



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	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: <ul style="list-style-type: none"><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 1.2m high or greater must meet the requirements of section 5.20.4 of the Land Use Bylaw 26/001
<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: <ul style="list-style-type: none"><input type="checkbox"/> Height of deck (grade to top of deck)<input type="checkbox"/> Location of ALL proposed stairs and landings



- | | | | |
|--|--------------------------|--------------------------|---|
| <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. Pay Applicable Fees: (as outlined in the Fees, Rates and Charges Bylaw as amended) 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. |



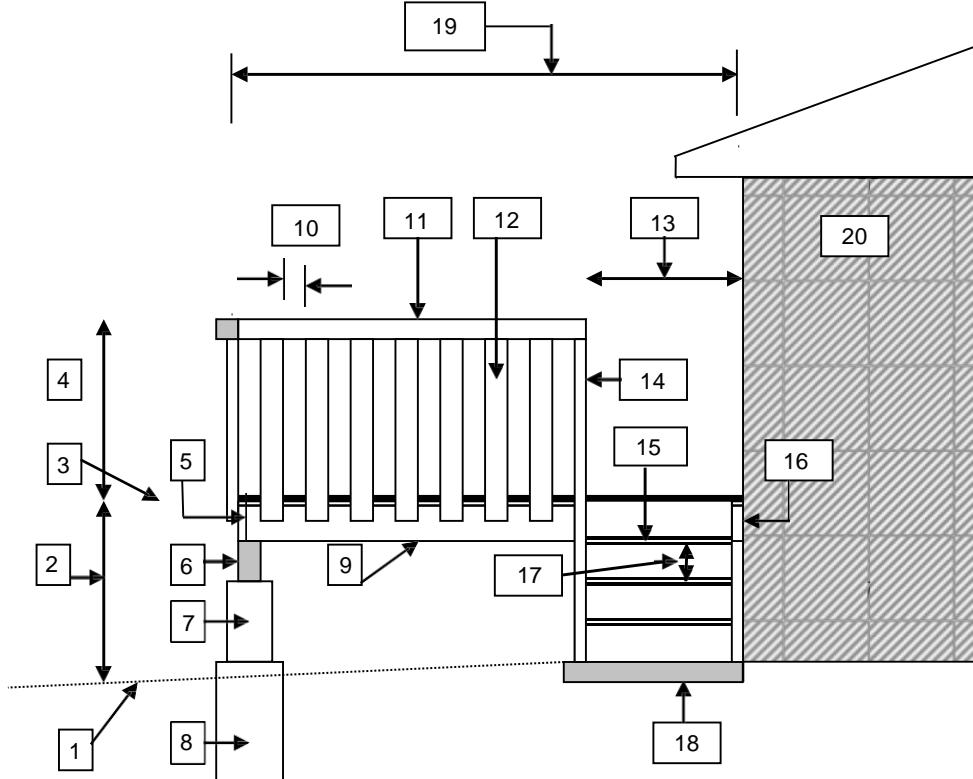
Deck Construction Details

Owners Name: _____

Location Address: _____

Date: _____

The following information must be completed and submitted with your deck development and building permit applications.



BASIC CODE INFORMATION:

1. Grade: 2% slope for drainage
2. Deck height from grade: Specify (_____)
3. Floor decking: Specify (_____)
4. Height of guard from deck:
 36" (for 2' to 6' deck height above grade)
 42" (for 6' over deck height above grade)
5. 2" x 10" End joist (or same size of floor joist)
 Others: (_____)
6. 3 - 2" x 10" Built upbeam
 Others: (_____)
7. 6" x 6" wood post anchored to the concrete pile
 Others: (_____)
8. 12" Dia x 13' (4m) deep concrete pile/3-10m rebar
 Screw Piles 6.5' (2m) deep
 Others: (_____)
9. 2" x 10" floor joist @16" o/c.
 Others: (_____)
10. 3 7/8" (100mm) max openings (spaces) in guards
11. Guardrail: Specify (_____)
12. Baluster (spindle): Specify (_____)
13. 34" minimum stair width
14. Stair handrail 34" to 42" height measured vertically from the stair nosing. Handrail is required if stairs have more than 3 risers.
15. 10" stair tread, minimum
 Others: (_____)
16. 2" x 10" Ledger (same size as joist)
 Others: (_____)
17. Stair: Risers: 5" to 8"
Runs: 10" to 14"
18. 4" thick concrete pad(optional)
19. Joist span: Specify (_____)
20. Existing house

Note: The above information does not cover all relevant requirements of the Alberta Building Code. The details shown in the drawings are guidelines for your reference and information only. You may use other options provided the work complies with the code. If you have any question or need assistance please free to call.



Development Permit Application Form

OFFICE USE ONLY
DP # _____
Fee: _____
Receipt No: _____

Purpose: A Development Permit Application is used to obtain approval to develop or use either land or a building within the RMWB. Developments exempt from requiring a development permit can be found in the Land Use Bylaw.

This Application Form shall be **complete** and include an attached Development Permit Checklist. Please Note:

- **NO DEVELOPMENT** shall commence without a valid Development Permit. Any work started prior shall be subject to a double fee penalty and further enforcement actions;
- An **Administrative Fee** will be withheld for any refunds. Please note that all applicable permit refunds will be issued by cheque only; and,
- Submission of a duly signed application form authorizes the Development Officer to enter the property to carry out inspections necessary for this development.

I/We hereby make application under the provisions of the Land Use Bylaw 26/001 for a Development Permit.

PLEASE PRINT

Applicant and Owner Information:

Applicant Name: _____

Mailing Address: _____

Postal Code: _____

Daytime Phone: _____ Alternate: _____ Fax: _____

Email Address: _____

Registered Owner(s): _____

Mailing Address: _____

Postal Code: _____

Daytime Phone: _____ Alternate: _____ Fax: _____

Email Address: _____

Property Information

Legal Land Description¹: Lot: _____ Block: _____ Plan: _____

Alberta Township Grid System: LSD _____ Sec _____ TWP _____ Range _____ W4M _____

Civic Address: _____

Project Description: _____

Has development commenced? Yes No



Existing Use of Land or Building: _____

Size of Proposed Development (m²): _____

Estimated Construction Start Date: _____ End Date: _____

Estimated Construction Cost: _____

Detailed Property Information

Lot Area: _____ Building Area²: _____

Accessory Coverage³: _____ Site Coverage⁴: _____

Building Type: _____ Number of Storeys: _____

Credit Card Information

Credit Card #: _____ Card Type: _____

Card Holders Name: _____ Expiry Date: _____ CVV: _____

Registered Owner (or person acting on the registered owner's behalf)

I, _____ hereby certify that

I am the registered owner, or

I am the agent authorized to act on behalf of the registered owner

and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.

Signature

Date

The personal information on this form is authorized under Section 4(c) of the *Protection of Privacy Act* and is managed in accordance with the Act. The personal information will be used as contact information and to process your application. If you have questions about the collection or use of your personal information, please contact PULSE at 780-743-7000, 1-800-973-9663, or online at rmwb.ca/pulse.

² Total includes attached garages, cantilevers, decks, porches, and/or verandas

³ If applicable, note the area of the shed or detached garage

⁴ The percentage of the lot area covered by proposed and existing structures