



## BUILDING PERMIT GUIDELINES

### *Fences*

#### **Intent**

Fences have long been used to define boundary limits, provide a level of security to one's property, maintain a safe area for children and pets to play, as well as achieve a level of privacy. The Town of Gander has adopted regulations which will enable property owners to construct fences without impacting neighbours and the general public. These regulations pertain to the height, location, and materials used in these structures.

#### **Application and Fee Structure**

##### **Building Permit Fee:**

**Residential:**           **\$1.00** for each **\$1000.00** of construction value under \$20,000  
                                  **\$2.00** for each **\$1000.00** of construction value over \$20,000  
                                  Minimum charge of **\$10.00**.

**Non-Residential:**   **\$5.00** for each **\$1000.00** of construction value  
                                  Minimum charge of **\$25.00**.

*Fee to be paid upon submission of application.*

**Where the Authority has been made aware that a fence has been erected, or that construction has commenced, prior to the issuance of a building permit, the permit fee shall be doubled.**

##### **To Apply:**

Applications are available at the Town of Gander Engineering Department or online at [www.gandercanada.com](http://www.gandercanada.com). Complete a Town of Gander Building Permit Application and submit it to the Town's Engineering department in person or by emailing it to the address provided above.

#### **Definitions**

**Fence** – means a barrier closing or bordering a field, yard, etc. usually made of posts and wire or wood, used to prevent entrance, to confine, or to mark a boundary

**Lot** – means a plot, tract or parcel of land which can be considered as a unit of land for a particular use or building.

## Regulations

- No fence shall be erected, replaced or repaired within the boundaries of the Town, unless a permit for the construction has been issued by the Town.
- No fence in excess of **0.75m** in height shall be permitted from the front building line forward to the front boundary of any residential property. (See Drawing #1F)
- No fence in excess of **2.0 m** in height shall be permitted from the front building line back to the rear boundary of any residential property. (See Drawing #1F)

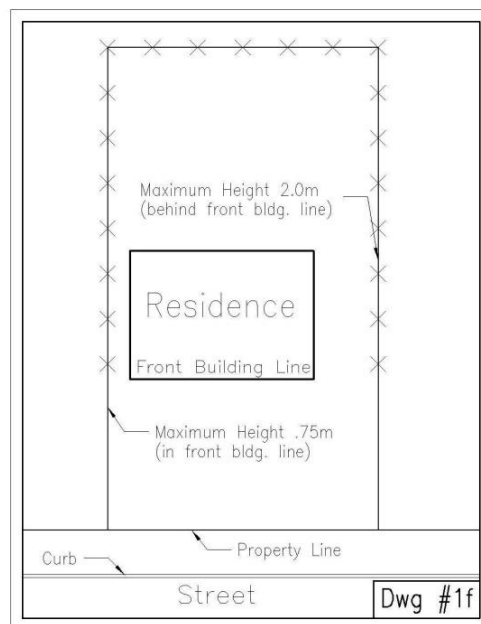
**In *Non-Residential* areas (Commercial General, Commercial Light Industrial, Industrial General & Open Space Recreation zones only) non-screened chain link fences may be permitted up to 3.05 metres in height at the discretion of Council.**

- Properties located on corner lots adjacent to a traffic-controlled intersection must meet the requirements of the TAC (Transportation Association of Canada) standard for sight lines and will be investigated and dealt with on a case by case basis.

On dead end streets proposed for future development, fences may be located in front of the front building line on a temporary basis until development proceeds, providing there are no objections from the immediate neighbours.

- Contact utility companies to confirm the location of underground infrastructure.
- All fences shall be securely anchored to the ground.

## Typical Scenarios



## **Inspections and Maintenance**

All fences within the boundary of the Town shall be maintained to the satisfaction of the Council and where a fence is, in the opinion of the Council, in need of maintenance, the Council shall so inform the owners or occupiers by registered letter. The requested maintenance shall be done by a specified period as outlined in the letter, normally ten (10) days.

## **Recommendations**

- Obtain a property survey or real property report from a NL land surveyor to ensure the fence is wholly contained on the property and does not encroach onto Town land or easements.



### **Powers of Authority**

***Employees of the Town of Gander are required to enforce these regulations and are not permitted to make modifications. If these regulations prohibit a development proposal, the applicant may formally contact Council, by written request, to effect changes to a regulation or by-law.***

This is a guideline prepared for easy reference. The Town's Regulations are subject to periodic amendments. For the most recent and official version of the regulations, please refer to the Town of Gander's Development Regulations.