

THE CORPORATION OF THE TOWNSHIP OF SEVERN

BY-LAW NO. 2025-68

BEING A BY-LAW FOR THE REGULATION OF FENCES WITHIN THE TOWNSHIP
OF SEVERN

WHEREAS Section 8 of the Municipal Act, S.O. 2001, (hereinafter referred to as the “Municipal Act”) provides that the powers of a municipality under the Municipal Act or any other Act shall be interpreted broadly so as to confer broad authority on the municipality to enable the municipality to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to municipal issues;

AND WHEREAS Section 9 of the Municipal Act provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under the Municipal Act or any other Act;

AND WHEREAS Section 11 of the Municipal Act provides that a lower-tier municipality may pass by-laws respecting matters within the spheres of jurisdiction set out therein including, among other things, fences;

AND WHEREAS pursuant to Section 425 of the Municipal Act, a municipality may pass by-laws providing that a person who contravenes a by-law of the municipality passed under this Act is guilty of an offence;

AND WHEREAS pursuant to Section 426 of the Municipal Act, no person shall hinder or obstruct, or attempt to hinder or obstruct, any person who is exercising a power or performing a duty under this Act or under a by-law passed under this Act;

AND WHEREAS pursuant to Section 436 of the Municipal Act, the municipality may enter upon any land at any reasonable time for the purpose of carrying out an inspection to determine compliance with this by-law;

AND WHEREAS pursuant to Section 446(1) of the Municipal Act, a municipality may direct or require a person to do a matter or thing and that, in default of it being done by the person directed or required to do it, the matter or thing shall be done at the person's expense;

AND WHEREAS pursuant to Section 446(3) of the Municipal Act, a municipality may recover the costs of doing a matter or thing under subsection (1) from the person directed or required to do it by action or by adding the costs to the tax roll and collecting them in the same manner as property taxes;

AND WHEREAS the Council of The Corporation of the Township of Severn deems it expedient to pass a by-law regulating fences;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SEVERN ENACTS AS FOLLOWS:

1. SHORT TITLE

1.1 This By-law may be referred to as the Fence By-law.

2. DEFINITIONS

2.1 **Adjacent** means directly abutting.

2.2 **Agricultural Zone** means an agricultural zone as designated in the Zoning By-law.

2.3 **Building** means a structure having a roof supported by columns or walls or supported directly on the foundation and used for the shelter or accommodation of persons, animals or goods.

- 2.4 **Closed Construction** means solid brick, solid concrete, continuous steel panels, translucent panels, or abutting wooden boards forming “privacy” fencing.
- 2.5 **Community Facilities** means properties used with the primary purpose of serving the educational, health and social needs of the community including, but not necessarily limited to, educational facilities, places of worship, hospitals, health care and social service agencies, childcare and elder care facilities, libraries, public auditoria, fire stations, police stations, recreation facilities, cemeteries and federal, provincial and municipal government facilities.
- 2.6 **Corner Lot** means a lot situated at the intersection of and abutting upon two (2) or more streets, or at the intersection of a street and a rail right-of-way, or upon two parts of the same street, the adjacent sides of which street or streets have an angle of intersection not more than 135 degrees. In the event of a curved corner, the corner of the building lot shall be that point on the lot line abutting a street nearest to the point of intersection of the said tangents.
- 2.7 **Council** means the Municipal Council for The Corporation of the Township of Severn.
- 2.8 **Defacement** means to spoil or mar the exterior surface of a fence by drawing, inscribing or painting letters, pictures, illustrations, graffiti or other visible markings onto the fence. This definition is not intended to prevent or preclude the painting or staining of the exterior surface of a fence in a solid and uniform stain or colour.
- 2.9 **Director of Corporate Services/Clerk** means the Director of Corporate Services/Clerk of the Corporation of the Township of Severn, or their designate.
- 2.10 **Driveway Visibility Triangle** means a triangular area formed within a lot by the intersection of a driveway line and a highway or street line or the projections thereof and a straight line connecting them 4.57 metres from their point of intersection.
- 2.11 **Electrical Fence** means a fence through which electricity passes.
- 2.12 **Erect** includes the alteration, construction, placement, relocation or installation of any fence or significant portion thereof.
- 2.13 **Exterior Surface** means the side of the fence facing away from the owner’s property, or if one exists, away from the primary building or structure on the lot.
- 2.14 **Fence** means any wall, barrier or free-standing barricade, other than a building, which has been erected as a means to enclose, separate, provide privacy or divide, in whole or in part, a property, yard or other land. The Township does not include a retaining wall or trees, including hedging, in the definition of a fence.
- 2.15 **Gate** means any swinging or sliding barrier used to fill in or close an access in a fence.
- 2.16 **Good repair** means good working order and maintained in such a condition so as to be free from any malfunction, danger or hazard and not unsightly by reason of deterioration, damage or defacement or unfinished exterior.
- 2.17 **Grade** means the average elevation of the finished surface of the ground adjoining a fence, exclusive of any artificial embankments or berms.

- 2.18 **Hazardous Material** means any substances or materials that, by reason of their toxic, caustic, corrosive, abrasive or otherwise injurious properties, may be detrimental or deleterious to the health of any person handling or otherwise coming into contact with such material or substance and, for the purposes of this By-law, includes, but is not limited to, the following materials: razor wire, barbed wire or any other sharp projections attached to a fence, or electrical fences carrying a voltage of more than 12 volts.
- 2.19 **Hedge** means a continuous row of bushes or small trees planted close together, usually along the edge of a field, yard, or road.
- 2.20 **Height** means the vertical distance, measured between the finished grade and the highest horizontal surface forming the top of the fence.
- 2.21 **Lot** means:
- 2.21.1 A parcel of land:
- i. The whole of which can be legally conveyed without approval pursuant to the Planning Act, as amended; and
 - ii. No part of which can be transferred without such an approval; and
 - iii. Which is not described in a registered condominium description; or
- 2.21.2 Two or more parcels of land that are:
- i. Deemed to be one lot by the Township Zoning By-law, as amended; or
 - ii. Required to be transferred together by agreement made pursuant to the Planning Act, as amended; or
- 2.21.3 The whole of a parcel of land described in a description registered under section 2 of the Condominium Act, 1998, S.O. 1998, c. 19, except:
- i. In a vacant land condominium, a unit shall be deemed to be one lot; and
 - ii. In the case of a resort commercial land use that includes associated accommodation units within one or more condominium descriptions that share central management and resort amenities on one contiguous area of land, the entire land area of the resort commercial establishment shall be deemed to be one lot.
- 2.22 **Lot Line** means the boundary of a lot or its vertical projection.
- 2.23 **Non-Residential Property** means all lands in which the primary use is not for human habitation.
- 2.24 **Officer** means an employee of the Township of Severn appointed to enforce by-laws and policies adopted by the Township including but not be limited to Property Standards Officers, Municipal Law Enforcement Officers, Police Officers, and Building Inspectors.
- 2.25 **Open Construction** means that there exists a space or open area between fence components to allow for visibility of objects on the other side. This includes the open areas of chain link fences and horizontal/vertical spaces in wooden fences provided the open spaces are: a minimum of 3.8 centimeters gauge for chain link fencing or 10

centimeters for wood construction fencing. This may also include wrought-iron or cedar rail fences.

- 2.26 **Owner** means the person who holds registered title to a piece of property and includes a trustee acting on behalf of the registered owner, the estate of a registered owner, a person with a leasehold interest in the land or the duly authorized agent of any such owner. Such agents include all persons involved in the installation of, excavation for, or erection of a fence.
- 2.27 **Person** means any human being, association, firm, partnership, incorporated company, corporation, agent or trustee and includes the heirs, executors or other legal representatives of that person.
- 2.28 **Planning Act** means The Planning Act, R.S.O. 1990, c. P.13.
- 2.29 **Pool** means a body of water or an area which is designed to contain an body of water, more than 0.6 metres in depth at any point or more than 500 litres of water, be used for swimming, bathing, wading or ornamental purposes, and includes a structure for such purposes that is located at, below or above ground level, but does not include a natural body of water or stream.
- 2.30 **Public Authority** means any federal, provincial, district or municipal agency, and includes any commission, board, authority, or department established by such agency.
- 2.31 **Residential Property** means all lands in which the primary use is for human habitation.
- 2.32 **Rural Zone** means a rural zone as designated in the Zoning By-law.
- 2.33 **Sight Triangle** means a triangular area formed within a corner lot by the intersecting lot lines abutting the streets or the projections thereof and a straight line connecting them 7.62 metres from their point of intersection. Where the two street lines do not intersect at a point, the point of intersection of the two street lines shall be deemed to be the intersection of the projection of the street lines or the intersection of the tangent to the street lines.
- 2.34 **Sport Court** means a designated, enclosed area where a game is played.
- 2.35 **Street** means a public thoroughfare for vehicular and/or pedestrian traffic, which is assumed and maintained by or under the jurisdiction of the Province of Ontario, County of Simcoe or the Township of Severn.
- 2.36 **Street Line** means the limit of the street or road allowance as the dividing line between a lot and a street or road.
- 2.37 **Structure** means anything that is erected, built or constructed or parts joined together and permanently located on or in the ground or attached to any other structure permanently located on or in the ground. Structural development shall include new buildings, additions, enlargements, septic tanks and leaching beds.
- 2.38 **Township** means the Corporation of the Township of Severn.
- 2.39 **Zoning By-law** means the Townships Zoning By-law, as amended.
- 2.40 **Yard** means a space, appurtenant to a building or structure, located on the same lot as the building or structure, and which space is open, uncovered and unoccupied from the ground to the sky except for such accessory buildings, structures or uses as are specifically permitted in the Townships Zoning By-law, as amended. More specifically:

- 2.40.1 **Exterior Side Yard** means a side yard immediately adjacent to a street line, as defined within the Zoning By-law.
- 2.40.2 **Front Yard** means the portion of the lot extending across the full width of the lot between the front lot line, as defined within the Zoning By-law, as amended, and the nearest wall of any building or structure on the lot for which there is a required yard. **Clerical Note: Please note that in Shoreline areas, the “Front Yard” as per the Township’s Zoning By-law is deemed to be the lands from the dwelling to the waterfront.**
- 2.40.3 **Rear Yard** means that portion of the lot extending across the full width of the lot between the rear lot line, as defined within the Zoning By-law, as amended, and the nearest wall of any building or structure on the lot for which there is a required yard.
- 2.40.4 **Required Yard** means the minimum yard required by the provisions of the Zoning By-law, as amended.
- 2.40.5 **Side Yard** means that portion of the lot extending from the front yard to the rear yard between the side lot line, as defined within the Zoning By-law, as amended, and the nearest wall of any main building on the lot for which there is a required yard.

3. APPLICATION OF THE BY-LAW

- 3.1 This by-law applies to all fences erected in the Township of Severn on and after the date of enactment of this by-law.
- 3.2 In the event of any conflict between the provisions of this by-law and any provisions of the Planning Act, as amended, or the Township’s current or successive Zoning By-law, as amended, or any other Township by-law relating to fencing, the regulation with the more restrictive provisions pertaining to fencing shall govern.
- 3.3 Sections 4, 5, 6, 7 and 8 of this By-law shall not apply to fencing provisions specifically contained in development or site plan agreements approved or executed by the Township under the provisions of the Planning Act, as amended, which may require increased height for the purposes of privacy or screening.
- 3.4 This by-law does not apply to fences erected by a public authority.

4. GENERAL PROVISIONS

- 4.1 No person shall erect, or cause to be erected, a fence in the Township that does not comply with this and any other applicable law or by-law.
- 4.2 The height of a fence shall be measured from the grade at the base of the fence to the top of the fence.
- 4.3 No person shall erect, or cause to be erected, a fence in the Township within any driveway visibility triangle unless its height is less than or equal to 0.91 metres.
- 4.4 No person shall erect, or cause to be erected, a fence in the Township that obstructs or interferes with storm water drainage, natural watercourses, public rights-of-way, access to utilities or access to easements, or Environmental Protection Zones as defined by the Zoning By-law.
- 4.5 No person shall erect, or cause to be erected, any fence that extends onto Township owned lands without the express written consent of the Township.

- 4.6 No person shall erect, or cause to be erected, a fence in a floodway as defined by the most current mapping available from the Township of Severn; County of Simcoe; and/or applicable provincial or federal ministry or body.
- 4.7 No person shall erect, or cause to be erected, a fence in the Township unless the fence is:
- 4.7.1 Stable;
 - 4.7.2 Vertical;
 - 4.7.3 Suitable for the purpose; and
 - 4.7.4 Erected and supported in a manner adequate to the design of the entire fence.
- 4.8 An owner shall ensure that fences are kept:
- 4.8.1 In good repair;
 - 4.8.2 In a safe and structurally sound condition;
 - 4.8.3 Free of hazards; and
 - 4.8.4 Free of markings or other defacements on the exterior surface and if such markings or other defacements are evident, they shall be removed and the surface refinished as necessary within a reasonable period of time.
- 4.9 Persons erecting or causing the erection of a fence with an exterior surface bordering on an adjacent street shall ensure that a finished side is presented on that exterior surface.
- 4.10 A person erecting, or causing the erection of a fence shall use the material as specified below for the type of property on which the fence is being erected:
- 4.10.1 On a residential property, and for community facilities:
 - i. Wood;
 - ii. Chain link;
 - iii. Polymer/plastic;
 - iv. Vinyl;
 - v. Steel;
 - vi. Wrought iron;
 - vii. Aluminum;
 - viii. Welded wire;
 - ix. Composite wood; and
 - x. Solid walls (brick/concrete/stone).
 - 4.10.2 On a commercial or industrial property:
 - i. Any of the materials noted in subsection 4.10.1, above,
 - ii. Barbed wire, in accordance with section 10.2 herein;

- iii. Page wire; and
- iv. High-tensile wire.

4.10.3 On a greenlands, agricultural or rural property:

- i. Any of the materials noted in subsections 4.10.1 and 4.10.2, above; and
- ii. An electric fence that is designed and erected to contain animal livestock and/or to act as a deterrent to predators of such livestock in accordance with Section 11.

4.11 Townhouses shall install gates on rear or interior yard fencing to facilitate emergency access between lots.

5. RESIDENTIAL HEIGHT REGULATIONS

5.1 No person shall erect, or cause to be erected, a fence on a residential property in the Township, having regard for sight triangles and driveway visibility triangles, that is higher than:

5.1.1 Front yard: 1.22 metres total height inclusive of all extensions with open construction as defined in Section 2.25.

5.1.2 Side and Rear Yards: 1.82 metres total height inclusive of all extensions.

Refer to Schedule “A” for illustration of height provisions pertaining to fencing on a residential lot.

6. EXCEPTIONS TO RESIDENTIAL HEIGHT REGULATIONS

6.1 Gates may exceed the residential height regulations by a maximum of 0.30 metres.

6.2 Front yard for all residential waterfront properties will be deemed to be the waterside portion of the property facing the water, as per the Zoning By-law.

6.3 Archways forming part of a gate may exceed the maximum residential height regulations by 0.61 metres unless located in the front yard where the maximum height regulation may be exceeded by 0.91 metres.

6.4 Decorative caps on structural posts may exceed the residential height regulations to a maximum of 0.15 metres.

6.5 Where the rear yard or side yard of a residential property is adjacent to a non-residential property, the maximum height permitted with respect to that portion of fence immediately adjacent to the non-residential property shall be no higher than 3.05 metres.

6.6 No person shall erect, or cause to be erected, a fence for a sport court on a residential property where the fence exceeds 3.05 metres in height.

7. POOLS

7.1 Permit Requirements

7.1.1 No person shall place water in an outdoor swimming pool or allow water to remain in such a pool unless there are erected and maintained fences and gates prescribed by this section.

7.1.2 No person shall construct a swimming pool until:

- i. an application for permit, including plans showing fences and gates are filed with the Township Official, and

- ii. the Township Official issues a permit certifying the approval of such application and plans.

7.2 Application for a Permit

7.2.1 To obtain a permit the owner shall file an application in writing by completing the prescribed form;

7.2.2 Except as otherwise permitted by the Township Official, every application shall:

- i. identify and describe in detail the work to be covered by the permit for which an application is made,
- ii. describe the land on which the pool is to be located by a description that will readily identify and locate the building lot,
- iii. be accompanied by two (2) complete sets of plans showing details of the enclosure as well as its relationship to lot lines, buildings and fences, wells, septic systems and natural features,
- iv. be accompanied by the applicable fee, and
- v. state the names, addresses and telephone numbers of the owner and the contractor performing the work.

7.2.3 The Township Official may revoke a permit issued:

- i. if it was issued on mistaken, false or incorrect information;
- ii. if, after six (6) months after its issuance, the construction in respect of which it was issued has not been seriously commenced;
- iii. if it was issued in error.

7.3 Conditions of Permit Issuance

7.3.1 Every owner of a swimming pool is to enclose such a pool by a fence extending from the ground measured vertically to a height of not less than 1.2 metres (4 feet), constructed of:

- i. wire of a size not less than twelve (12) gauge galvanized or plastic coated with links of an opening of not more than thirty-eight (38) millimetres (1.5 inches), or
- ii. steel panels or wood materials that are of equivalent strength to the fence described in paragraph 7.3.1(i) of this Section and with no opening therein, other than for a gate, greater than one hundred (100) millimetres (4 inches) in width, or
- iii. masonry comprised of brick or concrete block with no opening therein from the ground measured vertically to a height of not less than 1.2 metres (4 feet), except for a gate, such fence is to be located so that entry to the swimming pool is only possible by means of one or more gates in such fence, or
- iv. a fence shall, if other materials and construction, be of such character and quality that in the opinion of the Township Official provides and maintains an equivalent degree of safety to the type of fencing specified in Sections 7.3.1(i) through 7.3(iii).

7.3.2 Notwithstanding anything contained in this Section, a fence is not required to restrict access from the lake, pond or river of a waterfront property.

7.4 A pool fence described in this Section:

- i. is to be equipped with a gate or gates, of the same material and height as is described in the above together with locks and self-latching/self-closing devices located and arranged at the top and inside of the gate, so as to prohibit entry by closing and locking when such pool is not under competent supervision, and
- ii. is not to contain barbed wire or any facility for projecting electric current, and
- iii. is not to contain any projections that will facilitate climbing, and
- iv. is to be located more than 1.25 metres from any building or tree or any other projection which would facilitate climbing over the swimming pool fence, and
- v. is to be setback from the pool by no less than 1.2 metres.

7.5 Every gate or access (including ladders or stairs) are to be kept closed and locked at all times with a self-locking latch when the swimming pool is not under competent supervision.

7.6 The fence enclosing any swimming pool may have a wall or wall of a building as part of such fence provided the wall is at least 1.2 metres in height measured vertically from the ground but if the wall has any door or doors, such door or doors are to be kept securely locked when the pool is not under competent supervision.

7.7 **Exemptions – Platform**

The provisions of Section 7.6 do not apply to an outdoor swimming pool that has an attached platform if (but may require a separate building permit):

- i. the pool wall has a minimum height of 1.25 metres measured from the abutting grade to the top of the pool wall,
- ii. the platform is attached to the entire perimeter of the pool at a height of not less than 1.25 metres above grade,
- iii. the platform deck is a minimum width of 1.2 metres around the entire pool;
- iv. the perimeter of the attached platform is protected by a continuous balustrade of not less than .9 metres in height, and
- v. the entrance or entrances to such pool have a gate that complies with Section 7.4 hereof, but if any structure or other projection is attached or not attached to the wall of the pool that would facilitate climbing, then such structure or projection is to be enclosed by a fence and gates as prescribed in Section 4 hereof.

8. **NON-RESIDENTIAL, COMMERCIAL, GREENLANDS, AGRICULTURAL, AND RURAL HEIGHT REGULATIONS**

8.1 No person shall erect, or cause to be erected, a fence on a non-residential property in the Township, having regard for sight triangles and driveway visibility triangles, that is higher than:

8.1.1 Front and Exterior Yards: 2.44 metres; and

8.1.2 Side and Rear Yards: 3.05 metres.

9. **EXCEPTIONS TO NON-RESIDENTIAL HEIGHT REGULATIONS**

9.1 Where the rear yard or side yard of a non-residential property is adjacent to one of the land uses listed in Sections 9.1.1 to 9.1.6 below, the maximum height permitted with respect to that portion of fence

immediately adjacent to such land uses shall be no higher than 3.66 metres:

9.1.1 A public utility;

9.1.2 A railway right-of-way;

9.1.3 An installation for the generation and/or distribution of electricity;

9.1.4 A pipeline or associated compressor station;

9.1.5 A storage site for explosives or chemicals; or

9.1.6 A sludge pit or similar or related purpose.

9.2 No person shall erect, or cause to be erected, a fence for a sport court on a non-residential property where the fence exceeds 3.05 metres in height.

10. FENCES OF HAZARDOUS MATERIALS

10.1 No person shall erect, or cause to be erected, along any highway or street adjacent to residential land or on any land used for residential purposes a fence that contains or is constructed of any hazardous material as defined in Section 2.17 of this By-law.

10.2 No person shall erect, or cause to be erected, a barbed wire fence as permitted in industrial zones, unless the portions of the fence wholly or partly constructed with barbed wire are higher than 2.44 metres and the barbed wire or other barbed material is on metal brackets to a maximum total height not exceeding 3.05 metres, unless the fence is immediately adjacent to a land use specifically referenced in Subsections 9.1.1 through 9.1.6, whereby maximum permitted height shall not exceed 3.66 metres.

11. ELECTRICAL FENCES

11.1 No person shall erect, or cause to be erected, an electrical fence on any land with the following exception:

11.1.1 An electrical fence using direct current may be erected on land while it is being lawfully used for agricultural purposes, provided such fence:

- i. Carries an electrical trickle charge of not more than 12 volts;
- ii. Is designed and erected solely to contain livestock and/or to act as a deterrent to predators of such livestock; and
- iii. Has attached thereto, at not more than 12.19 metres intervals along the fence, a warning that the fence carries low voltage electricity.

12. OFFENCES AND PENALTIES

12.1 Every person who contravenes any provision of this by-law is guilty of an offence and, upon conviction, is liable to a fine in accordance with the Provincial Offences Act, R.S.O. 1990, c. P.33, as amended.

12.2 Each day on which a contravention of any provision of this by-law occurs shall constitute a separate offence under this by-law as provided for in section 429(2) of the Municipal Act, S.O. 2001, c. 25.

12.3 Every person guilty of an offence under this by-law may, if permitted under the Provincial Offences Act, pay a set fine.

13. ADMINISTRATION AND ENFORCEMENT

- 13.1 An Officer exercising a power or performing a duty under this by-law, at all reasonable times, may enter upon land for the purpose of carrying out an inspection, taking photographs and obtaining evidence to determine whether the property complies with this by-law and may be accompanied by other Township employees or agents for this purpose.
- 13.2 No person shall hinder or obstruct, or attempt to hinder or obstruct, either directly or indirectly, an Officer in the lawful exercise of a power or duty under this by-law.
- 13.3 Where an Officer exercising a power or performing a duty under this by-law has confirmed that a property is not maintained in accordance with the requirements of this by-law, the Officer may, in addition to verbally directing the owner to bring the property into compliance, serve the owner a notice in writing directing the owner to bring the property into compliance with the by-law requirements.
- 13.4 A written notice to the owner of a property may be served personally upon the owner of the property or sent by registered mail to the last known address of the owner according to the current assessment rolls. If sent by registered mail, the notice shall be deemed to have been served on the fifth day after mailing.
- 13.5 Where an owner, having been served with a notice in the manner described in Subsection 13.4, fails to comply with the notice within the time specified, an Officer may, upon producing appropriate identification when so requested, enter onto the property at a reasonable time and carry out any or all of the work required to bring the property into compliance with this by-law.
- 13.6 When an Officer exercising a power or performing a duty under this by-law deems a violation under this by-law to pose an immediate risk to public health or safety, the notice provisions contained in Subsection 13.4 may be waived and an emergency notice shall be posted on the property requiring immediate action or other remediation. No person shall fail to comply with an emergency order within the period of time specified on the emergency order.
- 13.7 Any items or materials removed from a property during work to remedy non-compliance as conducted by the Township or an agent of the Township may be immediately disposed of by the Township or an agent of the Township without further notice to the property owner.
- 13.8 Once served upon an owner in accordance with Subsection 13.4, a notice shall remain in effect on a property for the duration of the calendar year and further notices to the owner for similar violations within the same calendar year are not required.
- 13.9 Where the Township has conducted remedial works as described in Subsection 13.5, all expenses incurred by the Township in doing the work as well as any related administrative fees, shall be deemed to be taxes and may be collected by action or the costs may be added to the tax roll for the property and collected in the same manner as taxes.
- 13.10 The Township assumes no liability for property damage or personal injury resulting from remedial action or work undertaken with respect to any person or property that is subject to this by-law.

14. SCHEDULES AND TABLES

- 14.1 Schedules "A" and "B" attached hereto, hereby form part of this by-law.

15. NON-APPLICATION OF THE LINE FENCE ACT

- 15.1 The Line Fences Act, RSO 1990, except for Section 20 of the Act as it relates to former railway lands, shall not apply to all of the Township of Severn.
- 15.2 Where a property owner is desirous of erecting a boundary line fence they shall pay 100% of the cost of any work or erection, repair, replacement or maintenance which has been carried out, unless otherwise agreed upon with the adjoining property owner.
- 15.3 A boundary fence shall be in compliance with the provisions of this by-law with respect to the construction, reconstruction or repair and location of a fence, including but not limited to the type of material to be used, the height of the fence and setbacks as required.

16. VALIDITY AND SEVERABILITY

- 16.1 Every provision of this by-law is declared severable from the remainder and if any such provision of this by-law shall be declared invalid by a court of competent jurisdiction, such declaration shall not affect the validity of the remainder of the by-law.

17. FORCE AND EFFECT

- 17.1 This by-law shall come into force and effect on the date the set fines are approved by the Ontario Court of Justice.

18. REPEAL

- 18.1 On the date this by-law comes into effect, By-laws No. 2005-09 and 2010-91 and any amendments made thereto, shall be repealed upon approval of the set fines.

Passed this 5th day of November, 2025.

CORPORATION OF THE TOWNSHIP OF SEVERN

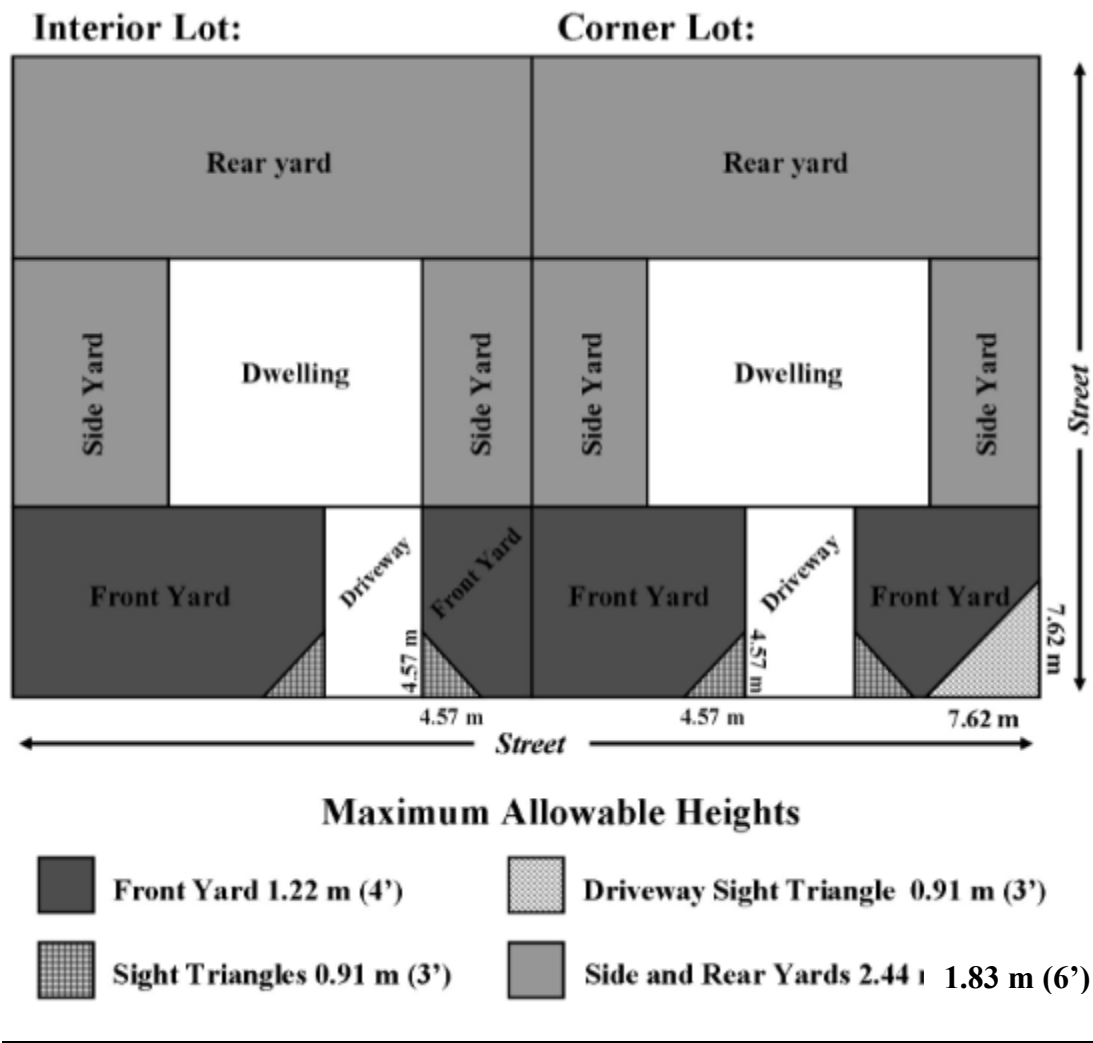
MAYOR

CLERK

Written approval of this by-law was given by Mayoral Decision DE-2025-10 dated November 5, 2025

SCHEDULE “A”

Illustration of residential lots and maximum fence heights within yards



SCHEDULE “B”
Metric Conversion Table
Length

Metric	Imperial
0.04 m.	1 ½ in.
0.05 m.	2 in.
0.10 m.	4 in.
0.15 m.	6 in.
0.30 m.	1 ft.
0.46 m.	1 ft., 6 in.
0.61 m.	2 ft.
0.91 m.	3 ft.
1.07 m.	3ft., 6 in.
1.22 m.	4 ft.
1.52 m.	5 ft.
1.83 m.	6 ft.
2.44 m.	8 ft.
3.05 m.	10 ft.
3.66 m.	12 ft.
4.57 m.	15 ft.
6.01 m.	20 ft.
7.62 m.	25 ft.
12.19 m.	40 ft.
39.62 m.	130 ft.