APPLYING FOR A PERMIT

When a development permit is required, the following need to be submitted as part of your application:

- Completed application form (available online at laclabichecounty.com)
- Current certificate of title
- Landowner’s consent if the site does not belong to you (signature on application form or letter of authorization)
- Site plan. This is a layout of your project, showing where the development will occur. Include property line setbacks.
- Elevations showing the maximum height of the proposed deck, fence or retaining wall
- Any other information the Development Authority (Lac La Biche County) considers necessary (see below)

Additional required details may include, but may not be limited to:

- A Roadside Development Permit issued by Alberta Transportation if your property is within 800 metres of a provincial highway.
- A geotechnical report if your property has a slope of more than 15 per cent.
- Grading plan

SAFETY CODES PERMITS

Depending on the nature of your development, you may need to get Building, Gas, Electrical, Plumbing and Private Sewage Disposal System permits. These permits are in addition to the development permit.

These permits make sure a development meets all necessary safety standards.

The Inspections Group Inc. is responsible for safety codes inspections and permitting in Lac La Biche County. You can apply for these services online at inspectionsgroup.com.

FOR MORE INFORMATION:

Please visit Lac La Biche County’s website (laclabichecounty.com) and visit the Planning and Development page, under the tab marked “Our Services.”

DIRECT CONTACT INFO:

Planning & Development
Phone: 780-623-1747   Fax: 780-623-2039
planning.development@laclabichecounty.com
13422 Highway 881 (County Centre office)
P.O. Box 1679

The Inspections Group Inc.
Website: inspectionsgroup.com
Phone: 780-454-5048   Fax: 780-454-5222
Toll-free: 1-866-554-5048
12010-111 Avenue, Edmonton, AB  T5G 0E6

Alberta One Call
1-800-242-3447

Alberta Transportation
(Athabasca District Office)
780-675-2624

Alberta Home Warranty
Website: homewarranty.alberta.ca
1-866-421-6929
DECKS, FENCES, RETAINING WALLS

Developing a deck or a patio on your property is a great way to add value, while fencing helps ensure privacy.

A retaining wall is a structure designed and built to hold soil in place, usually to change the slope of the ground on your property.

Did you know?

• You do not need a development permit for a deck that is less than 0.6 m (2 feet) off the ground.
• You do not need a development permit to build steps to your dwelling.
• You do not need a development permit to replace deck boards. However, if you are adding to the deck’s total area, raising it or covering it, you do need a permit.
• You do not need a development permit to build a fence that is less than 1 m (3.3 feet) tall in the front yard and/or 2 m (6.6 feet) tall in the side and rear yards.
• Barbed wire is not allowed on fences in residential districts.
• Retaining walls over 1.2 m (4 feet) in height must be designed and inspected by a professional engineer.
• In commercial and industrial districts, fencing is often a condition of development approval, to help ensure these areas are screened from residential properties.

DECK REGULATIONS

Covered and/or enclosed decks are considered part of a property’s main dwelling, and they must meet the property’s minimum setback requirements. They must be located at least 1 m from a side property line, and they must be located at least 2 m from a rear property line.

If a deck is two feet or higher off the ground, a building permit is required, and 36-inch handrails (with verticals spaced a maximum of four inches apart) are required. If a deck is more than five feet, 11 inches off the ground, then handrails must be at least 42 inches high.

FENCE REGULATIONS

The height of a fence, wall or hedge is measured from the highest point of the neighbouring lane or public road. The maximum permitted fence, wall or hedge height depends on your property’s location.

When a fence is built on top of a retaining wall, the combined height of the fence and retaining wall can’t be taller than the maximum permitted fence height.

Note: On corner lots, no structure or vegetation taller than 1 m (3.3 feet) is allowed in the “corner visibility triangle.” This helps ensure drivers and pedestrians can see around corners. On most residential properties, the corner visibility triangle extends 7.6 m (66 feet) back along the property lines at the corner (see below).

RETAINING WALL REGULATIONS

A retaining wall changes the natural slope of your property, so a development permit is always required. If the retaining wall is taller than 1.2 m (4 feet) it will also require a Building Permit. Drawings must be designed and approved by a professional engineer.

All new retaining walls must not interfere with a lot’s existing overland drainage patterns, and must not divert overland drainage onto neighbouring properties.

FREQUENTLY ASKED QUESTIONS

Do I need a permit if I am replacing an existing fence? No, as long as you are building it on or within your property lines and it doesn’t exceed the maximum permitted height.

Do I need to build my fence with specific materials? On residential properties, you can use any type of material except for barbed wire. On commercial and industrial properties, fencing should be designed to be maintenance-free for at least 15 years.

Do I need a permit to install a gate? No, our Land Use Bylaw does not regulate gates.

Do I need a permit to build a barbed wire fence on or around my quarter section? No, a development permit is not required if you are fencing an agricultural property.

My neighbour built a retaining wall and now my property is flooding. What can I do? The Land Use Bylaw regulates any drainage measures that negatively affect neighbouring properties. Contact our Planning & Development team to start the process of addressing this. Any control measures that need to be taken will be at the offending landowner’s expense.

Can I assume the neighbouring sidewalks or lanes or existing fences are my property lines? No. The only way to accurately determine where your property lines are is to have a legal land survey done.

I don’t know where my property lines are. Can the County give me this information? We can give you a survey plan that shows the dimensions of your lot. For exact property line locations, it is best to contact an Alberta Land Surveyor so you can have a legal survey completed (this may be in the form of a Real Property Report).