

City of Wetaskiwin

New Construction - Residential Development Permit

Single Family, Multi-Unit, Manufactured Homes

Note:

- *Electrical, Gas, and Plumbing Permits are directly submitted to Superior Safety Codes. For more information, visit superiorsafetycodes.com, e-mail info@superiorsafetycodes.com, or call 403-358-5545.*
- *All new residential construction (including renovations where 75% of the home above grade is re-built) will need to meet the requirements of the **New Builder License** and **New Home Buyer Protection Act**. For more information, call Alberta Municipal Affairs at 1-866-421-6929.*
- *The City of Wetaskiwin cannot guarantee a ten-minute fire department response time. As such, the building plan review may identify construction measures necessary to ensure fire spread is limited as required by the building code.*

Applications can be:

1. Digitally submitted to permits@wetaskiwin.ca
2. Dropped off at 4705 50 Avenue, Wetaskiwin
3. Mailed to 4705 50 Avenue, Wetaskiwin, Box 6210, T9A 2E9 addressed to Development Services

For more information, call 780.361.4400 or e-mail permits@wetaskiwin.ca

Development Permit Requirements

1. Development Permit Application Form

2. Site Plan shall include:

- 2.1. North arrow
- 2.2. Address of the property
- 2.3. Location and dimensions of the proposed structure
- 2.4. Distances the proposed structure will be from existing structures/buildings on site
- 2.5. Distances the proposed structure will be from the property lines
- 2.6. Site coverage
- 2.7. Amenity area location (as per Section 8.5.4.(2))
- 2.8. Parking stalls (as per Section 7.4)

3. Elevation Drawing/ Floor Plans shall include:

- 3.1. Exterior of all sides of the proposed building (including all windows, doors, and projections)
- 3.2. Wall height (from ground to top of wall)
- 3.3. Total height of the structure (ground level to roof peak)
- 3.4. Identification of all proposed/existing room uses on all floors.
- 3.5. Roof truss layout
- 3.6. Firewall/party wall construction details (if necessary)

4. Landscaping Plan Every application for a development listed in Subsection 7.8.2(1) (b) through (e) shall include a Landscape Plan, drawn at a scale of 1:300 or larger.

- 4.1. Trees, shrubs, flower beds, and ground cover (to be added, retained, or removed)
- 4.2. A schedule of existing and proposed plant material required (trees and shrubs), indicating the type (deciduous, coniferous), sizes (caliper and height), and species (common and botanical names).

5. Elevation and Grading Plan shall include:

- 5.1. The location, grade elevations, and style of existing and proposed curbs, sidewalks and medians on or adjacent to the site, all proposed on-site parking and loading facilities, and adjacent streets and lanes
- 5.2. The proposed finish grade elevations at each corner of the building, each corner of the lot, and at points along the property lines where direction of surface drainage flow changes and draining direction
- 5.4. The proposed bottom of footing grade elevation
- 5.5. The approved neighbourhood geogetic grade elevations for the site

Additional supporting documents may be required at the discretion of the Development Authority