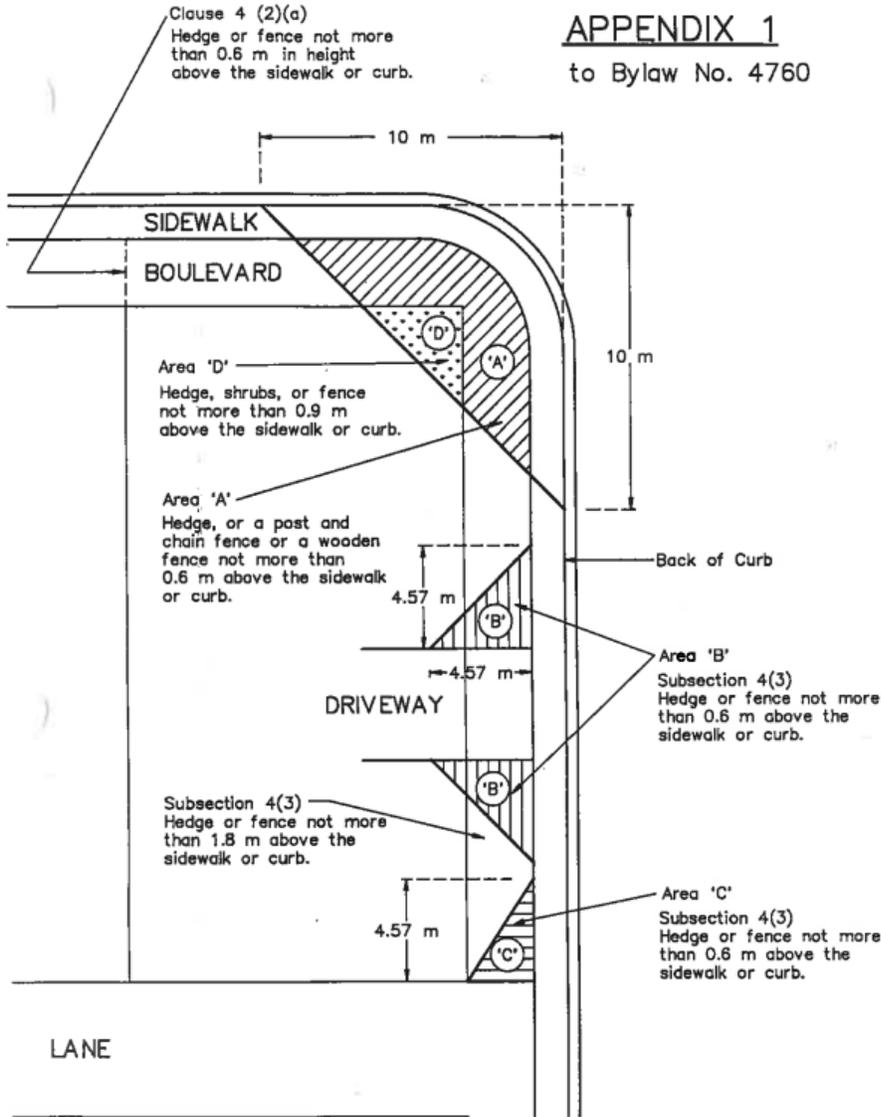
Fences must not impede traffic visibility, and so fences on corner lots or at the intersection or entrance to an alleyway must keep a certain area called a sight triangle (measured 6 metres in each direction from the corner of a property line) free and clear. The **Boulevard Bylaw** is also in effect and regulates fences, hedges, and retaining walls for traffic visibility. Please see the diagram at the end of this sheet for further information.

Retaining Walls

A building permit is required for a retaining wall if it is over 2 feet in height above grade (measured from the side of the wall with the lowest grade level).

A design sealed by a Professional Engineer licensed to practice in Saskatchewan is **required** if the retaining wall is greater than 4 feet in height above grade (measured from the side of the wall with the lowest grade level). If a fence is built on top of a retaining wall, the maximum height includes any portion of the retaining wall which is above grade level on the high side of the retaining wall.

APPENDIX 1
to Bylaw No. 4760



Area 'A', 'B', 'C' and 'D'
Subsection 5(7)
Mature trees with lower branches at least 2.0 m above the sidewalk.

Please contact Planning & Development Services at 306-694-4443 or planning@moosejaw.ca for further information.