INSPECTIONS & LICENSING DEPARTMENT
4914 48 Avenue, Red Deer, AB
Phone: 403-342-8190 Email: development@reddeer.ca
PO Box 5008 Red Deer, AB T4N 3T4

Development Permit Application
ACCESSORY BUILDINGS

(Please print and complete ENTIRE form)

SITE ADDRESS

Complete Civic Address: 123 Fake Street

APPLICANT

Name: John Doe Phone: 403-123-4567

Mailing Address: 123 Fake Street

Email: johndoe@fakesite.com

PROPERTY OWNER

Name: same as above Phone: 555-555-5555

Mailing Address:

Email:

PROPOSED DEVELOPMENT

Building a 24'x24' detached garage, with vinyl siding and trim that matches the house, and asphalt shingles

OFFICE USE ONLY

SEE REVERSE FOR REQUIRED DOCUMENTS

The City of Red Deer collects personal information, including name and contact information, for the purpose of providing programs, services and contacting customers in this regard. The City of Red Deer is authorized to collect this personal information under section 33 of the Freedom of Information and Protection of Privacy Act and by section 3 of the Municipal Government Act. Please contact the Inspections & Licensing Manager at The City of Red Deer, 4914 48 Avenue, Red Deer, Alberta, or phone 403-342-8190 if you have questions about this collection of information.

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PERMIT REQUIREMENT LIST

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

☑ **1. Site Plan – one copy. A digital copy (PDF) may be requested. The Site Plan 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
- Location of all fire hydrants (existing and proposed)
- Location of all garbage/recycling enclosures
- Location of loading facilities
- Location of existing and proposed transit stops
- Date of plan

☑ **2. Elevation Plan – one copy. A digital copy (PDF) may be requested. The Elevation Plan shall include:**

- Coloured elevations of each face of the building(s)
- Description of exterior finishing materials
- Appearance of all fences (existing and proposed) on the site
- Appearance of all garbage/recycling enclosures
- Building height and number of stories
- Date of plan

☑ **3. Letter of Authorization from property owner (registered on title), including contact information.**

☑ **4. Letter of Intent providing a detailed description of the proposed development.**

☑ **5. Certificate of Title that is dated within the last thirty (30) days.**

- Copies of Restrictive Covenants must also be provided

☑ **6. If the building/addition is greater than 47 m^2, information from the Alberta Energy Regulator (AER) pertaining to any abandoned oil or gas wells on or within 25m of the site boundary.**

- Visit www.geodiscover.alberta.ca.

Applicant:

- 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 that this permit application may be refused if the proposed development does not conform to the *Land Use Bylaw* and/or amendments.

Signature of this document indicates your acknowledgment of the above requirements.

John Doe

John Doe

Digitally signed by John Doe
DN: cn=John Doe, o, ou, email=john.doe@reddeer.ca, c=CA
Date: 2021.04.26 12:02:58 -06'00'

Name of Applicant (please print) | Signature of Applicant

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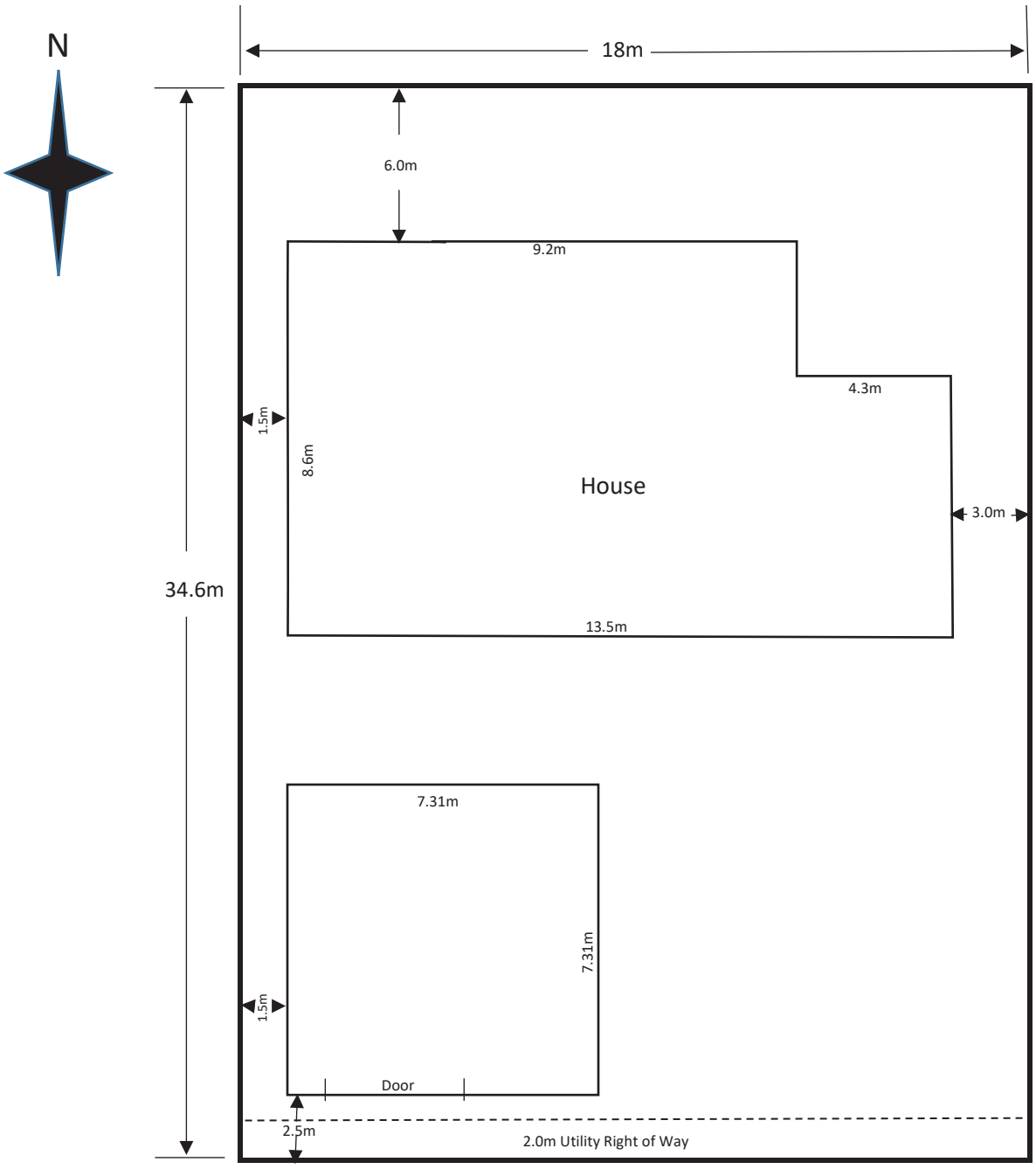
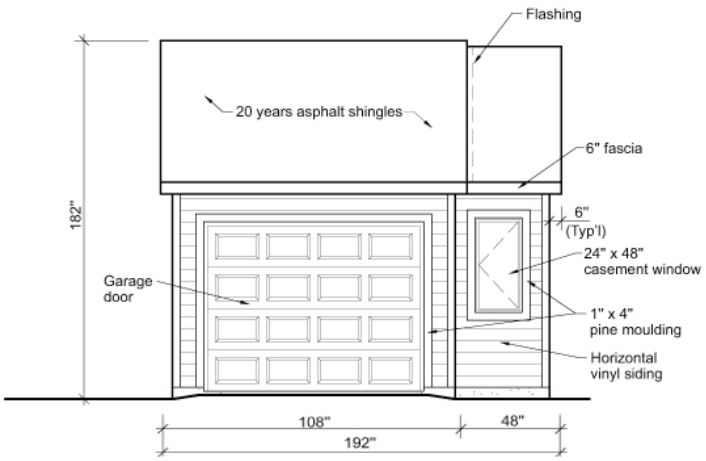

N
18m
6.0m
9.2m
4.3m
1.5m
8.6m
House
3.0m
34.6m
13.5m
7.31m
7.31m
1.5m
Door
2.5m
2.0m Utility Right of Way

Building Elevation Plan Examples:

Detached Garage

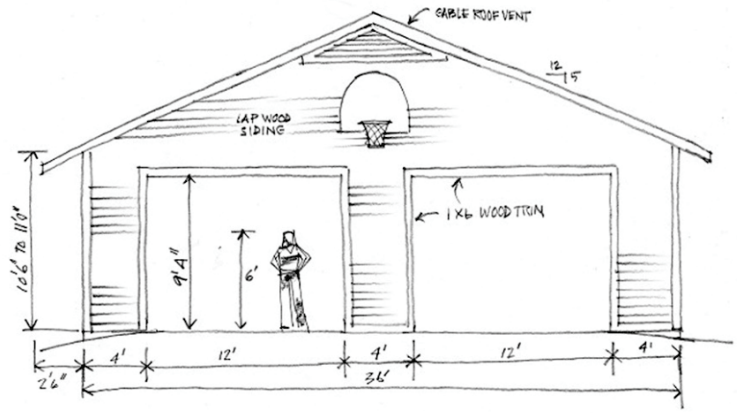


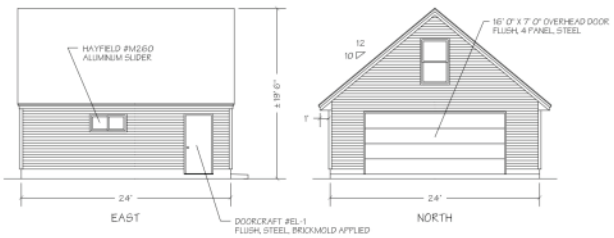
Notes:

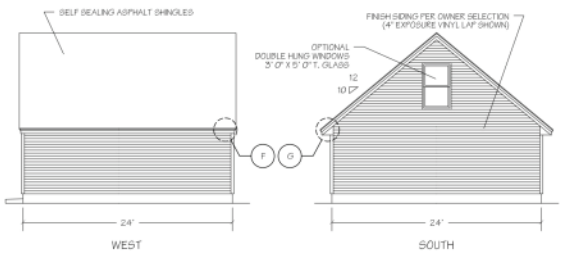
1. Overall dimensions to be metric

2. Overall height to be indicated

3. Materials to be indicated







THE CITY OF Red Deer
Inspections & Licensing

2016-03-22

INSPECTIONS AND LICENSING DEPARTMENT
4914 – 48 Avenue, Red Deer AB
Phone: 403-342-8190 Email: inspections@reddeer.ca
PO Box 5008 Red Deer AB T4N 3T4

LETTER OF INTENT

The purpose of this letter is to explain, **in detail**, the intention for the property or location.
(New development, tenant improvements, bylaw variances, renovations/alterations, Business Licence, etc.)

Name of Applicant: John Doe

Site Address: 123 Fake Street

Type of Application:

- ☑ Building Permit
- ☑ Development Permit
- ☐ Business Licence
- ☐ Other _____

I/We intend to:

Construct a 24'x24' detached garage with asphalt shingles, vinyl siding and trim to match the exterior of the house. A man door will be in the NE corner of the garage nearest the back door of the house. There will be one double-wide garage door on the south side.

April 26, 2021
Date

John Doe
Digitally signed by John Doe
DN: cn=John Doe, o, ou, email=john.doe@reddeer.ca, c=CA
Date: 2021.04.26 12:02:45 -06'00'
Signature of Applicant

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LAND TITLE CERTIFICATE

S
LINC 003[redacted] SHORT LEGAL 0[redacted] TITLE NUMBER 1[redacted]

LEGAL DESCRIPTION
PLAN 0[redacted]
BLOCK [redacted]
LOT [redacted]
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 0.81 HECTARES (2 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: [redacted];NE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 1[redacted]

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
1[redacted]	02/05/2014	TRANSFER OF LAND	$500,000	NOMINAL

OWNERS

[redacted].
OF [redacted] AVENUE
[redacted]
ALBERTA [redacted]

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
091[redacted]	29/10/2009	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC.
091[redacted]	30/10/2009	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC. GRANTEE - TELUS COMMUNICATIONS INC. GRANTEE - ATCO GAS AND PIPELINES LTD. GRANTEE - SHAW COMMUNICATIONS INC.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		RE : AGREEMENT CHARGING LAND CAVEATOR - [redacted] (ALBERTA) LTD. C/O [redacted] ATT: [redacted] [redacted] AVENUE SW [redacted] ALBERTA [redacted] AGENT - [redacted]
171[redacted]	12/04/2017	TAX NOTIFICATION BY - ROCKY VIEW COUNTY. 911-32 AVENUE NE CALGARY, ALBERTA T2E6X6

TOTAL INSTRUMENTS: 019

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 23 DAY OF [redacted] AT 08:43 A.M.

ORDER NUMBER: [redacted]

CUSTOMER FILE NUMBER:

REGISTRAR OF LAND TITLES

END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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4914 48 Ave, Red Deer, Alberta, T4N 3T3
57 St
Kerry Wood Park
Great West Adventure Park
56 St
55 St
54 St
53 St
52 St
51 St
50
49 St
47 St
45 St
44A St
43 St
54 Ave
53 Ave
52 Ave
51 Ave
49 Ave
48 Ave
47 Ave
46 Ave
46A Ave
44 Ave
43 Ave
41 Ave
40A Ave
47A Ave
Stephenson Park
Rotary Recreation Park
Waskasoo Creek
Taylor Dr