



Development Services Community Services Group Enquiry Centre

Fences How-to Guide

**GUIDE FOR RESIDENTIAL FENCES,
INCLUDING OVERHEIGHT FENCES,
ARBOURS & TRELLISES**



Last updated April 23, 2007 and
August 26, 2019

General Information

(This guide does not include fences surrounding private swimming pools - refer to VBBL 9.8.8.1.4 & 5)

For more information on zoning regulations for residential fences contact:
Zoning & Development By-law information at 604-873-7611 or see Vancouver
Web site @ www.vancouver.ca

Every effort has been made to ensure the accuracy of the information contained in this booklet. In the event of discrepancies, by-laws will take precedence.

Frequently asked questions:

Is a building permit required to construct a fence?

Not usually...depends on proposed height and location.

Are there restrictions on the height of fences?

Yes. City of Vancouver limits fences height to 4'0" in the required front yard and 6'0" in the required side and rear yards. (See Page 3)

How do I know what is front, side and rear yards?

(Refer to Page 3)

What materials are acceptable for fences in Vancouver?

Materials such as wood, brick, concrete block and metal are permitted, however, barbed wire, razor wire and electrified fences are not permitted.

How do I know where my property lines are?

To determine the location of your property lines, you may require the services of a Land Surveyor registered in BC. Using the services of a Land Surveyor is the best way to avoid disputes with neighbours about property boundaries.

Can the bylaw restrictions be relaxed?

Under Section 10.9.1 of the Zoning & Development Bylaw, The Director of Planning may, at his discretion, permit a fence or similar structure which does not comply the height limitation. (Refer to page 4)

Fences in Vancouver

The City of Vancouver allows fences to be erected without permits subject to the following:

A fence may be erected along and up to a property line but within the property limits. To accurately locate property lines a Survey may be necessary, prepared by a British Columbia Land Surveyor.

Maximum fence height of 4'0" is permitted in the required front yard, and a maximum of 6'0" is permitted in the side yards and rear yard.(refer to District schedules for yard requirements)

Fences surrounding one and two family dwellings do not normally require Development and Building permit applications (with the exception of conditionally approved developments involving Council approved design guidelines) as long as they meet the requirements of Section 10.9 of the Zoning and Development bylaw (Excerpt attached) and Part 9 of the Vancouver Building Bylaw.

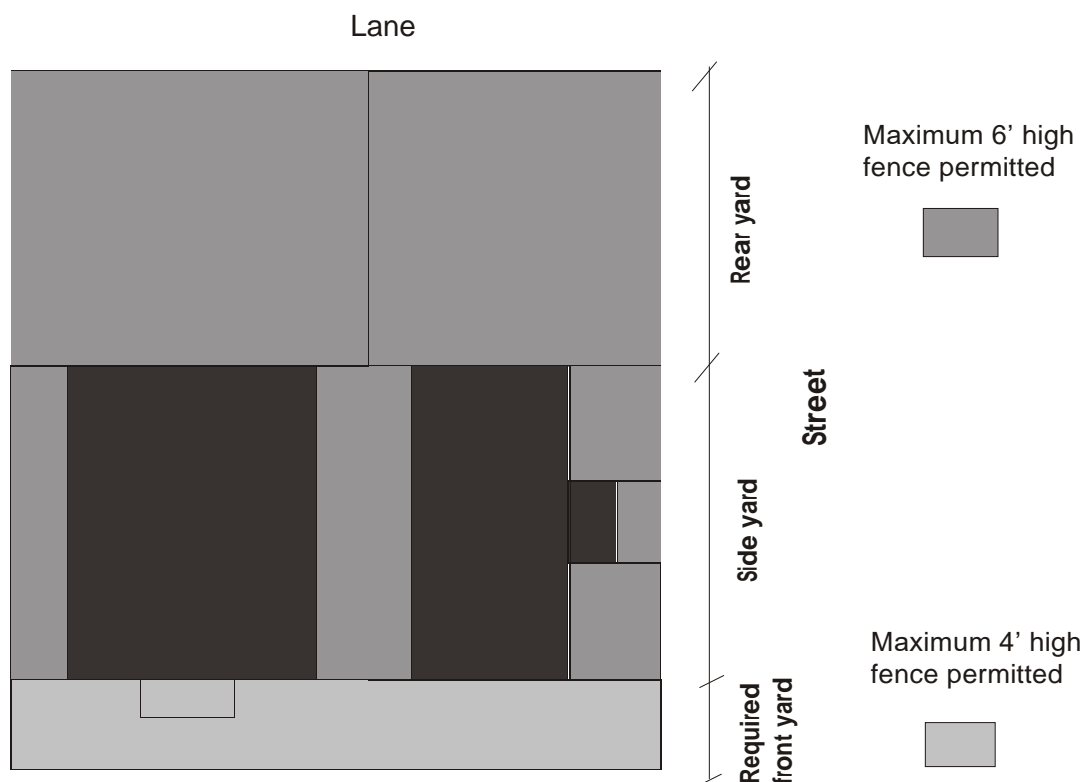


Figure A

Street

Fences as per Vancouver's Zoning & Development Bylaw
(Excerpt from Zoning & Development Bylaw)

10.9.1 For the purposes of this section 10.9, the term “fence” shall include arbors, archways, boundary fences, gates, pergolas, screens, trellises, walls and similar structures.

10.9.2 Height shall be measured from any point on the ground level of the site at the structure or fence line.

10.9.3 A fence or similar structure shall be permitted in a required yard or on the boundaries of a required yard provided it does not exceed 1.9 m in height.

10.9.4 Notwithstanding section 10.9.3, a fence or similar structure shall be permitted in a required front yard or on the boundaries of a required front yard located in the C-1 District or any R district provided it does not exceed 1.2 m in height.

10.9.5 Where a fence is erected or placed above a common boundary retaining wall or within 1.0 m of a common boundary retaining wall, the maximum permissible height shall be reduced by half the height of the retaining wall.

10.9.6 The Director of Planning may, at his discretion, permit a fence or similar structure which does not comply with sections 10.9.3, 10.9.4, and 10.9.5 (See Bulletin for Over-height Fences- link provided below) In the case of a relaxation of the height limitations of this section, the Director of Planning shall first notify such property owners as he deems necessary. A link to the Development Application checklist for over-height fences, arbors etc is provided below.
www.vancouver.ca/commsvcs/developmentservices/subreq/pdf/overheight.pdf
www.vancouver.ca/commsvcs/bylaws/bulletin/f005.pdf

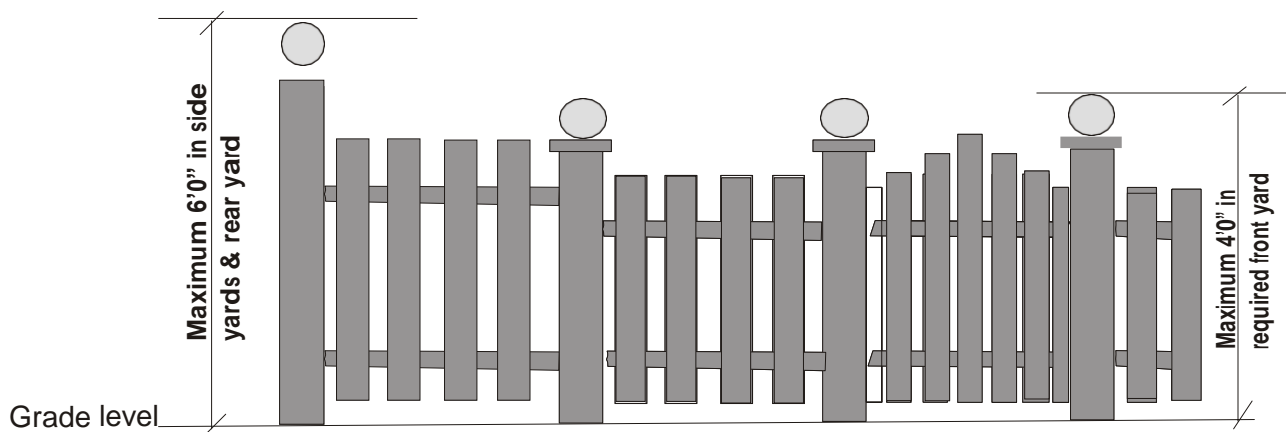


Figure B

Materials such as wood, brick, concrete and metal are permitted materials for fences, however, barbed wire, razor wire and electric fences are not permitted in residential areas.