



Deck

DEVELOPMENT PERMIT APPLICATION CHECKLIST

This checklist of application submission requirements shall be **completed** and **attached** to your Development Permit application. All of the required information is necessary for the review of the application and for a timely decision to be rendered. To expedite the evaluation, staff have been instructed to accept **only** complete applications, which require:

- All application submission requirements to be included in the application; and,
- All application submission requirements to be **clear, legible, and precise**, and to be prepared to professional drafting standards.

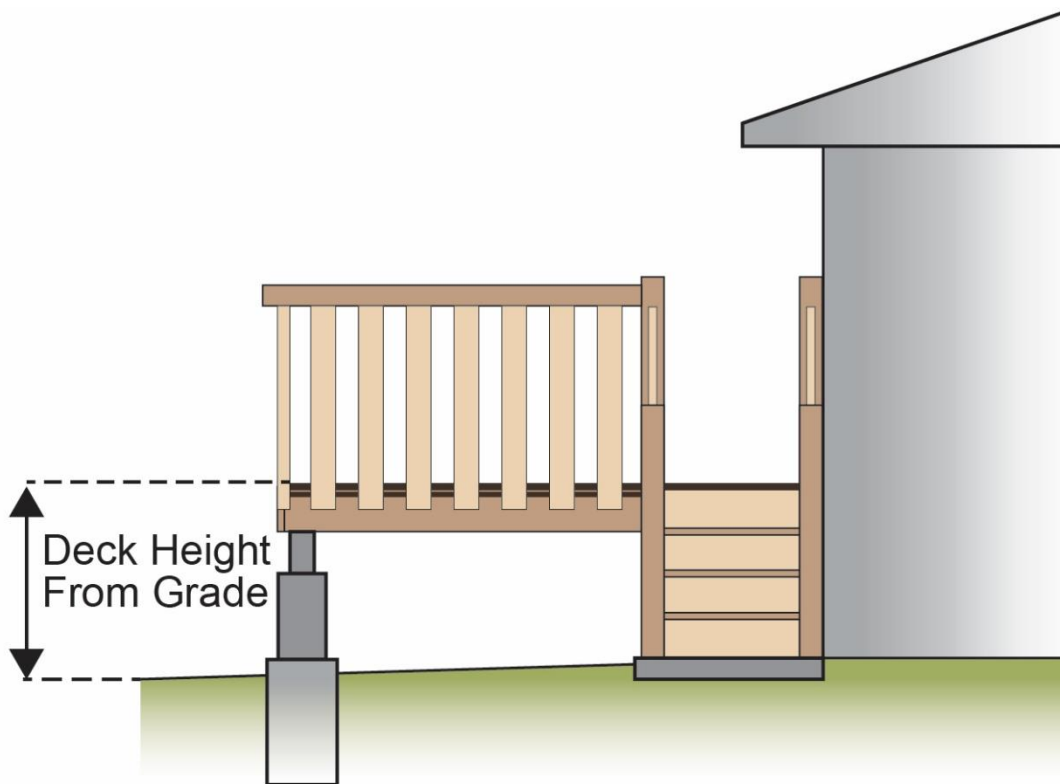
Should the above be considered inadequate by staff, the application shall be deemed **incomplete** and will not be reviewed until the requirements have been satisfied.

All boxes shall be “CHECKED” and information indicated attached to the application.

OFFICE ✓ x	APPLICATION SUBMISSION REQUIREMENTS
	PLEASE NOTE: a covered deck constitutes as an addition, and the requirements of the “Addition to Single Family Residential” checklist must be fulfilled.
<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> 1. Site Plan: shall provide the following information:
<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> Standard Information: shown on all plans as per the “ <i>How to Draw a Site Plan and Floor Plan</i> ” document
<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> Information on the Plan:
	<input type="checkbox"/> Location of all existing buildings with dimensions to all property lines. Where a building is not set perpendicular to a property line, a minimum of two dimensions from one side to the adjacent property line is required
	<input type="checkbox"/> Dimensions of the proposed Building Footprint and any existing structures: including existing and proposed boxouts, eaves, cantilevers, open or covered decks, verandas, landings and stairs. Indicate with a note or line weight variation the foundation wall versus boxouts or cantilever
	<input type="checkbox"/> Indicate location and dimensions of hard surfaces, such as driveways and walkways
	<input type="checkbox"/> Illustrate and provide dimensions of all registered easements and rights of ways on the property and reference registered plan number
	<input type="checkbox"/> Illustrate how the detail drainage patterns will work with the development. Note: Subdivision Design Grades must be maintained along all property lines. If a retaining wall is being proposed or is required, provide grades at top and bottom of retaining walls and the length of the wall. Retaining walls 1.0m high or greater must meet the requirements of section 74.4 of the Land Use Bylaw
<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> 2. Building Plans: If not using the attached schematic, include plans which shall be properly drafted to scale and contain the following information:
<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> Standard Information: shown on all plans as per the “ <i>How to Draw a Site Plan and Floor Plan</i> ” document
<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> Building Elevations: (including front and sides) indicating:
	<input type="checkbox"/> Height of deck (grade to top of deck)
	<input type="checkbox"/> Location of ALL proposed stairs and landings no greater than 1.8m ²



<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. Copy of Current Certificate of Title(s): no more than 30 days old at time of application: <ul style="list-style-type: none"> <input type="checkbox"/> May be obtained from Alberta Registries Office. If Applicant is not the registered owner, a letter of authorization from the owner shall accompany the Certificate of Title. If the land is registered as a numbered company, the names of the principals of the numbered company shall be supplied <input type="checkbox"/> Please Note: additional documents including, but not limited to, copies of any Restrictive Covenants, Caveats, Utility Rights-of-Way, or Easements, may be required at the discretion of the Development Officer
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4. Applicable Fees: Fees outlined in the Land Use Bylaw 99/059. Development fees shall be made payable to the Regional Municipality of Wood Buffalo
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. Miscellaneous Information: any other information deemed necessary by the Development Authority to properly evaluate the application.



<p>Deck Height</p> <p>Name: _____</p> <p>Civic Address: _____</p> <p>Legal Address: _____</p> <p>Deck Height From Grade (metres): _____</p>
