



Development Permit Requirements for Single Family or Medium Density Residential Developments

Please read the following information carefully. A complete Development Permit Application will prevent delays in the processing of your development permit. Should you have any questions or concerns regarding any of the information provided in this package or with regard to your development, please feel free to contact the Planning Department.

In accordance with Section 13 of the Land Use Bylaw #22-2007, the Development Approving Authority will require the following to be submitted as part of your development permit application.

- Development Permit Application Form (signed by the Landowner and Applicant)
- Application Fee (Development Permit application fees for new construction have been waived from June 5, 2024, to December 31, 2025.)
- Development Deposit (Development Deposits for new construction have been waived from June 5, 2024, to December 31, 2025.)
- Off-site Levies and/or Developer Contributions (if applicable)
- Site Plan
- Building Plans/Blueprints (One complete copy submitted in paper or digital form.)
- Site Servicing Plan
- Lot Grading Plan (Prepared by an Alberta Land Surveyor or Engineer.)

Development Deposits

NOTE: Development Deposits have been waived from June 5, 2024, to December 31, 2025.

The Town accepts Development Deposits in the form of cash, cheque or Letter of Credit. A Letter of Credit must be irrevocable, unconditional and issued by a recognized bank. Development Deposits are held until all conditions of your development permit have been met. Once you have completed your development, please contact the Planning Department for an inspection. An inspection will be conducted and once it has been determined that all conditions of your development permit have been met, the deposit will be returned to you.

Site Plan

A Site Plan must be drawn to scale and shall include building elevations/heights, setbacks of new and existing structures from property boundaries (including setbacks from patios, decks, landings, steps and balconies), separation distances between new and existing structures (including patios, decks, landings, steps and balconies), location and dimensions of the driveway, proposed and existing utility rights-of-way and/or easements, existing overhead power lines, etc.

Site Servicing Plan

A Site Servicing Plan prepared by a certified plumber showing the proposed water and sanitary sewer services for the development and any existing services to be abandoned, if applicable. If the application is for a semi-detached dwelling (two units side by side) or a duplex (two units one above the other) the Site Servicing Plan must demonstrate separate water and sanitary sewer services for each unit.

Lot Grading Plan

A Lot Grading Plan prepared by an Alberta Land Surveyor or Engineer. The Lot Grading Plan shall include proposed elevations/grades at the corners of the lot, proposed elevations/grades at the corners (foundation) of any structures, drainage directional arrows, slope percentages at the foundation and throughout the lot, existing grades or design grades as the case may be, etc.

Offsite Levies & Developer Contributions

Offsite Levies and Developer Contributions (in the form of road or intersection charges) must be paid before a development permit is issued.

Offsite Levies

In accordance with the Offsite Levy Study and Off-site Levy Bylaw #29-2016 off-site levies can only be levied once for each purpose described, in respect of land that is the subject of subdivision or development; and are triggered by a development permit application for specific types of development as defined in the Offsite Levy Policy PD.PLN-24.1010. Offsite levies collected go toward the upgrade of water and sanitary sewer lines and facilities such as the water treatment plant, lift stations, etc.

In accordance with Offsite Levy Policy PD.PLN-24.1010 off-site levies **are not required on Re-developed Land.**

Re-developed Land means land within the boundaries of the Town of Slave Lake which has been developed upon.

Off-site Levies **will be required for Vacant Undeveloped Land.**

Vacant Undeveloped Land means lands within the boundaries of the Town of Slave Lake where a development permit has not been issued for development and no development exists on the land.

Road Charges

The Town of Slave Lake has established Developer Contributions for the following roads:

- Main Street South
- Caribou Trail SW (from Highway No. 2 to the Gloryland Residential Subdivision)
- 2nd Avenue NW

Intersection Charges

The Town of Slave Lake has developed Developer Contributions for the following intersections:

- Caribou Trail SW and Highway No. 2
- 14th Avenue SW and Highway No. 2 (Mid-Point Intersection)
- Main Street and Highway No. 2
- Highway No. 2, Highway No. 88 & Holmes Trail Intersection

These charges will be collected by the Town and utilized to upgrade these intersections as required by Alberta Transportation.

To determine if your development will be affected by Off-site Levies or Developer Contributions (i.e., road and intersection charges) please contact the Planning Department.

Annually Adjusted Levies and Contributions

It should be noted that all Off-site Levies and Developer Contributions (i.e., road and intersection charges) are adjusted annually to reflect the Edmonton Non-Residential Construction Price Index as of December 31st of the previous year. As such, levies and charges will be adjusted on March 15th of each year to reflect this inflationary increase or decrease. Levies and charges paid after March 15th of each year will reflect either an increase or a decrease regardless of the levy or charge quoted at the time of application, unless the levy or charge has been agreed to under an approved Development Agreement.

Other Possible Application Requirements:

The Development Approving Authority may also require any other information it deems necessary to make a decision with regard to your development. **Please note that the Development Authority is not limited to the application requirements listed above, however, in most cases, these are the typical requirements.**

POSSIBLE DEVELOPMENT PERMIT CONDITIONS

DELAYED Construction Commencement

Once a subdivision has been registered with Alberta Land Titles the subdivision developer may sell lots. New lot purchasers may then apply for a development permit to construct their new home or development. However, if the municipal improvements required as part of the subdivision approval and the development agreement have not been completed and accepted onto the warranty period by the Town (i.e., the Town has issued an Initial Acceptance Certificate (IAC)); the development permit will be issued with conditions stating that **construction cannot commence** until essential services required for the subdivision are in place and certificates have been issued by the Town.

It is the responsibility of the subdivision developer to ensure purchasers of parcels in their subdivision are aware that construction commencement of their development will be triggered by the construction completion of all municipal improvements required for the subdivision. **If you are not sure if your construction start will be delayed, please discuss it with the Planning Department.**

Real Property Report

The Town of Slave Lake requires a Real Property Report, prepared by an Alberta Land Surveyor, to be submitted after construction completion of any permanent structure. It should be noted that any new developments that do not match the submitted and approved site plan or the requirements of the Land Use Bylaw and require a variance to the standards; will be required to pay a **much higher variance** fee that will be based on the amount of variance required. **The larger the variance the larger the fee.**

Lot Grading Certificate

A Lot Grading Certificate, prepared by an Alberta Land Surveyor or Engineer, illustrating the as-built lot grades is required for all permanent structures. Following submission of the Lot Grading Certificate the Town will conduct a Lot Grading Inspection to ensure the lot achieves positive drainage. Please budget for this requirement as it will be included as a condition of your permit.

Hard Surfacing

In accordance with the Land Use Bylaw #22-2007, driveways or parking lots must be hard surfaced if access is from a roadway that is hard surfaced. Please budget for this requirement as it will be included as a condition of your permit. You will have eighteen (18) months from the date of issuance of your development permit to complete the hard surfacing.

Landscaping

Landscaping shall be required for all areas of a parcel not covered by buildings, driveways, sidewalks, patios or decks and shall include grass and may include shrubs and trees (no trees are to be planted on boulevards or in utility rights-of-ways). Efforts should be made to ensure that the varieties of plants utilized in the Landscaping Plan incorporate FireSmart Principles and are able to thrive in northern Alberta climates. You will have eighteen (18) months from the date of issuance of your development permit to complete the landscaping of your property.

Road Use Agreements

A road use agreement will be required in order that the Town can set out a suitable truck route. A copy of the truck route map should be provided to all truck drivers that may be moving equipment and materials onto or off your site.

The Town of Slave Lake Peace Officers will be checking with truckers to ensure they have the appropriate route map. Failure to provide the map or follow the truck route will result in the issuance of a fine.



Over Dimensioned Loads

The Developer is required to notify the Town's Operations Department at 780-849-4107 minimum of 24 hours prior to hauling an over dimensioned/oversized and/or an overweight load such as a 'Ready to Move' (RTM), or Modular structure and/or any other load or structure.

Safety Codes Permits

The Town of Slave Lake is not accredited under the Alberta Safety Codes Act and as such does not issue Building, Plumbing, Electrical and Gas permits. [It is the developer's responsibility to ensure these permits are obtained.](#)

Please contact one of the agencies listed below to apply for and obtain your safety codes permits.

Superior Safety Codes	1-866-999-4777
The Inspections Group	1-866-554-5048
IJD Inspections Ltd.	1-877-617-8776

DECISION TIMELINE

Please note that your development application is not deemed to be complete until we have received all items requested.

The Planning Department has forty (40) days to render a decision on your development permit application. The 40-day countdown does not commence until the Town has received a complete development permit application. Please ensure you have provided all the information necessary to prevent delays in processing your application.

Failure to provide a decision about your application within 40 days will deem your application refused. You have the right to appeal the development permit refusal or any conditions of your development permit approval to the Subdivision and Development Appeal Board.

APPEALS

If you do not agree with the Development Authority's decision or the conditions in your Development Permit you may appeal the decision to the Subdivision and Development Appeal Board.

Appeals to the Subdivision and Development Appeal Board are to be directed to:

Ashley Whitford
Clerk, Subdivision and Development Appeal Board
Box 1030
Slave Lake, Alberta, T0G 2A0
Phone: (780) 849-8006
Email: Executive.Assistant@slavelake.ca



Appeals must be received by the dates indicated in your Development Permit. The fee for a Development Appeal is \$300.00

The **fees for an appeal hearing are not refundable** regardless of the decision reached by the SDAB. The fees collected go toward the time required to prepare the report to the Appeal Board, advertising the hearing, notification letter to adjacent property owners, and convening the hearing itself.

FORMAL COMPLAINT PROCESS

Should you experience any difficulties with your application and wish to lodge a formal complaint, please follow the process noted below.

First

Contact the Planning Department:

Laurie Skrynyk, Director of Planning & Development
Phone: (780) 849-8019
E-mail: laurie@slavelake.ca

OR

Joanna Raymond, Development Officer
Phone: (780) 849-8004
Email: joannaraymond@slavelake.ca

Second

If your issue has not been satisfactorily addressed with the Planning Department, please feel free to contact the Chief Administrative Officer for the Town of Slave Lake.

Jeff Simpson, Chief Administrative Officer
Phone: (780) 849-8035
E-mail: cao@slavelake.ca

Third

If the CAO has not been able to satisfactorily address your concern, you may contact a Council representative. A list of Council members and phone numbers can be obtained by contacting Ashley Whitford, Council Secretary, at (780) 849-8006.



Development Permit # _____

Application Date: _____

APPLICATION FOR R1D DEVELOPMENT PERMIT – FOURNIER PLACE

1. GENERAL INFORMATION

(Please complete all 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
- 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 Fee	\$ _____
Total	\$ _____

Note: Only the application fees are payable at the 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.

Should you have any questions about your permit, we would be happy to assist you.

NOTE: Council has waived all development permit fees and deposits for new construction from June 5, 2024, to December 31, 2025. All other fees and levies still apply.

5. 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 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.

Landowner's Name *(please print)*

Landowner's Signature

Date

Applicant's Name *(please print)*

Applicant's Signature

Date

6. CONSENT TO ELECTRONIC NOTIFICATION:

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

Email address to be used: _____

Landowner's Name *(please print)*

Landowner's Signature

Date

Applicant's Name *(please print)*

Applicant's Signature

Date

7. 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 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. **However, if this application is for an Apartment, a Secondary Suite, a Security Suite or a Bunkhouse the Planning Department will conduct an inspection of the interior of these developments.**

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 *(please print)*

Landowner's Signature

Date

8. R1D LOTS are highlighted in blue



9. APPLICATION REQUIREMENTS CHECKLIST

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

- Site Plan, Scale 1:200 minimum Illustrating distances and 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(s) and dimensions
 - Location of Front Yard Tree
 - Exterior Elevations (Height of Structure)
 - 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:

10. SINGLE FAMILY RESIDENTIAL – R1D 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, grey in color*) _____
- Proposed type/variety of Front Yard Tree _____

11. DECKS CHECKLIST Unenclosed Decks may be constructed in the side and/or rear yards only. Verandas may be constructed in the front, side or 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 _____

12. 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? *(circle one)* Y or N
- 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: _____

13. 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 driveway to the front entrance of the home.
- Proposed sidewalk to Community Common *(circle one)* Y or N

14. FENCE Fences cannot exceed a height of 6.0 ft. in the rear and side yards and a height of 3.0 ft. in the front yard.

- Is your lot a **Corner** lot? *(circle one)* Y or N
- Is your lot adjacent to the Community Common? *(circle one)* Y or N
- 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

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.

15. LOT GRADING

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

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



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 the 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.

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Applicant: _____

Mailing Address: _____

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

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(If Different Than Above)

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Landowner's Signature

Date

Applicant's Name (please print)

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SUBJECT LAND: _____
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Landowner's Name (please print)

Landowner's Signature

Date

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 - Separation distance between Residence, Garage, & Shed including Decks & Stairs
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 - Suggested location of future driveway
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 - Estimated Completion Date: _____

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- 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, grey in color) _____
- Proposed type/variety of Front Yard Tree _____

11. 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 _____

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- 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.

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- 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: _____

13. 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

14. 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? (circle one) Y or N
- 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

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).

15. LOT GRADING

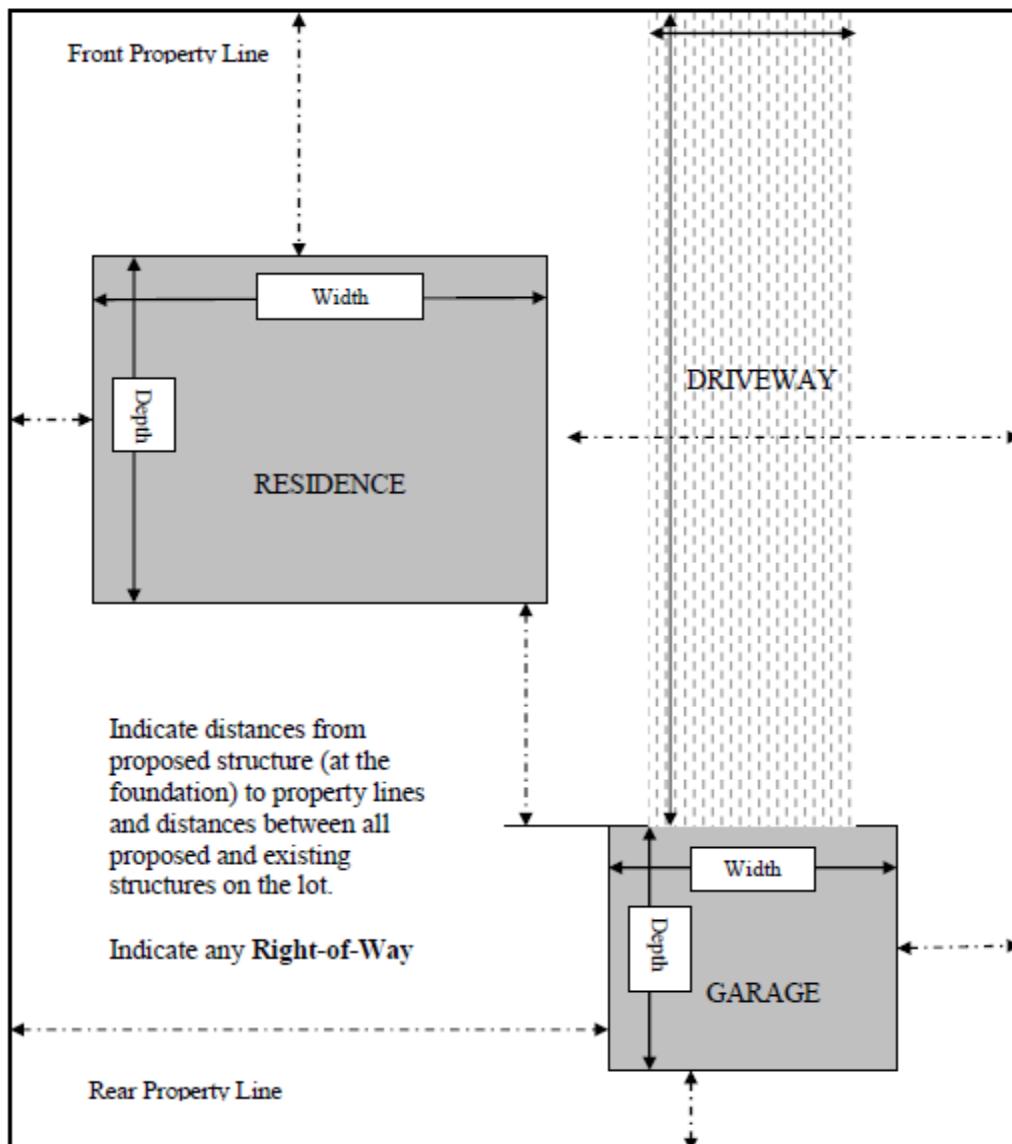
- Lot Grading Plan Attached** (circle one) Y or N

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

Sample Site Plan

Indicate: (plans must be drawn to scale)

1. Parcel size
2. Dimensions of all structures to the foundations
3. Setbacks from all structures to all property lines and from other structures measured from foundation
4. Legal description and civic address
5. Driveway location and dimension
6. Dimensions of proposed additions
7. Easements, Right of Ways



Site Servicing Plan

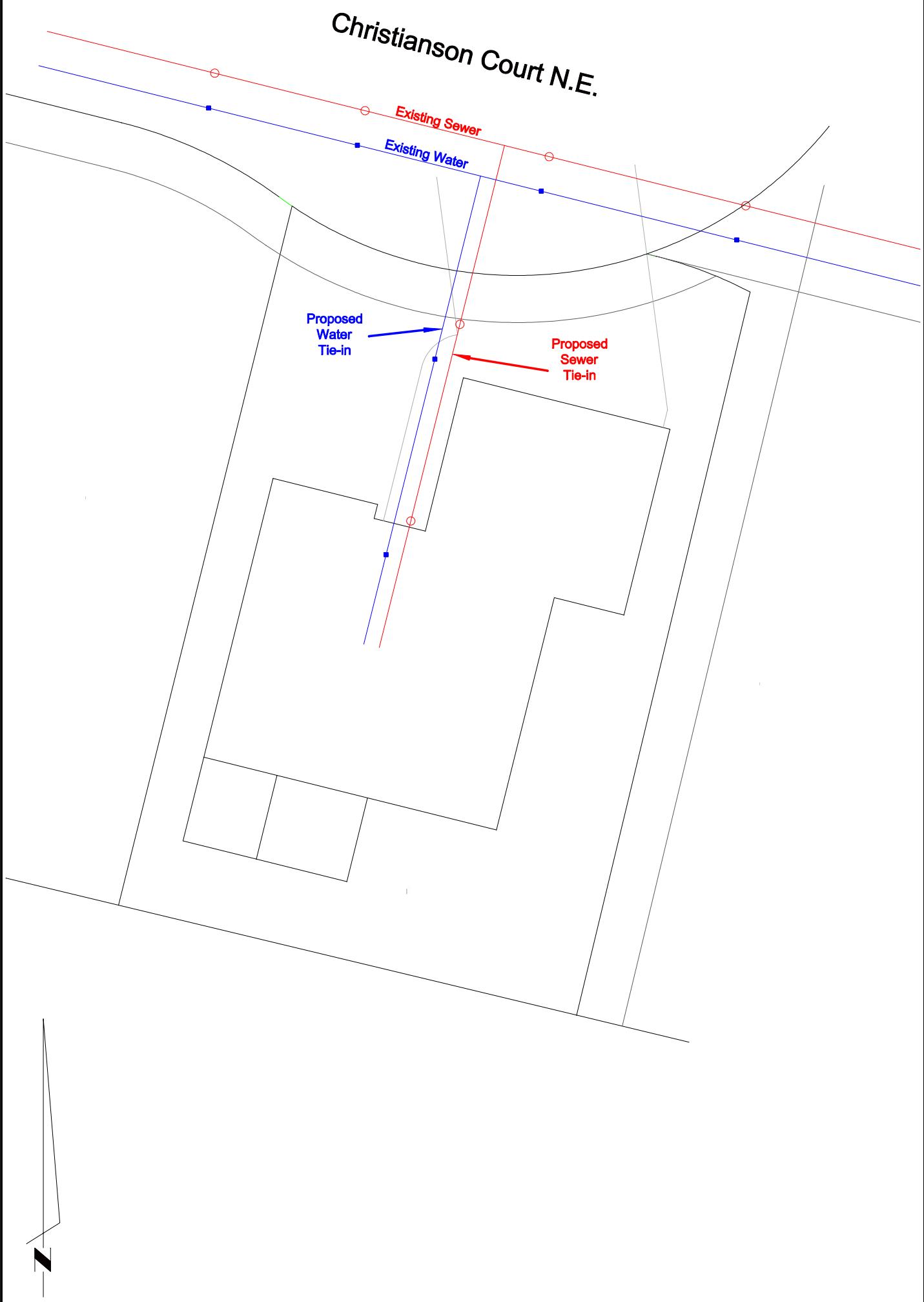
SHOWING PROPOSED

LOCATION of Water & Sewer Tie ins ON

CIVIC ADDRESS:

NOTES:

- All measurements are shown in meters and decimals thereof. Measurements are shown to the outside face of the building foundation wall at ground level.
- The above ground and buried facilities have not been located. It is the responsibility of the owner(s) and contractor to have the exact location and tie in requirements to meet the standards of The Town of Slave Lake Development Authority.
- The exiting Water & Sewer is shown as provided by the Town of Slave Lake.



Do I need a Development Permit?

Yes, you may fill out the Development Permit Application in person at the Town office, fax or email the form to us at the addresses and number listed on the back of this pamphlet. The form can be found on the Town of Slave Lake's website at www.slavelake.ca.

Development Permits are required prior to the construction or placement of any of the following: sheds, garages, carports, decks, verandas, stairs, fences or any other freestanding structures, driveways, sidewalks, renovations, or additions, etc.

Do I need a Building Permit?

Yes, for information regarding Building Permits and other Provincial regulations, please contact an accredited permit agency.

For a list of these agencies, please contact the Planning Department.

Driveway Design, Parking Pads and Paving Requirements

- Standards for parking area, walkway and driveway design shall be approved by the Town of Slave Lake prior to commencement of construction.
- Driveways and parking pads shall be constructed of plain broom finished concrete, grey in colour.
- Front walks shall be constructed of poured concrete, grey in colour, having a minimum width of 0.76 m (30").

Contact the Planning and Development Team!

Phone

780-849-8004 or 780-849-8019

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 or the Fournier Place Design Guidelines. For complete bylaw and guideline information, please contact the Planning and Development Department.



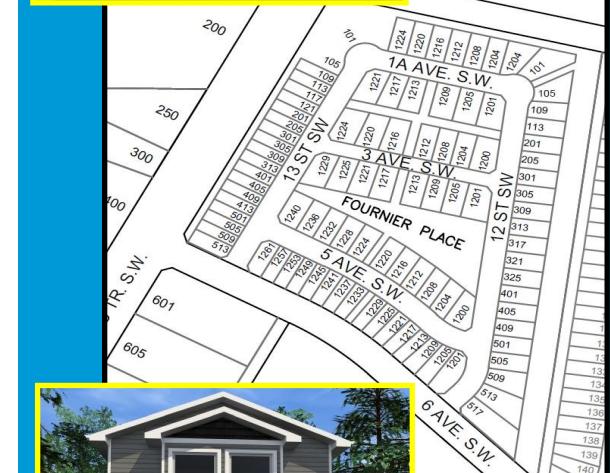
Town of
SLAVE LAKE

10 Main Street SW | PO Box 1030 | Slave Lake, AB | T0G 2A0



Planning and Development

Fournier Place Standards



Town of
SLAVE LAKE

Working together, building a better community

Landscaping

- Sod shall be laid over a minimum of 10 cm (4") of topsoil.
- One tree, of a variety approved by the Town, shall be planted in the front yard in a location determined by the Town. Deciduous trees shall be a minimum 5 cm (2") caliper as measured 50 cm (20") above grade. Coniferous trees shall be a minimum 2.0 m (6.5') in height as measured from 10 cm (4") above the root ball.
- In place of a tree, a shrub bed may be planted, subject to approval by the Town. A minimum of 3 shrubs shall be planted in a prepared shrub bed. Coniferous shrubs shall have a minimum spread of 60 cm (24").
- Deciduous shrubs shall have a minimum height of 51 cm (20"). All shrub beds shall contain landscape fabric to minimize weed growth and shall be finished or covered with a minimum of 5 cm (2") of landscape mulch.
- Required front yard trees shall be ornamental varieties such as crabapple, ornamental plum, or apple trees.
- Front yards shall not be hard-surfaced except for the front walk. Limited areas of decorative gravel are permitted, but shall incorporate plantings so as not to simply be an expanse of gravel.

Colours

- When submitting a development permit application, a builder or lot owner shall include the proposed colour scheme.
- In reviewing a development permit application, the Town shall consider the colour scheme as it complements that of other lots in Fournier Place.
- Homes with identical front elevations which are located on the same block face shall not use the same colour scheme.
- Trim, storm/screen door, and shutter colors shall complement the siding color. Tone-on-tone selections are recommended.

Garages, Carports, & Storage Sheds

- The exteriors of garages, carports and storage sheds shall have the same finishing as that of the dwelling, including but not limited to the make and color of the roofing material, the predominant cladding material, fascia, trim, etc.
- The roof pitch shall be compatible with the pitch of the roof of the dwelling.
- Frame and fabric structures and quonsets shall not be permitted in Fournier Place.
- Storage sheds shall be constructed of materials which match the dwelling and shall be no larger than 3.0 m by 3.0 m (10 ft. by 10 ft.) with a maximum sidewall height of 2.0 m (6.5 ft.). **Storage sheds will only be approved for parcels that do not exceed 35% parcel coverage including the shed.**
- Construction of all garages, carports, and accessory buildings shall be to a professional standard as determined by the Town in its sole opinion.

Architectural Detailing

- Dwellings with identical front elevations shall not be located within three lots of each other.
- The predominant cladding on all homes shall be vinyl siding, fiber cement, or hardboard composite wood siding.
- The balance of the elevation should contain architectural features which complement the siding. Verandas, bay or boxed windows, columns, window and door details, and gable treatments are all suggested good examples of such features.
- Dwellings on corner lots have greater public visibility because their exposure to the flanking roadway creates a secondary front elevation. For a successful dwelling design on these lots, the appropriate front elevation guidelines shall continue onto the flanking side and be phased out in an appropriate manner.
- Dwellings shall have an outdoor light fixture at all regularly used exterior entrances. Such fixtures shall be of full cut-off design or recessed into the soffit of the roof.
- All roofs shall be constructed with asphalt shingles only.
- All roofs shall be a minimum 3.5:12 pitch on 7.9 m (26 ft.) wide units located in the R1D District and a minimum 5:12 pitch on 6.0 m (20') units.
- Eave dimensions are to be compatible with the style of the home. Roof eaves (overhangs) shall project a minimum of 0.3 m (12") away from the walls of the house except for over bay windows on the sides and rear of the home, which may have a minimum overhang of 0.15 m (6").