Hot Tubs

Land Use Bylaw Requirements and Application Checklist

July 2026

Hot Tubs

The City of St. Albert regulates hot tubs in residential areas, as per Land Use Bylaw 18/2024. Development permits are required for all hot tubs, and shall comply with the regulations set out in the Land Use Bylaw.

A hot tub is defined as an accessory development that is a heated tub full of water used for hydrotherapy or relaxation, located either above or below grade.

Regulations

A hot tub must be:

- Under 7.56 sq m in size.
- Located in a rear yard or side yard of the lot.
- Be setback from the property line(s) in accordance with Land Use Bylaw 18/2024.
- Enclosed by fences equipped with gates that lock, or have a locking cover, in accordance with the current Alberta Building Code.
- Must not encroach over any utility rights-of-way or easements.*

A Development Permit for a hot tub may have approval conditions identified, which pertain to the location or operation of the hot tub on the property.

Owners are encouraged to check their Land Title to ensure there are no restrictions limiting the installation of water retention structures, including hot tubs, decorative ponds, and swimming pools, on their property.

* A hot tub may be allowed to encroach onto a utility right-of-way; however, all private utility companies must consent to the encroachment, and an encroachment agreement may be required and subject to a separate fee and review process.

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 and building permit application forms.**
- ❑ **Owner's authorization form** (if the applicant is not the owner).
- ❑ **Certified Copy of Title and copies of any registered insturments that may affect development** (Caveats, Easements, Restrictive Covenants, etc.)

- ❑ **Two copies of a site plan, in metric, showing:**
  - The location of the hot tub on the property including all applicable dimensions.
  - All buildings, decks, sidewalks and any other object that may be considered in the decision.
  - All setback dimensions.
  - Fencing around the hot tub with gate locations.
  - Any utility rights-of-way or easements.

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

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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