

Frequently Asked Questions

How do I know if I can widen my driveway?

The total remaining front yard landscaped area will affect the width of driveway you are allowed. The Development Officer will help you determine your property's front yard area.

The Land Use Bylaw also restricts the driveway width at the front property boundary in residential areas to 8.5 m.

What do I do if I have a driveway that is wider than the standard set by the Land Use Bylaw?

Meet with the Development Officer to see how much wider your driveway is from the standard. The Development Officer will be able to help you through this process if necessary.

I just bought a newly constructed house. How long do I have until the driveway has to be hard surfaced?

This will depend on the conditions within the Development Permit issued for your home. To determine the time line for construction please contact the Planning & Development Department.

ALBERTA 1 CALL

Call before you dig 1.800.242.3447

Alberta 1 Call will assist you in locating electric, oil-gas and communication lines.

Contact the Planning and Development Team!

Phone

780-849-8004

Fax

780-849-2633

Email

planning@slavelake.ca

Address

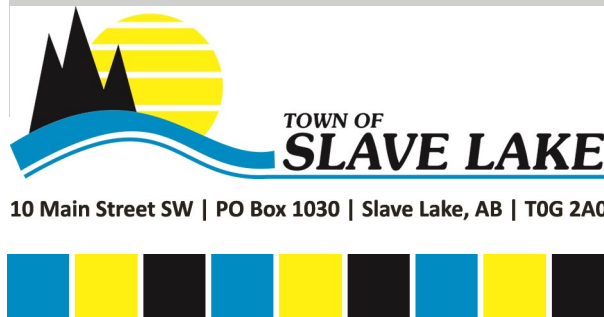
10 Main Street SW, Slave Lake, AB

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 Town of Slave Lake, Planning and Development.



Planning and Development

Driveway Development



Reasons why the Town Regulates Driveway Widths

The Town of Slave Lake's Land Use Bylaw regulates all driveway widths for a number of reasons. Limiting widths:

- Allows for effective snow removal.
- Decreases the shed of water onto the streets.
- Ensures that there are adequate areas for snow storage throughout residential neighborhoods.
- Increases pedestrian safety (snow piled high due to large driveways can restrict visibility of pedestrians).
- Ensures that adequate on-street parking is available.
- Helps maintain a standard and appealing neighborhood aesthetic.
- Reduces operational costs i.e. thawing culverts in commercial and industrial areas.

Driveway Development Standards & Regulations

In **Residential Districts**, property owners are permitted to have a driveway up to 8.5 m wide, measured at the property boundary, and a minimum length/depth of 7.5 m measured from the property boundary into the property.

Driveways may be widened out within the property as long as the remaining front yard landscaping area is 50%.

In **Commercial & Industrial Districts**, the driveway widths can be up to 9.1 m.

Mountable curbs shall be lowered for commercial and industrial driveways and lane crossings.

No driveway shall be any closer than 6.1 m from an intersection in Commercial, Residential and Industrial areas.

Driveway Development Standards & Regulations

You are required to provide a sketch of the proposed driveway and apply for a development permit prior to starting construction. The Planning Department can help you plan your driveway and will also ensure that you maintain the required amount of front yard landscaping.

Front Yard Landscaping Requirements:

- 50% for all Standard Residential Lots
- 40% for Pie Shaped Lots
- 40% for Duplex/Semi-Detached Lots

WHEN IN DOUBT THE PLANNING & DEVELOPMENT DEPARTMENT IS HERE TO HELP YOU OUT!

Items to Consider When Developing a Driveway

Surface Materials:

Asphalt, concrete, interlocking bricks, rubber, and hollow core pavers can be used when constructing a driveway.

Inspections:

Upon completion please notify the Planning & Development Department.

Development Permits:

Permits are required for driveways.

