

## FREQUENTLY ASKED QUESTIONS

**WHERE CAN I BUILD MY FENCE?** A fence can be erected along and up to a property line but within the property limits. However, when a fence is shared by adjoining neighbours it may be built right on the property line with permission of both neighbours.

**HOW DO I DETERMINE MY PROPERTY LINES?** To accurately locate property lines, a survey is recommended.

**HOW CAN I OBTAIN A SURVEY?** Check your records. Some homeowners may have previously acquired this document during the purchase of a property. Otherwise, the services of a local Land Surveyor should be obtained. Using the services of a Land Surveyor is the best way to avoid property boundary disputes with neighbours

**IS THE PROPERTY LINE LOCATED ADJACENT TO THE SIDEWALK OR ROAD?** In most cases, the front and possibly the side yard line are not located adjacent to the sidewalk or road. Often times the town has a right-of-way between your property line and the road or sidewalk.

**SHOULD THE FENCE LOOK A CERTAIN WAY?** The town does not regulate or restrict construction style, color or material. However we do encourage uniformity in color and pattern.

**MY NEIGHBOUR IS BUILDING A FENCE BETWEEN OUR PROPERTIES. DO I HAVE TO PAY FOR HALF?** No. You are not obligated to share the costs. However, cooperation between neighbours often results in cost shared projects. Disputes arising out of fence construction or location can only be resolved through civil litigation.

**CAN I BUILD A FENCE WITH MY NEIGHBOUR?** We always encourage you to consult your neighbours and plan your fences cooperatively to maintain good relations. By working together neighbours can sharing costs. Keep in mind that verbal agreements between old neighbours are not binding on new neighbours. If you don't get along with your neighbour, locate the fence entirely on your property. Plan your fence so that maintenance can be done on your lot.

**WHY ARE THE FENCING REGULATIONS DIFFERENT FOR CORNER LOTS?** To allow for driver's visibility when turning at corners, a line of sight is maintained at intersecting roads.

**WHAT ABOUT HEDGES?** Our by-law does not identify a hedge as a type of fence; therefore hedges are not regulated in the same way as artificial fences.



**Visit us:**

<http://www.inuvik.ca/planning-development/>

*This brochure is not a legal document. Please note that while every effort is made to assure the accuracy of the information contained in this brochure it is not warranted for accuracy. This Documents is intended to offer general guidance to explain the requirements for building a fence in the Town of Inuvik. Any contradiction, dispute or difference between this brochure and applicable bylaws, plans, policies or guidelines will be resolved by reference to the bylaws or other official documents. Please refer to the Zoning By-Law 2583/P+D/15 for a complete list of regulations or contact:*

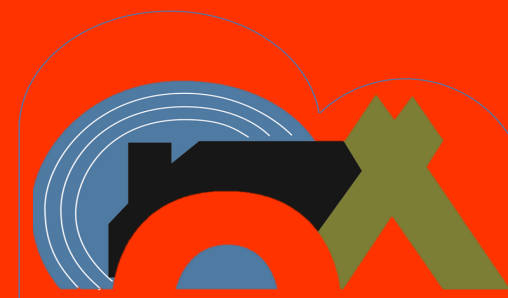
### Town of Inuvik Planning and Development

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## Town of Inuvik Development and Planning

# FENCES



**TOWN OF INUVIK**  
*Our Community • Our Spirit*



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## Building a Fence:

### WHAT YOU SHOULD KNOW

- A **Fence** is an artificially constructed barrier of any material or combination of materials erected to enclose or screen areas of land.
- Development in the Town of Inuvik, including fences, is regulated by the Land use By-Law
- No fence shall obstruct access to the Town of Inuvik fire hydrants.

### CONSTRUCTING A FENCE

- When building a fence it is advised that you measure carefully to determine the exact location of the property lines.
- In most cases, the front property line is not located adjacent to the sidewalk. Please consult your property survey for the location of property lines.
- If necessary a Surveyor can be used to locate property site lines.
- It is the responsibility of the property owner to ensure the accurate location of fencing relative to their property site lines.
- Property pins are usually located on your property corners by a Land Surveyor at the time your lot was created.
- **It is important to not move or dislodge property pins when constructing your new fence or hedge.** If they are moved, it is the property owner's responsibility to hire a licensed surveyor to have these replaced.

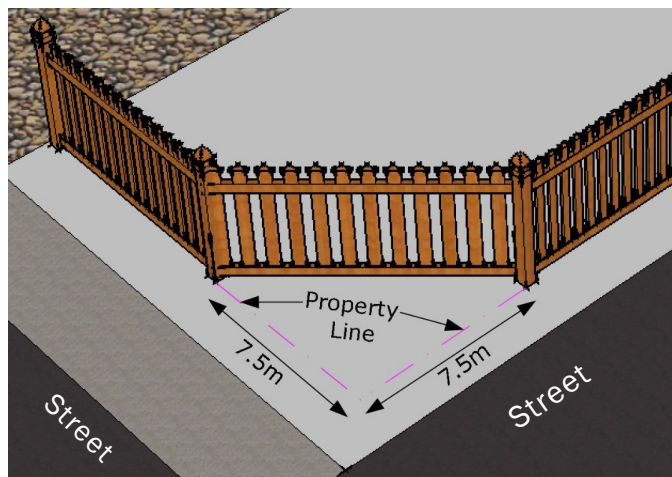


### HOW HIGH CAN MY FENCE BE?

- In a residential zone, when measured from the average grade level 30.5 cm back from the property line can be no higher than:
  - a. 1.98 metres for any portion of a fence located in a rear yard or that portion of a side yard not extending beyond the foremost portion of the principal building on the site
  - b. 1.0 metres (3.3 feet) for any portion of a fence in a front yard, or that portion of a side yard extending beyond the foremost portion of the principal building on the site

### WHAT IF I LIVE ON A CORNER LOT?

- In the case of corner lots, the foremost portion of the building referred to in (a) and (b) above shall apply to both faces of the building fronting onto each street.
- There shall be no obstruction to vision by fences at an intersection between the height of 1.0 metre and 3.0 metres above established grades of streets. Within the area formed on a corner site by the two street property lines and a straight line which intersects each of them 7.5 from the corner where they meet.



### IS A PERMIT REQUIRED?

Yes: You will need a permit if you want to construct a fence. Please consult your property survey for the location of property lines.

**Before any digging please remember to contact the Utility companies**



### DEVELOPMENT APPLICATION

A complete application includes:

- Completed copy of Form A
- Site plan showing location of proposed fence
- Height (in metres)
- Width (in metres)
- Planned Fencing start Date
- Planned Fencing Completion Date
- Development application fee

Applications can be downloaded from our website <http://www.inuvik.ca/planning-development/> or picked up at the Town office #2 Firth Street

### DEVELOPMENT FEES

A non-refundable fee for each Development Permit to be calculated as follows:

Project Cost	Development Application Fees
Up to \$10,000.00	\$50.00
Over \$10,000.00	\$50.00 plus \$5.00 for each additional \$1,000.00

\*Based on Project/Contract Cost (including material and Labour)

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