



Related Permits and Fees

If you are building a tall fence or want to include a deck, shed, gazebo, hot tub or water feature in your landscaping, you may need a permit.

- Development Permit.....311
- Hot Tub Permit311
- Pond Permit311



TIPS

The landscaping regulations mainly apply to front and side yards. Backyards can be used more easily for things like patios, hot tubs, fire pits, basketball courts and decks.

For your safety, call Alberta One-Call at 1-800-242-3447 to locate buried utilities on your property before digging.

Parking on your property

Vehicles are only allowed on your property within, or on a driveway leading to, a garage or an approved parking area. They are not permitted within the required landscaped portion of your yard. Vehicles cannot be parked over or on the City sidewalk or boulevard.



How to Contact Us

Fax

780-496-6034

Our fax can take legal and letter sized paper.

In Person

Current Planning Branch

5th Floor, 10250 - 101 Street NW

Edmonton, Alberta T5J 3P4

Office Hours: Monday to Friday,
8:00 a.m. - 4:30 p.m.

Payment may be cash, personal cheque
(payable to the City of Edmonton), Visa,
MasterCard, American Express or debit.

Mail

Current Planning Branch

5th Floor, 10250 - 101 Street NW

Edmonton, Alberta T5J 3P4

Cheques should be made out to City of
Edmonton. Please allow for extra processing
time when mailing application.

Contact

For application forms and additional
general information:

Phone

For 24-hour information and access to
City of Edmonton programs and services: **311**

If outside of Edmonton: **780-442-5311**

Web

www.edmonton.ca



Guide to hardsurfacing and landscaping your home.



Note:

This is a general guide. Additional
information may be required.

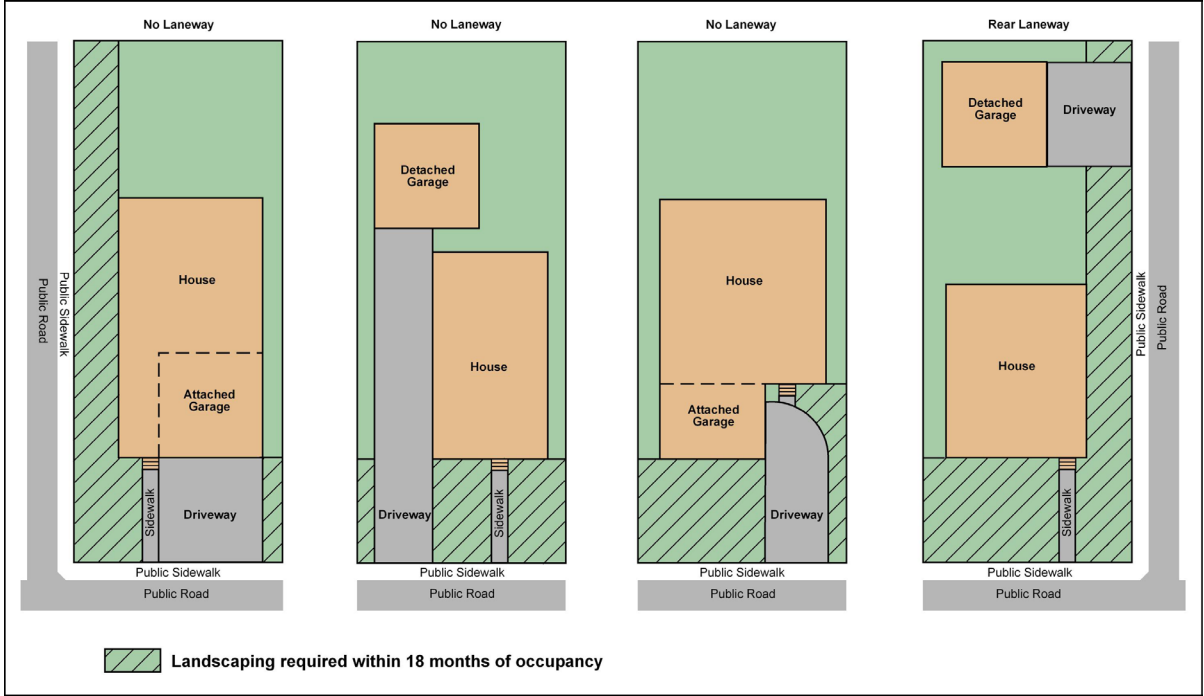
When you contact us, personal information may be collected under the authority of Section 33(c) of the Alberta Freedom of Information and Protection of Privacy Act, Section 642 of the Municipal Government Act and/or Section 63 of the Safety Codes Act. The information will be used to process your application(s) or process your complaint. Your name and address may be included on reports that are available to the public. If you have any questions, please contact our office.



Photo Courtesy of Whitemud Garden Centre and Landscaping

! About the Bylaw

Edmonton's Zoning Bylaw requires that you landscape any yards on your property that are visible from a public street (see diagram). For new homes, this must be done within 18 months of occupancy. The intent of this is to make sure that all properties in Edmonton are visually appealing.



You can landscape your yard with:

- Grass seed or sod
 - Washed gravel or shale
 - Flower beds or cultivated gardens
 - Trees, shrubs or other plants*
 - Outdoor furniture or sculptures*
 - Fences or walls*
- * These items cannot extend onto the City Boulevard. Refer to a Real Property Report stamped by an Alberta Land Surveyor to locate your property lines.

After your landscaping is done:

- Remember to keep grass cut, and remove or cut weeds.
- Keep your property reasonably neat and clean.
- Trim trees and shrubs to prevent them from interfering with nearby sidewalks, utilities or roadways and adjacent properties.

Hardsurfacing

Hardsurfacing is paving with continuous asphalt or concrete. This is only allowed on walkways to your door or driveways that lead from the street directly to your garage or parking area.

If your property is not within the RF4 and RPL Zones, you may be able to construct a ribbon driveway (two tracks with landscaping between the tracks, so the vehicle stays on the tracks).

Your driveway can't exceed 3.1 metres in width, or 3.1 metres multiplied by the number of side-by-side parking spaces contained within the garage at the end of the driveway.

Creating or reconstructing an access or hardsurfaced area requires the approval of the Transportation and Streets Department, and may require a Development Permit and a Curb Crossing Permit.

Zoning Verification

Your property's specific zoning may affect your plans. To verify the zoning of a property, visit our office or <http://maps.edmonton.ca>.

- Enter the map site, review the disclaimer and accept it by pressing 'ok'
- On the upper left of your screen see the tab 'Locate' and select 'zoning'
- Click on 'Locate Title by Address' and enter the property's address
- Click on 'search' to view its zoning and any overlay information

! Measurement Regulations

FENCES OR WALLS

Fences and walls can only be a certain height before you need a development permit. You do not need a permit to build a fence or wall:

- Up to 1.2 metres high in a front or side yard visible from the street.
- Up to 1.85 metres high in any other yard.



? Why Regulate?

Bylaw regulations are here for your protection. They're the result of years of experience, testing and feedback. Having common standards that all property owners must meet helps make sure Edmonton is a clean, safe and liveable city for everyone.