

Determining your property line

When building a fence or planting a hedge 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.

A Surveyor's Certificate or a Real Property Report prepared by a Saskatchewan Land Surveyor can be used to locate property site lines. If this is not possible, it may be determined by hiring a Saskatchewan Land Surveyor. It is the responsibility of the property owner to ensure the accurate location of fencing relative to their property site lines.

Property pins are located on your property corners by a Saskatchewan 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.

Permits are not required for fences or driveways.

Dial Before You Dig!

Sask 1st: call 1-866-828-4888

Free cable location service helps you to avoid costly damage and ensures your project can proceed without delay.

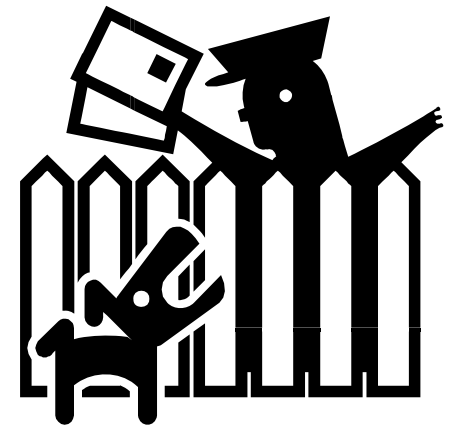
City of Martensville

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BUILDING A FENCE

City of Martensville
Planning & Regulations



Phone: (306) 931-2166

Basic Information

Common Questions

Is the property line located adjacent to the sidewalk?

In most cases, the front and possibly the side yard line are not located adjacent to the sidewalk. Often a boulevard exists between the sidewalk and the property line. The width of this boulevard may vary from one street to the next.

Does the front of a house always face the front property line?

Not necessarily, the narrowest width of the lot is generally considered the front of the property. If you are unsure, please contact the Planning & Regulations Department.

Does my neighbour have to pay for half the costs to build the fence?

Co-operation between neighbours often results in cost-shared projects. The City has no jurisdiction in disputes arising over fence construction, cost or maintenance, as these matters fall within provincial jurisdiction and can be resolved through civil litigation.

Regulations

Fence Heights:

The **front yard fence** is limited to a maximum height of 1m above grade level. The 1m fence can be located from the front corners of the primary structure to the property pins located at the front of the property. This also applies to corner lots within the site triangle.

The **rear and side yard** is limited to a maximum height of 2m above grade level. The 2m fence can be located from the front corners of the primary structure to the rear of the property.

Definitions:

Fence—Shall mean an artificially constructed barrier erected to enclose or screen areas of land.

Grade level—Shall mean the average level of the finished surface of the ground adjacent to the exterior walls of the building or structure. In the case of one-unit dwellings, two-unit dwellings and semi-detached dwellings with a walk out basement, grade level shall be the average elevation of the finished surface of the ground adjacent to the side walls of the building.

Begin preparations by checking with all utility companies to ensure there are no easements which you will be constructing over.

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