

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 Officer fails to issue a permit within 40 days, refuses the permit, or the applicant does not agree with the decision of the Development Officer.

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 Officer 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

City of St. Albert
 2nd floor, 5 St. Anne Street
 St. Albert, AB T8N 3Z9

Phone: 780-459-1642
 Fax: 780-458-1974

Hours: Monday-Friday, 8:00 a.m. to 5:00 p.m.

Fences

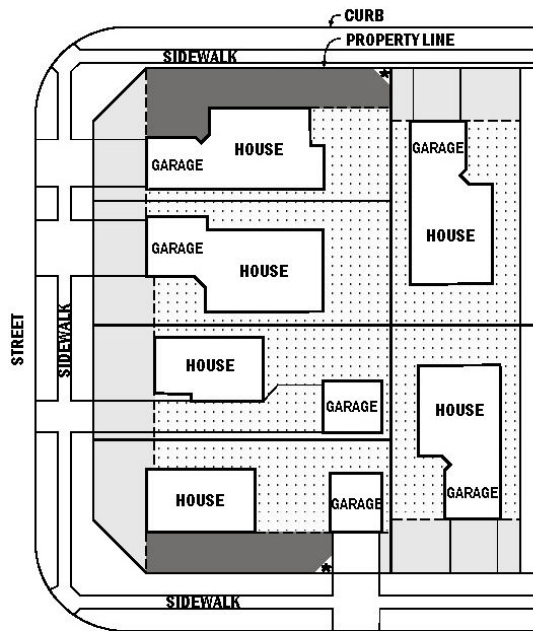
Land Use Bylaw Requirements & Application Checklist

July 2019



Fences

The City of St. Albert regulates fences in residential areas, as per Land Use Bylaw 9/2005, Section 8.15. 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.



Fence Heights and Locations

- Permits are required in this area
- * Development Officer may require a corner cut to maintain vehicle sightlines

PERMITS ARE NOT REQUIRED FOR THE FOLLOWING:

- Fencing no higher than 1.0m
- Fencing no higher than 2.0m

Bylaw Requirements

- Fences in the side or rear yard may be built up to 2.0m in height;
- Fences located in the front yard may be built up to 1.0m in height. For the purposes of determining the front yard, the front yard depth shall be the distance from the property line to the foremost portion of the on-site principal building, or the principal building on the lot adjacent to the fence, whichever is greater.
- For a fence that is to be constructed on top of a retaining wall or within 1 m of the top of a retaining wall, the maximum height of the fence shall be determined from a point that is one-half the height of the subject retaining wall; and
- no fence is permitted in the front or side yard of a corner lot if, in the opinion of the Development Officer, the fence will block or impede traffic sight lines.

Did you know?

- 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 in regard to 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**

- Two Copies of a Site Plan in metric (minimum 1:100 scale) 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.

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