

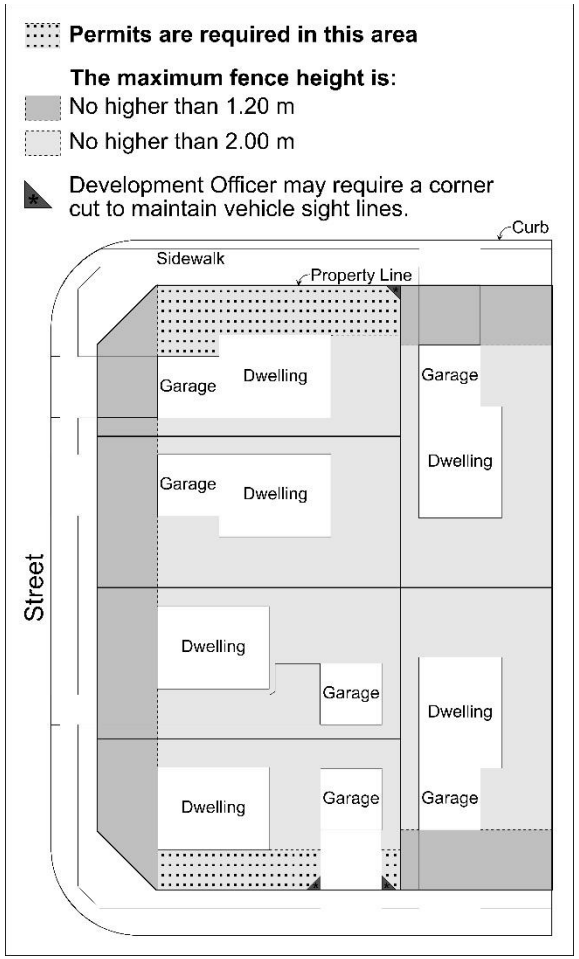
Fences

Land Use Bylaw Requirements & Application Checklist

January 2025

Fences

The City of St. Albert regulates fences in residential areas, as per Land Use Bylaw 18/2024, Section 3.62. Development permits for fences are only required on corner lots. Any fence shall be in accordance with the requirements set out in the Land Use Bylaw.



Did you know?

- No fence is permitted in the front or side yard of a corner lot if, in the opinion of the Development Authority, the fence will block or impede traffic sight lines.
- Your fence cannot be located on City property, so it's a good idea to find out in advance where your property lines are located.
- Fences built in the first year after construction, and prior to neighbouring lot development, are prone to issues of ground settling, excavation, and direct damage from construction activity.
- Property owners are **strongly** encouraged to have the utilities on your property marked by calling Alberta One Call (1-800-242-3447) prior to commencing any construction.
- Fencing between property owners does not require City involvement in regard to costs or design.
- Architectural controls (guidelines) may be registered on your property title regarding fence design, style, and colour.

Application Checklist

An application for a development permit will only be accepted once the application is deemed complete. A complete application includes the following:

- ❑ **Applicable fee.**
- ❑ **Completed development permit application form.**
- ❑ **Owner's authorization form** (if the applicant is not the owner).

- ❑ **Certified Copy of Title and copies of any registered instruments that may affect development** (Caveats, Easements, Restrictive Covenants, etc.)

- ❑ **Two copies of a site plan, in metric, showing:**
  - The location of the fence on the property.
  - All buildings, decks, sidewalks and any other object that may be considered in the decision (such as landscaping, mailboxes, etc.).
  - Height of the proposed fence; and
  - Distance between the property line and City sidewalk and/or curb.
  - Additional information may be requested upon review.

Please note that the Development Authority may require additional information to process your application.

* Fencing for some residential and non-residential development is regulated as per the applicable land use district. Additional design guidelines may apply.

Filing an Appeal

If your development permit application has been approved with a variance, the City must notify affected parties within a specified radius of the approval. Property owners affected by the decision have the right to appeal within 21 days of the receipt of the decision. A decision may also be appealed by the applicant if the Development Authority fails to issue a permit within 40 days, refuses the permit, or the applicant does not agree with the decision of the Development Authority.

Note: The information contained herein only applies to provisions as set out in the City of St. Albert Land Use Bylaw. Compliance with the Alberta Building Code is subject to a separate review process. It is the responsibility of the applicant to comply with any other regulation, code, or legislation not covered under the Land Use Bylaw.

Additional fees apply to file an appeal, encroachment agreements and building permit applications. The applicant does not have a right of appeal if the Development Authority fails to issue a Development Permit within 40 days if the applicant or owner has signed an extension agreement in accordance with section 684 of the **Municipal Government Act**.

For additional information or to apply, please contact:

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