

My neighbor is building a fence between our properties. Do I have to pay half?

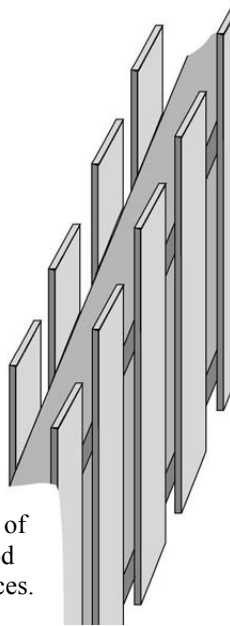
No. You are not obligated to share the costs although cooperation between neighbors often results in cost-shared projects. The Municipality does not get involved in disputes arising out of fence construction location. A legal land survey done prior to building a fence will eliminate all doubts as to where property lines are. Disputes arising out of fence construction or location can only be resolved through civil litigation.

Should the good side of the fence be outward?

Except for fences for private pools, the Municipality does not regulate or restrict construction style or color of fences, including which side of the fence should face out. Such matters are normally determined through the cooperation of neighbors. Certain styles of fences (see figure C) face both directions and are often used when cost sharing.

FIGURE C

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 may be less cooperative.



This is one example of many possible “Good Neighbor” style fences.

**Municipality of Roblin
Planning Department**

125 1st Ave NW
Box 998
Roblin, MB
R0L 1P0

Phone: 204-937-3450
Fax: 204-937-4382
E-mail: planning@roblin.ca



Municipality of Roblin

Planning Department

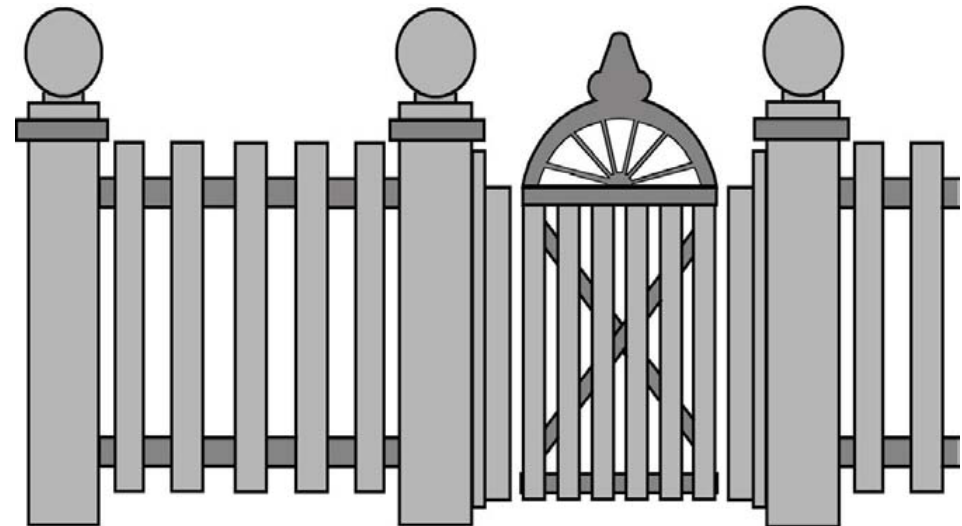
Residential Fences

**Zoning Regulations for the placement of fences in residential zones.
(Does not include fences for private pools)**

Remember to Call Before you Dig!!!

Telephone: 611
Hydro & Gas: 1-888-MBHydro
Water & Sewer: 204-937-8333

Every effort has been made to ensure the accuracy of information contained in this booklet. However, in the event of a discrepancy between this booklet and the governing Municipality of Roblin By-Law(s), the By-Law will take precedence.



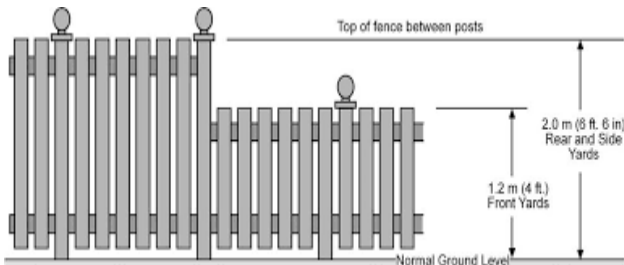
Do I require a permit to build a fence?

Yes! A development permit is required.

Are there height restrictions?

Yes. The Municipality of Roblin zoning by-laws limit the maximum height of a standard residential fence to:
2.0m (6.5ft) for rear and side yards;
and
1.2m (4ft) for front yards.
(See FIGURE A)

FIGURE A



NOTE: The minimum height for fences around private pools is 1.5m (5ft).

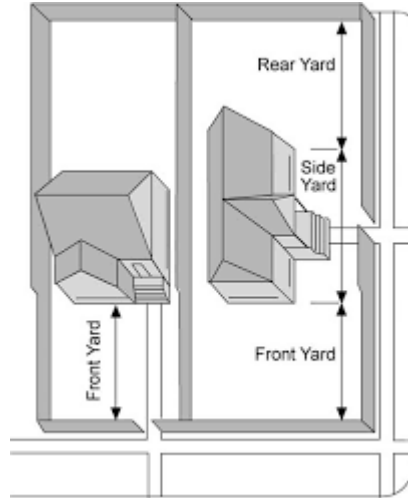
What about hedges?

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

How do I determine my front, side, and rear yards?

As illustrated in Figure B, 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.

FIGURE B



NOTE: 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, in the example above, the “Front Yard” of the corner lot is actually the area beside the house because that is the narrowest lot width facing a street. The fence regulations that apply in this case are the same as those for the house next door.

Where can I build my fence?

A fence may be erected along and up to a property line, but within the property limits. If a fence is being shared by adjoining neighbors, it may be built right on the property line.

How do I determine where my property lines are?

To accurately locate property lines requires a Manitoba Land Surveyors Staking Certificate.

How can I obtain a Staking Certificate?

Check your records. Some homeowners may have previously acquired this document in conjunction with receiving a Manitoba Land Surveyors Building Location Certificate. Otherwise, the services of a qualified Land Surveyor should be obtained. A number of firms are listed in the Yellow Pages. Using the services of a Land Surveyor is the best way to avoid property boundary disputes with neighbors.

NOTE: It’s also a good idea to check your Certificate of Land Title to ensure there are no caveats or easements registered against your property which would inhibit your ability to build a fence, or at least make you aware of whatever may be attached to your title. A fence built on an easement or where a caveat is in place, may have to be removed at some point in time with all expenses of removal and rebuilding the responsibility of the property owner.

What type of material 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.

Are there any exceptions to these restrictions?

No. The only way these regulations can be altered is through a variance application.