

Delayed Construction

If you are building a house in a newer subdivision, where the essential services required to service that subdivision have not been completed or accepted by the Town of Slave Lake, your development permit will be issued with a condition restricting the commencement of construction.

Please contact the Planning Department to see if this condition applies to your development.



REMEMBER

CALL BEFORE YOU DIG!

Contact Alberta 1st Call

@ 1-800-242-3447

Contact the Planning and Development Team!

Phone

780-849-8004

Fax

780-849-2633

Email

planning@slavelake.ca

Address

10 Main Street SW, Slave Lake, AB

Website

www.slavelake.ca



This pamphlet should not be interpreted as exhibiting the exact guidelines of the Land Use Bylaw #22-2007. For complete bylaw information, please contact the Planning and Development Department.



Planning and Development

Building a House?



About the Service We Provide

If you are planning any changes to your property such as constructing, renovating, or changing the use of any building, you will need permits from the Town. The Town is responsible for reviewing applications for construction or changing how a structure is used under the Town of Slave Lake's Land Use Bylaw #22-2007.

Contacting us early will help you avoid surprises and will ensure that your project goes quickly and smoothly. Please talk with us as you prepare your plans so we can help.

We'll Tell You:

- What information to submit with an application for development.
- About any other approvals, permits, or conditions that could affect your plans or costs.
- What fees are associated with each application.
- How long the process will take.

Why Permits?

Permits are for your protection. They're the result of years of experience, testing, and feedback. Having proper permits will ensure what is being built is actually safe and that the appearance and use is consistent with the context of the district.



I Want to Build a House.

Where do I begin?

A Development Permit and a Building Permit must be obtained prior to the construction of any residence within the Town of Slave Lake.

The information in this brochure is based on the Land Use Bylaw #22-2007, which establishes the residential districts and the specific regulations required in each.

Please contact the Planning Department for information and assistance interpreting these regulations.

To determine the Land Use Districting (zoning) of any specific property, please contact the Planning and Development Department at 780-849-8004.

Residential Districts:

There are several residential districts classified as follows:

- ◆ R1 Standard Detached Residential
- ◆ R1A Low Density Residential
- ◆ R1D Detached Dwelling/Mobile Home
- ◆ R2 Semi-Detached Residential
- ◆ R3 High Density Residential
- ◆ R3A High Density Apartment

R1 District Regulations

General purpose is to provide for low density residential development in the form of detached dwellings and associated uses.

Minimum Setbacks:

- ⇒ Front Yard: not less than 7.5m (25 ft.) from the front property line.
- ⇒ Rear Yard: not less than 7.5m (25 ft.) from the rear property line.
- ⇒ Side Yard: not less than 1.5m (5 ft.) for buildings one story in height and 2 m (6.5 ft.) for buildings two story's in height. In laneless subdivisions, where no attached garage or carport is provided, one side yard shall be a minimum of 3m (10 ft.).

Maximum Parcel Coverage:

- ⇒ 35% for all buildings

R1A District Regulations

General purpose is to provide for low density residential development in the form of detached dwellings and associated uses on larger parcels than normally provided in an R1 area.

Minimum Setbacks:

- ⇒ Front Yards: not less than 7.5m (25 ft.) from the front property line.
- ⇒ Rear Yard: not less than 7.5m (25 ft.) from the rear property line.
- ⇒ Side Yard: not less than 1.5m (5 ft.) for buildings one story in height and 2 m (6.5 ft.) for buildings two story's in height. In laneless subdivisions, where no attached garage or carport is provided, one side yard shall be a minimum of 3m (10 ft.).

Maximum Parcel Coverage

- ⇒ 35% for all buildings

R1D District Regulations

General purpose is to provide for low density residential development in the form of a mixture of detached dwellings and mobile homes.

Minimum Setbacks:

- ⇒ Front Yard: not less than 7.5m (25 ft.) from the front property line for detached and modular dwellings and not less than 4.5m (15 ft.) for mobile homes.
- ⇒ Rear Yard: not less than 3.0m (10 ft.) from the rear property line for mobile homes, 7.5m(25 ft.) for detached and modular dwellings on corner lots.
- ⇒ Side Yard: not less than 1.5m (5 ft.). In laneless subdivisions, where no attached garage or carport is provided, one side yard shall be a minimum of 3m (10ft.).

Maximum Parcel Coverage:

- ⇒ 35% for all buildings



R2 District Regulations

General purpose is to provide for semi-detached and duplex housing.

Minimum Setbacks:

- ⇒ Front Yards: not less than 7.5m (25 ft.) from the front property line.
- ⇒ Rear Yard: not less than 7.5m (25 ft.) from the rear property line.
- ⇒ Side Yard: not less than 1.5m (5 ft.) for buildings one story in height and 2 m (6.5 ft.) for buildings two story's in height. In laneless subdivisions, where no attached garage or carport is provided, one side yard shall be a minimum of 3m (10 ft.).

Maximum Parcel Coverage

- ⇒ 35% for all buildings

Other Residential Districts

- ◆ R1C Estate Residential
- ◆ RPSL Residential Planned Small Lot
- ◆ R2A Zero Lot Line Residential
- ◆ RMHS Residential Mobile Home Subdivisions
- ◆ RMHP Residential Mobile Home Park

Application Procedures

All development permit applications for detached dwellings must include the following:

- Development Permit Application
- Site plan
- Lot Grading Plan
- House Plans
- Servicing Plan
- \$150.00 Application Fee
- \$2000.00 Refundable Development Deposit

Site Plan

This sketch must include dimensions, to scale, of the proposed building and distances from the proposed building to the property lines and any existing buildings.

Lot Grading Plan

This plan may be prepared by an Alberta Land Surveyor and demonstrates how the Lot will be graded or will drain.

House Plans

A complete set of house plans/blue prints in digital or a print copy is required as part of the application.