



Development Permit # _____

Application Date: _____

APPLICATION FOR RPSL DEVELOPMENT PERMIT – FOURNIER PLACE

1. GENERAL INFORMATION:

(Please complete contact information on the second page)

Landowner: _____

Applicant: _____

2. PROPERTY:

Address to be Developed: _____

Legal Description: Lot _____ Block _____ Plan _____ or, _____ - _____ - _____ - _____ - W5

Land Use District _____ Roll # _____ Qtr. Sec. Twp. Rge. Mer.

3. TYPE OF DEVELOPMENT AND/OR USE: (Please Check all Boxes that Apply)

- Single Family Dwelling (House)
- Garage
- Shed, Deck, Greenhouse, etc.
- Driveway
- Landscaping/Clearing
- Fence

Variance of Bylaw Requirements

Variance Needed: _____

Please include a description of your proposed development: _____

4. FEES, DEPOSITS, ETC.:

Application Fee	\$ _____
Development Deposit	\$ _____
Offsite Levies	\$ _____
Variance	\$ _____
Total	\$ _____

Note: Only the application fees are payable at time of application. The Offsite Levies and other fees/charges may be paid by post-dated cheque and cashed at the end of the Development Permit appeal period. The Development Deposit may also be paid by Letter of Credit.

The Development Deposit is refunded upon satisfactory completion of all the conditions of the Development Permit. Please ensure you and your contractor(s) have read and understood these conditions. Should you have any questions about your permit, we would be happy to assist you.

CONTACT INFORMATION:

Applicant: _____

Mailing Address: _____

Town/City: _____ Province: _____ Postal Code: _____

Phone: _____ Fax: _____ Cell/Alternate: _____

Email: _____

(If Different Than Above)

Landowner: _____

Mailing Address: _____

Town/City: _____ Province: _____ Postal Code: _____

Phone: _____ Fax: _____ Cell/Alternate: _____

Email: _____

The personal information is being collected under the authority of the Municipal Government Act M-26.1 and will be used for administering the affairs of the Town of Slave Lake and provision of services. It is protected by the privacy provisions of the Freedom of Information and Protection of Privacy Act. If you have any questions about the collection, contact the Town of Slave Lake FOIP Coordinator.

- I hereby acknowledge and understand that a Development Permit comes into effect 21 days after the date of decision of the Development Authority.
- The Land Use Bylaw provides that any person claiming to be affected by a decision of the Development Authority may appeal to the Subdivision and Development Appeal Board within 21 days of the date of decision.
- I hereby agree that, should I not appeal the conditions of the approval of the DEVELOPMENT AUTHORITY within 21 days from the date of the decision, I will undertake to perform, fulfill and abide by all conditions of the Development Permit.
- I understand that I may be required to obtain permits pursuant to the Alberta Safety Codes Act.

Name of Applicant (Please Print in Block Letters)

Signature of Applicant

Date

Name of Landowner (Please Print in Block Letters)

Signature of Landowner

Date

5. CONSENT TO ELECTRONIC NOTIFICATION:

- I consent to receive documents from the Planning Department by electronic means and have provided the following e-mail address to be used by the Town for that purpose.

E-mail address to be used: _____

 Landowner's Name (printed) Landowner's Signature Date

 Applicant's Name (printed) Applicant's Signature Date

6. RIGHT OF ENTRY:

RIGHT OF ENTRY BY AN AUTHORIZED PERSON OF THE TOWN OF SLAVE LAKE FOR THE PURPOSES OF SITE INSPECTIONS OF THE LAND AFFECTED BY A PROPOSED DEVELOPMENT PERMIT APPLICATION.

- I DO OR I DO NOT

GIVE CONSENT FOR AN AUTHORIZED PERSON(S) OF THE TOWN OF SLAVE LAKE TO ENTER UPON THE LAND THAT IS SUBJECT TO A DEVELOPMENT PERMIT APPLICATION FOR THE PURPOSES OF MAKING A SITE INSPECTION IN ORDER TO:

- **PRE-DEVELOPMENT INSPECTION(S)** EVALUATE THE SITE WITH THE PROPOSED DEVELOPMENT
- **LOT GRADING INSPECTION(S)** EVALUATE THE LOT GRADING ON SITE
- **FINAL DEVELOPMENT COMPLETION INSPECTION(S)** CONFIRM ALL CONDITIONS OF THE DEVELOPMENT PERMIT HAVE BEEN MET.

All inspections will be conducted during regular business hours i.e. Monday to Friday from 8:00 am to 4:30 pm. You are not required to be present during these inspections however you may be present if you so choose. The Planning Department will not be entering into any structures at any time and will not be conducting inspections for any other reason(s) than those specified above.

Please be advised that if consent is given, the Planning Department will not provide further notice before conducting these inspections.

SUBJECT LAND: _____
(CIVIC ADDRESS)

 Landowner's Name (printed) Landowner's Signature Date

7. RPSL LOTS are highlighted in Red 



8. APPLICATION REQUIREMENTS CHECKLIST:

ONE (1) SET OF PLANS, PAPER OR PDF/DIGITAL COPY SHOWING THE FOLLOWING:

- Site Plan, Scale 1:200 minimum illustrating distances & dimensions as follows:
 - Side Yard Setback
 - Front Yard Setback
 - Rear Yard Setback
 - Separation Distance Between Residence, Garage, & Shed including Decks & Stairs
 - Location of Driveway and Dimensions
 - Location of Sidewalk and Dimensions
 - Location of Front Yard Tree
- Exterior Elevations (Height)
- Suggested location of future driveway
- Suggested location of sidewalk
- Estimated Cost of Project: \$ _____
- Estimated Completion Date: _____

To ensure your application is deemed complete please complete the pertinent checklist(s) for the development you are proposing. The following items are required in addition to those listed in #8:

9. SINGLE FAMILY RESIDENTIAL - RPSL CHECKLIST:

- Is this a Corner Lot? (*circle one*) Y or N
- Proposed height of dwelling (maximum height is 32.8 ft.) _____
- Proposed Front Elevation i.e. Architectural Style _____
- Proposed Color of Dwelling _____
- Proposed Colors of trim, doors, etc. _____
- Proposed Type & Color of Shingles _____
- Proposed Pitch of Roof _____
- Proposed Veranda Color _____
- Proposed Veranda Railing Color _____
- Proposed Color of Front Stairs _____
- Proposed height of parging. (*Skirting must be parged in cement and grey in color*) _____
- Proposed type/variety of Front Yard Tree _____

10. DECKS CHECKLIST: *Unenclosed Decks may be constructed in rear yards only. Enclosed Decks and Verandas may be constructed in the front and rear yards. Ensure decks meet minimum size requirements as per the Design Guidelines.*

- Proposed Location of Deck(s) _____
- Proposed Size of Deck(s) _____
- Setbacks of Deck(s) and Stair(s) to property boundaries are shown on site plan. (*circle one*) Y or N
- Proposed Color of Deck _____
- Proposed Color of Side Deck/Stairs _____
- Proposed Railing Color _____

11. GARAGES AND SHEDS CHECKLIST: (*If Applicable*)

GARAGE (Detached, Common Wall, or Attached):

- Is the Garage Attached to the House, Detached or Detached with a Common Wall? (*circle one*)
- Is the Garage located 2 m from the House including decks and stairs? (*circle one*) Y or N
(*Does not apply to Attached Garages*)
- Is the Garage located a minimum of 1.0 m from the side yard property line? (*circle one*) Y or N
(*Does not apply to Common Wall or Attached Garages*).
- Is the Garage located a minimum of 0.60 m from the rear property line? (*circle one*) Y or N
- Proposed Height of Garage (*Detached or Common wall maximum is 15 ft.; Attached garage is same as house*) _____
- Proposed Front Elevation i.e. Architectural Style of the Garage _____
- Proposed Type & Color of Siding for the Garage _____
- Proposed Color of Trim for the Garage _____
- Proposed Type & Color of Shingles _____
- Proposed Pitch of Roof? _____
- Proposed Location of Garage Light Fixture _____
- Is Light Fixture Recessed or Full Cut Off? _____
- Proposed Orientation of the Light Fixture _____
- Proposed Garage Door Detailing _____

SHED: The shed cannot exceed a size of 3.0 m x 3.0 m with a maximum side wall height of 2.0 m.

- Is the Shed located a minimum of 2.0 m from the House including decks and stairs? (*circle one*) Y or N
- Is the Shed located a minimum of 1.0 m from the side yard property line and 0.6 m from the rear property line?
- Proposed Color of Siding _____
- Proposed Trim Color _____
- Proposed Type & Color of Shingles _____
- Does the pitch of the Shed roof match that of the House? (*circle one*) Y or N
- Proposed eave overhang: _____

12. DRIVEWAY CHECKLIST:

- Must be hard surfaced with cement; grey in color.
- Proposed width of Driveway _____ (must be no wider than 28.0 ft.)
- Proposed depth of Driveway _____ (must be minimum of 25.0 ft)
- Please provide a sketch of the proposed driveway and sidewalk showing location on site.
- Proposed sidewalk must be in grey broom finished concrete, and a minimum width of 30" and must extend from the front entrance of the house to the driveway.
- Proposed sidewalk to Community Common

13. FENCE: *Fences cannot exceed a height of 6 ft. in the rear and side yards and a height of 3 ft. in the front yard.*

- Is your lot a **Corner** lot? (*circle one*) Y or N
- Is your lot adjacent to the Community Common?
- Does the Style of fence you are constructing match the styles permitted in the Fournier Place Design Guidelines? (*circle one*) Y or N
- Have you provided a Site Plan indicating the location of the fence and the height of the fence in the front, side and rear yards? (*circle one*) Y or N

14. LOT GRADING:

- Lot Grading Plan Attached (*circle one*) Y or N

NOTE: All fences in Fournier Place must match the Fournier Place Design Guidelines. As such, the fence must either be **White Wood** or **Black Chain Link** depending on the location of your lot. Further, the **style of fence** must also match the Fournier Place Design Guidelines i.e. see pages 8, 9 & 10 of the Design Guidelines for fence details.

ANY DEVELOPMENT in Fournier Place requires a development permit (i.e. shed, deck, fence, etc.)
For more information, please contact the Planning Department.