

APPLICATION FOR RESIDENTIAL DEVELOPMENT PERMIT

1 PROPERTY

Address to be Developed: _____

Legal Description: _____

Lot	_____	Block	_____	Plan	_____	or,
Quarter	_____	Section	_____	Twp.	_____	Range
Land Use District	_____	Roll #	_____			

2 TYPE OF DEVELOPMENT

Detached Dwelling

- | | | |
|---|---|---|
| <input type="checkbox"/> Stick-built House | <input type="checkbox"/> Duplex | <input type="checkbox"/> Garage |
| <input type="checkbox"/> Modular Home | <input type="checkbox"/> Semi-Detached Dwelling | <input type="checkbox"/> Driveway |
| <input type="checkbox"/> Ready to Move Dwelling | <input type="checkbox"/> Secondary Suite | <input type="checkbox"/> Addition to a Building |
| | <input type="checkbox"/> Manufactured Home | <input type="checkbox"/> Renovation |
| | <input type="checkbox"/> Secondary Suite | <input type="checkbox"/> Other Accessory Building (_____) |

Estimated Cost: _____

Estimated Date of Completion: _____

Description: _____

3 CONTACT INFORMATION

Applicant:

Mailing Address: _____

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

Phone: _____ Fax: _____

Cell/Alternative _____ Email: _____

(If Different Than Above)

Landowner:

Mailing Address: _____

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

Phone: _____ Fax: _____

Cell/Alternative _____ Email: _____

4 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: _____

5 RIGHT OF ENTRY

☐ I DO

☐ I DO NOT

GIVE CONSENT FOR AN AUTHORIZED PERSON(S) OF THE TOWN OF SLAVE LAKE TO ENTER UPON THE LAND

- **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.

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.

Land Owner's Name (please print)

Land Owner's Signature

Date

Applicant's Name (please print)

Applicant's Signature

Date

6 FEES, DEPOSITS, ETC. (OFFICE SECTION ONLY)

Application Fee \$ _____

Development Permit # _____

Development Deposit \$ _____

Others (_____) \$ _____

Application Date: _____

Total \$ _____

CHECKLIST FOR DWELLINGS

(i.e. Stick-Built House, Modular Home, RTM Dwelling, Duplex & Semi-Detached Dwelling)

1. GENERAL CHECKLIST

- ☐ Filled out Application Form
- ☐ Site Plan prepared by an Alberta Land Surveyor or Engineer, Scale 1:200 minimum, showing and/or illustrating distances and dimensions of the following:
 - Side Yard Setback
 - Front Yard Setback
 - Rear Yard Setback
 - Separation Distance between Residence and Accessory Structure **including Decks & Stairs**
 - Driveway
 - Sidewalk(s)
 - Setbacks of Deck(s) and Stair(s) to the property line
- ☐ Building Plans, showing the following:
 - Floor Plans
 - Exterior Elevations, showing the Height of Structure from Natural Grade to Peak
- ☐ Lot Grading Plan prepared by an Alberta Land Surveyor or Engineer.
- ☐ Site Servicing Plan

2. ADDITIONAL CHECKLIST FOR SEMI-DETACHED OR DUPLEX

- ☐ Proof of separate services (i.e. photographs of services), if there are separate services for each residential unit.

CHECKLIST FOR AN ACCESSORY BUILDING

1. DETACHED GARAGE CHECKLIST

- ☐ Filled out Application Form
- ☐ Site Plan prepared by an Alberta Land Surveyor or Engineer, Scale 1:200 minimum, showing and/or illustrating distances and dimensions of the following:
 - Side Yard Setback
 - Front Yard Setback
 - Rear Yard Setback
 - Separation Distance between Residence and Accessory Structure **including Decks & Stairs**
- ☐ Building Plans, showing the following:
 - Floor Plans
 - Exterior Elevations, showing the Height of Structure from Natural Grade to Peak
- ☐ Lot Grading Plan prepared by an Alberta Land Surveyor or Engineer
- ☐ Location of existing and proposed municipal and private improvements
- ☐ Site Servicing Plan
- ☐ If the Overhead Door will face the lane, the setback/ distance from the rear property line shall be 5 meters
- ☐ The Detached Garage shall not be located closer than 2 meters (6.60 ft.) to the Main Dwelling

2. DECK CHECKLIST

- ☐ Filled out Application Form
- ☐ A sketch of the proposed Deck shall be attached showing dimensions of the decks, location of the steps, and setbacks/distances from the property lines and other structure on site.

3. SHED, GAZEBO, GREEN HOUSE, PLAYHOUSE, PERGOLA, AND OTHER ACCESSORY BUILDING CHECKLIST

- ☐ Filled out Application Form
- ☐ A sketch of the proposed structure shall be attached showing all the required setbacks/distances from the property lines and other structure on the site.

4. DRIVEWAY CHECKLIST

- ☐ Filled out Application Form
- ☐ A sketch of the proposed structure shall be attached showing all the required setbacks/distances from the property lines and other structure on the site.
- ☐ The maximum width of driveway measured at the property line is 8.5m (28 ft.).
- ☐ The minimum width of driveway measured at the property line is 3.0 m (10 ft.).
- ☐ The minimum depth of driveway shall be 6.0 m (19.7 ft.).
- ☐ Driveway accesses shall be back a minimum distance of 6.1m (20 ft.) from the intersection of property boundaries on Corner Lots.
- ☐ Driveway shall have a minimum clearance of 1.5m (5 ft.) from structures such as hydrants, catch basins, streetlights or service pedestal.

FIRESMART REQUIREMENTS

Area A (May be required)

- ☐ Fire-resistive materials exterior siding from ground level to the roofline (ex. Fibre cement board, stucco, and brick)
- ☐ Decks, porches and balconies constructed of fire-resistive materials
- ☐ Decks, porches and balconies less than 2 meters from the ground, the area below floor level be enclosed with fire-resistive sheathing materials
- ☐ Fire-resistive Decking material can include, but not limited to, fire-rated composite decking, fibre cement decking, and metal or tempered glass railings

Area B

- ☐ Fire-resistive materials exterior siding from ground level to the roofline (ex. Fibre cement board, stucco, and brick)
- ☐ Decks, porches and balconies constructed of fire-resistive materials
- ☐ Decks, porches and balconies less than 2m from the ground, the area below floor level be enclosed with fire-resistive sheathing materials
- ☐ Fire-resistive Decking material can include, but not limited to, fire-rated composite decking, fibre cement decking, and metal or tempered glass railings

