



Private Pools & Decorative Ponds

Land Use Bylaw Requirements and Application Checklist

June 2026

Private Pools & Ponds

The City of St. Albert regulates private pools and decorative ponds in residential areas, as per Land Use Bylaw 18/2024. Development permits are required for all swimming pools and some decorative ponds, and shall comply with the regulations set out in the Land Use Bylaw. Swimming pools and decorative ponds may be refused by the Development Officer based on the merits of the application, even though the development complies with the regulations of the Bylaw. In addition, safety measures, including fencing, gates, or locking covers may be required by Building Inspections.

Decorative ponds under 0.6 m in depth do not require a development permit provided that they comply with the requirements set out in the Land Use Bylaw.

Private Pools

A private pool must be:

- Located in a rear or side yard.
- Enclosed by fences equipped with gates that lock in accordance with the current Alberta Building Code.
- Must not encroach over any utility rights-of-way or easements.*

The Development Officer has the discretion to apply additional permit conditions if a proposed private pool location is deemed inappropriate, given the merits of the

application, or viewed as having a detrimental effect on nearby properties.

Decorative Ponds

A decorative pond is a man-made enclosure meant to be a decorative landscaping feature constructed to contain water. A decorative pond may be:

- Located in a rear or side yard.
- May be located in a front yard, in some circumstances.
- Not encroach over any utility rights-of-way or easements.*

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

* A water retention structure 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 instruments that may affect development** (Caveats, Easements, Restrictive Covenants, etc.)
- ☐ **Two copies of a site plan, in metric, showing:**
 - The location of the private pool or decorative pond 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 private pool 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:

Planning & Development

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