

Did you know?

- In-ground pools cannot be located within an easement or a right-of-way;
- Electrical, plumbing or gas permits may also be required for your project;
- The surface around a pool must be non-slip when wet, sufficiently smooth to facilitate disinfecting and finished so there will be no discomfort to bare feet.

Next steps

After your completed development and building permit applications are received, your plans will be reviewed to ensure your application complies with the current Land Use Bylaw and Building Code. **You may begin installation once your permits have been issued.**

Inspections

Please notify Permitting, Inspections and Customer Service at 780-464-8169 at least one full working day in advance for an inspection once the pool installation is complete.

Get started today

The staff at Planning and Development Services are pleased to explain the various regulations and how they relate to your project.

Please feel free to contact us anytime.

Contact us

Strathcona County
Planning and Development Services

Main Floor, County Hall
2001 Sherwood Drive
Sherwood Park, Alberta T8A 3W7
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Phone: 780-464-8080
Email: planninganddevelopment@strathcona.ca

Office Hours:
Monday to Friday 8:30 am - 4:30 pm

Please note this brochure has no legal status and cannot be used as an official interpretation of the various regulations currently in effect. Users are advised to contact Planning and Development Services for more information. Strathcona County accepts no responsibility for persons relying solely on this information.



In-ground swimming pools



Definitions

A **private swimming pool** is a swimming pool constructed for a single-family dwelling unit or a dwelling with a secondary suite to be used by the owners and their guests.

Lockable lids, fencing and gate design

For private in-ground swimming pools, one of the following will be required.

- A letter from the supplier confirming the cover meets the ASTM F1346 (American Standard F1346 Testing Material) Safety Covers & Labelling Requirements for all Covers for Swimming Pools, Spas and Hot Tubs;
- A fence around the property constructed as follows:
 - ✓ The fence, wall or enclosure must be a minimum of 1.8m (6 feet) high, and must fully enclose the pool or property, to prevent unauthorized access;
 - ✓ The gate must be the same height as the fence, have a self closing device, and a self latching device that is capable of being locked;
 - ✓ The outside of the fence cannot have horizontal or diagonal pieces that would facilitate climbing;
 - ✓ The fence cannot have openings larger than 100mm (4"); and
 - ✓ No device shall be installed on or adjacent to the fence or gate that would allow an electric current to pass through it.

In-ground swimming pools

Both a development and building permit are required for in-ground swimming pools.

What to submit:

- Completed development and building permit application forms, including land owner signature (if applicable);
- A current copy of the Land Title, obtained within the last 30 days;
- A site plan which includes:
 - ✓ All structures on the property including the proposed development;
 - ✓ Distances to the property lines from the proposed development;
 - ✓ Dimensions of the property;
 - ✓ Dimensions of the proposed development; and
 - ✓ Easements and utility rights-of-ways

Note: a site plan prepared by an Alberta land surveyor may be required.

- The plans and specifications for the pool from the supplier or manufacturer which includes:
 - ✓ Details of the swimming pool construction;
 - ✓ Schematics of the swimming pool's mechanical system, including line sizing and the location of inlets and outlets; and
 - ✓ Source of water supply, waste water disposal and swimming pool data (ie. pool size; surface area; water volume; circulation rate; turnover rate; filter type - size and model; circulation pump - type, size, model and flow rate; the number of inlets; number of skimmers and the number of main drains).
- Information on either the fencing around the property or a letter from the supplier confirming the cover meets the ASTM F1346 standards (see section *Lockable lids, fencing and gate design* in this brochure); and
- Application fees (see current fee schedules).

Note: Three sets of the plans and drawings are required.

Locating your swimming pool

In-ground swimming pools must meet the following setback regulations.

Urban zoning districts

Within the following zonings:

- R1A - Single detached residential A
- R1B - Single detached residential B
- R1C - Single detached residential C
- R2A - Semi-detached residential
- R2B - Low density site residential
- RE - Estate residential

The minimum **front yard setback** is 18 metres (59 feet).

The minimum **side yard setback** is 1 metre (3.3 feet) except for lots abutting a road it is:

- In the R1A/R1B/R2B zoning districts, the side yard setback for a property abutting a road is 4 metres (13.1 feet);
- In the R1C/R2A zoning district, the side yard setback for a property abutting a road is 3 metres (9.8 feet); and
- In the RE zoning district, the side yard setback for a property abutting a road is 7 metres (23 feet).

The minimum **rear yard setback** is 1 metre (3.3 feet).

Rural zoning districts

Within the AG - Agriculture General zoning, the minimum front, side and rear yard setback is 20 metres (65.6 feet).

Within the following zonings:

- RA - Rural residential/agriculture
- RS - Small holdings
- RCL - Low density country residential

The minimum front and rear yard setback is 10 metres (32.8 feet). The minimum side yard setback is 7.5 metres (24.6 feet).

Within the following zonings:

- RCM - Medium density country residential
- RCH - High density country residential

The minimum side and rear yard setback is 3 metres (9.7 feet).

Note: In-ground swimming pools shall not be located closer than 30 m (98.5 ft) from a lot line of an abutting rural road and not be closer than 10 m (32.8 ft) from a lot line flanking an internal subdivision road. Please contact Planning and Development Services at 780-464-8080 to discuss your project specifically.