

Town of Stephenville

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PERMIT GUIDELINES

Accessory Buildings

- Required to be 1M from all property lines, 3m from main dwelling and cannot project past the front of the main dwelling. Maximum size of a shed is 10% of the land size. Maximum height is 6M which is measured from the half way point between the peak and the eave and measured to the ground (not the top of the first floor. The exterior of the shed must match the main dwelling (Painted plywood or aspenite not permitted). If the property is a corner lot refer to the Fire Chief.

New Construction

- Need to be 8M from the front property line to front most portion of the house. Side of house to side property lines 3M & 1M and 10M from back most portion of the house to back property line.

Fences

- Maximum height for a fence within 25 feet of the edge of the road reserve is 3 feet 6 inches except on a Corner Lot.
- Maximum height for all other fences is 8 feet without specific approval of council except on a Corner Lot (See Corner Lot Regulations)
- A permit may be given to erect a fence within 10 feet of the road reserve subject to the owner accepting full responsibility for its repair or replacement at no cost to the Town in the event it becomes damaged due to snow clearing activities undertaken by the Town's snow clearing equipment.
- The council may issue an order for the demolition and removal of any fence which is deteriorated or damaged or does not meet appearance requirements.
- Any existing fence which is found to be within the road reservation on any street shall be ordered for removal at the pleasure of Council if considered in the public interest, and when replacement or

- Rebuilding of the fence becomes necessary it shall be installed outside of the road reservation area.
- Road Reservation shall be established from the center line of established roadways. Accurate, detailed, certified land surveys shall not be undertaken merely to establish fence lines. Any person wishing to challenge the center line location or any Road Reservation line shall, at their own expense, produce survey data, markers, boundary and other pertinent information for the examination and decision of Council.
- Any person who neglects or fails to comply with or acts in contravention of any of the provisions of these regulations shall be guilty of an offence and shall be liable on summary conviction to a penalty not exceeding one hundred dollars (\$100.00) or in default of payment, to imprisonment for a period not exceeding ninety (90) days or to both such fine and imprisonment.

Corner lots

Fences can be a maximum of:

-1.07 metres (3 ft. 6 in.) high:

- in the front yard
- within 3 metres (10 ft.) of the side lot line abutting a street, and
- within any driveway or corner visibility triangle including a neighbour's driveway.

-1.82 metres (6 ft.) high:

- provided they are set back a minimum of 3 metres (10 ft.) from the side lot line abutting a street

-2.4 metres (8 ft.) high:

- provided they are set back a minimum of 8 metres (26 ft.) from the side lot line abutting a street
- in the rear yard, and
- the interior side

