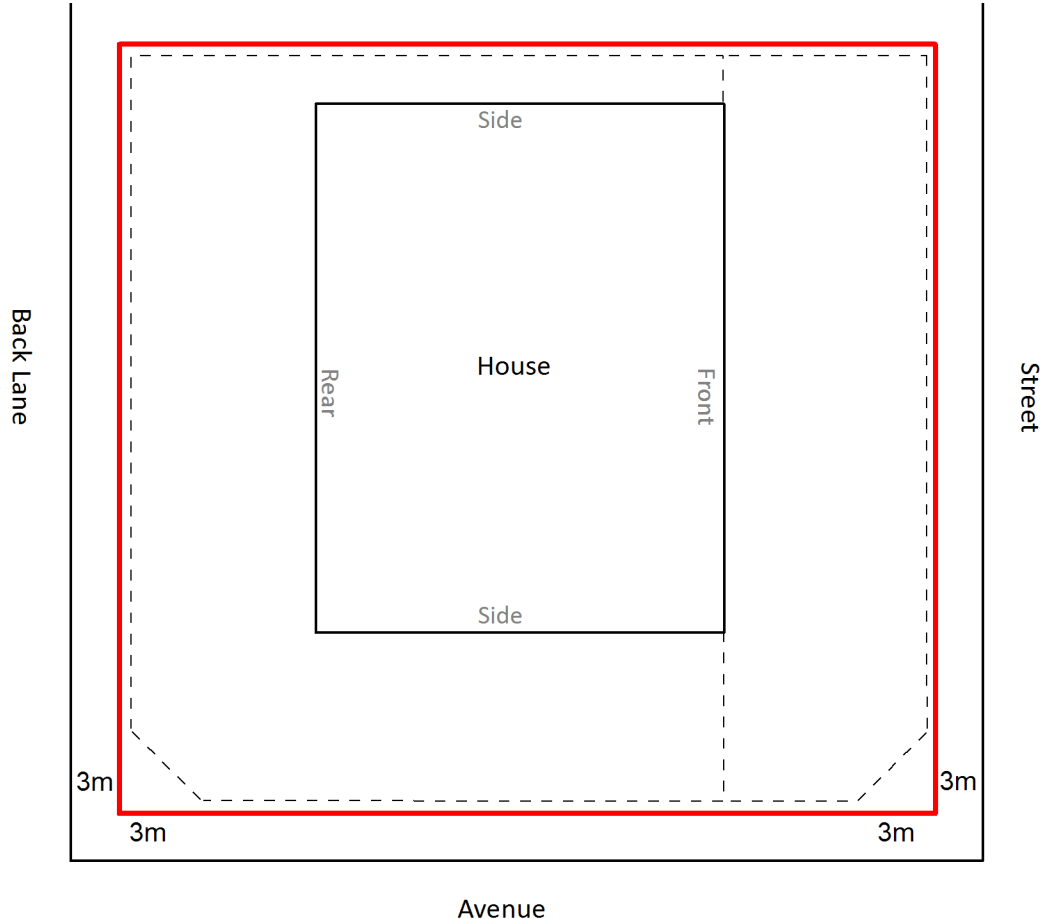


What if my property is located on a corner lot?

The City of Brandon Zoning Bylaw requires that when building a fence at the corner of two intersecting streets, the height cannot exceed 0.8 metres (or 3 feet) for the first 3 metres (or 10 feet) on either side of the corner of the lot. Or if you want to continue with a 6 foot (side and rear yard) or 4 foot (front yard) fence you must create a diagonal section at the corner beginning at the 3 metre mark (see diagram below).



# Planning & Buildings Department

Constructing a Fence

City of Brandon Zoning Bylaw

[www.brandon.ca/zbl](http://www.brandon.ca/zbl)



## Where can I build my fence?

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You may build a fence along and up to your property line within your property limits.

If you are building a fence on a corner lot, Please contact Planning Staff to determine your specific requirements. There are special visibility requirements for constructing a fence adjacent to an intersection or a back lane.

**To determine property lines, check your home records to see if you have a Surveyor's Building Location Certificate (a survey). If not, a copy of a survey can be obtained from a Manitoba Land Surveyor.**

## Do I need a building permit to build a fence?

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A permit is **not** required for a fence. However, a permit may be required for other structures that require a fence (e.g. a swimming pool).

## How high can I build my fence?

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For a residential, non-corner lot, a fence built on normal ground levels may meet but not exceed the following requirements:

### Front Yard

- 1.2 metres (or 4 feet)

### Side Yard & Rear Yard

- Anywhere else on the property behind the front wall of the dwelling: 1.8 metres (or 6 feet.)

## What can I use to build my fence?

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Residential fences may be built out of wood, brick, concrete, metal, or stone. Hedges or plant material may also be used to give the effect of a fence. Barbed wire or electric fencing is strictly prohibited.

## What are the requirements for a fence around swimming pools, ponds, and other open water?

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Any open water deeper than 0.6 metres (or 2 feet) must be enclosed by an unclimbable fence at least 1.5 metres (or 5 feet) high. All openings must be self-closing and self-lockable.

If your plans cannot be altered to meet zoning requirements, you may apply to vary the regulation. Please note that a variance request may be subject to a public hearing to be heard by the Planning Commission. Please contact Planning Staff to discuss and file a variance application.

## Contact Us

638 Princess Avenue  
Brandon, Manitoba  
R7A 0P3

204-729-2110  
[planning@brandon.ca](mailto:planning@brandon.ca)