



## **Deck Construction Information**

### **(Decks under 0.6 metres)**

Decks under 0.6 metres (2 ft.) do not require building permits, however a development permit and a site plan are required to ensure that the deck is constructed within the regulated setbacks.

The zoning of the subject property will determine the setbacks required when constructing the deck.

### **Deck Permit Fees**

|                    |         |
|--------------------|---------|
| Development Permit | \$75.00 |
|--------------------|---------|

DECK means a horizontal structure that is either attached to, or separate from a building, is greater than 0.2m above grade to the walking surface, and is intended as an outdoor amenity area. Similar structures of less than 0.2m above grade are deemed to be hard landscaping.

## **7.2 Decks, Patios and Platforms**

1. The maximum site coverage, minimum yard setbacks and the minimum soft landscaping percentages of the specific district regulations must be complied with when applying for or issuing a development permit for a deck.
2. When a deck or patio contains more than one (1) level, the deck area shall include the areas of all combined levels.
3. When a property contains more than one (1) deck, the maximum deck area shall include all decks.
4. Where a deck provides egress from a required exit of a building it must have stairs that provide safe access to grade.
5. Access platforms and stairs providing access to platforms that provide access to or egress from the principal building that are less than 2.5sq.m in platform area, are allowed without a permit within the minimum side yards, provided they are constructed of non-combustible materials and do not interfere with property drainage and provided they are not enclosed by walls or covered by a roof structure.
6. Patios are allowed to be constructed without a development permit provided the soft landscaping and site drainage requirements are met and there is no roof over the patio.
7. Where drainage swales exist between properties that provide required drainage flow, decks, patios and platforms and the supporting structures must be designed and constructed so they do not interfere with this required drainage.
8. Where roofs are constructed over, or intended to be constructed over, decks or patios, the deck or patio must meet the minimum property line setbacks and maximum site coverage of the specific district regulations for the principal building and must have a foundation structure installed that meets the building code requirements that would support the roof and the appropriate snow loads.
9. Freestanding gazebos are required to meet the minimum setback requirements of the specific district regulations for a detached garage.
10. Decks must meet all of the current Alberta Building Code requirements.



# DEVELOPMENT PERMIT APPLICATION

**Project Address:** \_\_\_\_\_ **Plan:** \_\_\_\_\_ **Block:** \_\_\_\_\_ **Lot:** \_\_\_\_\_

**Applicant Information:**  Owner  Contractor  Other: \_\_\_\_\_ **Business License #:** \_\_\_\_\_

**Name:** \_\_\_\_\_ **Contact Person:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **City:** \_\_\_\_\_ **Prov:** \_\_\_\_\_

**Postal Code:** \_\_\_\_\_ **Phone:** \_\_\_\_\_ **Email:** \_\_\_\_\_

**Landowner(s) Information:**  Same As Applicant

**Name(s):** \_\_\_\_\_ **Contact Person:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **City:** \_\_\_\_\_ **Prov:** \_\_\_\_\_

**Postal Code:** \_\_\_\_\_ **Phone:** \_\_\_\_\_ **Email:** \_\_\_\_\_

**Existing Structures on Property:** \_\_\_\_\_

**Proposed Development/Project:** \_\_\_\_\_

**Estimated Project Value:** \_\_\_\_\_

**Estimated Start Date:** \_\_\_\_\_ **Estimated Completion Date:** \_\_\_\_\_

**Type of Development (Check One):**

- |   |  |
|---|--|
| <input type="checkbox"/> New Construction                           | <input type="checkbox"/> Demolition / Site Remediation |
| <input type="checkbox"/> Change in use of an Existing Building      | <input type="checkbox"/> Variance for "As Built"       |
| <input type="checkbox"/> Change in use of a Commercial Retail Space | <input type="checkbox"/> Commercial Site Improvement   |
| <input type="checkbox"/> Accessory Building                         | <input type="checkbox"/> Basement Development          |
| <input type="checkbox"/> Addition to an Existing Building           | <input type="checkbox"/> Secondary Suite               |
| <input type="checkbox"/> Renovation to an Existing Building         | <input type="checkbox"/> Deck                          |
| <input type="checkbox"/> Prefabricated Building                     | <input type="checkbox"/> Wheel Chair Ramp              |
| <input type="checkbox"/> Electrical Power or Telecommunication      | <input type="checkbox"/> Other (Please Specify): _____ |

**Property Setbacks (As Applicable) PLEASE PROVIDE MEASUREMENTS IN METRES:**

**Front:** \_\_\_\_\_ **Rear:** \_\_\_\_\_ **Side 1:** \_\_\_\_\_ **Side 2:** \_\_\_\_\_

**Development Length:** \_\_\_\_\_ **Development Width:** \_\_\_\_\_ **Development Area:** \_\_\_\_\_

**Development Height:** \_\_\_\_\_ **Development Wall Height:** \_\_\_\_\_

**Lot Size (m<sup>2</sup>):** \_\_\_\_\_ **Total Development Coverage (m<sup>2</sup>):** \_\_\_\_\_

**Total Development Coverage (%):** \_\_\_\_\_ **Number of Parking Stalls Provided:** \_\_\_\_\_ **Stalls Required:** \_\_\_\_\_

**PLEASE INCLUDE A SITE PLAN WITH SETBACKS & FLOOR PLAN(S)**

**Application Fee:** \_\_\_\_\_ **Notification Fee:** \_\_\_\_\_ **Off-site Levies:** \_\_\_\_\_ **Total Fee:** \_\_\_\_\_

**Applicant Signature:** \_\_\_\_\_ **Application Date:** \_\_\_\_\_

**OFFICE USE ONLY:** City Hall | 4705 - 50 Street | Box 6210 | Wetaskiwin, AB T9A 2E9 | Phone: 780-361-4432 | Fax: 780-352-0101

**Permit #:** \_\_\_\_\_ **Roll #:** \_\_\_\_\_  Permitted **Date Received:** \_\_\_\_\_

**Zoning:** \_\_\_\_\_ **Use:** \_\_\_\_\_  Discretionary \_\_\_\_\_

**Development Agreement Required:**  Yes  No

The personal information on this form is collected under the authority of Section 32(c) of the Alberta Freedom of Information and Protection of Privacy Act, Section 642 of the Municipal Government Act and/or Section 39 of the Safety Codes Act. The information will be used to process your application(s) and your name and address may be included on the reports that are available to the public. For more information, contact Development Services at (780) 361-4432. Correspondence may be sent to: City of Wetaskiwin, Development Services, PO Box 6210, Wetaskiwin, AB, T9A 2E9