

Development Permit Application
RESIDENTIAL

SITE ADDRESS

Complete Civic Address: _____

APPLICANT

Name: _____ Phone: _____

Mailing Address: _____

Email: _____

PROPERTY OWNER

Name: _____ Phone: _____

Mailing Address: _____

Email: _____

PROPOSED DEVELOPMENT

APPLICANT ACKNOWLEDGEMENT

- I am aware that this proposal will be reviewed by Inspections and Licensing, and may be delayed or refused if the application and/or information provided is incomplete.
- I understand that additional information may be required after the permit application has been submitted.
- I understand if the proposed development is located within an area where development constraints exist, (e.g. operating or non-operating landfill, escarpment, overhead utilities, etc.) additional information and/or reports may be required.
- I understand that this permit application may be refused if the proposed development does not conform to the *Zoning Bylaw* and/or amendments.

Signature of this document indicates your acknowledgement of the permit requirements.

Name of Applicant

Signature of Applicant

SEE REVERSE FOR REQUIRED DOCUMENTS

PERMIT REQUIREMENT LIST

All application requirements are as per The City of Red Deer *Zoning Bylaw*.

1. Site Plan which shall include:

- North Arrow
- Property lines shown and labelled
- Location of building(s) in relation to property lines; including front, rear, and side yard setbacks
- Location, dimensions, and number of on-site parking areas
- All easements and right-of-ways shown and labelled
- Location of retaining walls and fences (existing and proposed)
- Location and labelling of all abutting streets, lanes, highways, road right-of-ways, and sidewalks
- Date of plan

2. Elevation Plan which shall include:

- Date of plan
- Description of exterior finishing materials
- Appearance of all garbage/recycling enclosures
- Building height from grade, and number of stories
- Appearance of all fences (existing and proposed) on the site

3. Building Floor Plan, showing proposed use and dimensions of each room.

4. Letter of Authorization from the property owner registered on title, including contact information.

5. Letter of Intent providing a detailed description of the proposed development.

6. Certificate of Title that is dated within the last thirty (30) days.

- Copies of Restrictive Covenants must also be provided

7. Signed Building Grade Certificate.

ADDITIONAL REQUIREMENTS FOR RE-DEVELOPMENT (INFILL) APPLICATIONS:

1. Information as per Section 17 of the Engineering Design Guidelines

****OPTIONAL – Please note this information will be required as a condition of any Development Permit approval.**

- Visit <https://www.reddeer.ca/media/reddeerca/city-services/engineering/publications/Design-Guidelines.pdf>

2. Landscaping Plan that shall include:

- The location of all existing and proposed landscaping, including trees, shrubs, and grasses;
- Any existing landscaping to be removed; and
- The number, size and species of all proposed trees and shrubs.