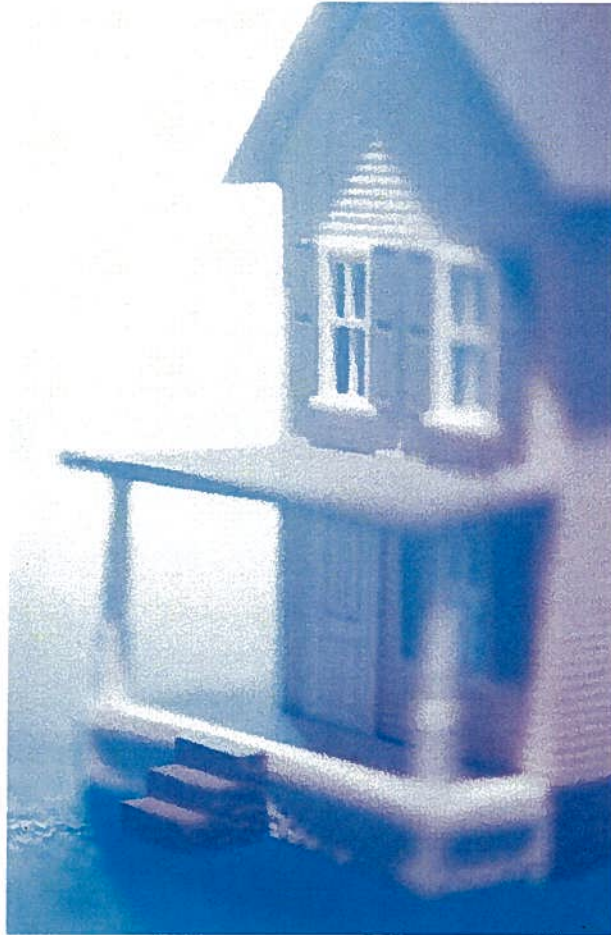


BUILDING A DECK?



Then you should know . . .

Building and Development Permits are required only for decks which are in excess of 0.61 metres (2 feet) above ground level. Decks less than 0.61 metres above ground level are exempt from requiring Permits.

1. A Deck is considered to be part of the principal building (house) and is therefore subject to the setback requirements of the zoning which applies to the property. The following are the zoning designations and the applicable setbacks:

R-1A and R-1B (Low and Standard Residential District)

- Side Yard Setbacks – 1.50 meters (4.92 feet)
- Rear Yard Setbacks – 5.50 meters (18 feet)
- Front Yard Setbacks – 5.50 meters (18 feet)

R-1N (Low Density Narrow Lot Residential District)

- Side Yard Setbacks- 1.20 meters (3.94 feet)
- Rear Yard Setbacks- 5.50 meters (18 feet)
- Front Yard Setbacks- 5.50 meters (18 feet)

R-2 (General Residential District)

- Side Yard Setbacks – 1.50 meters (4.92 feet)
- Rear Yard Setbacks – 5.50 meters (18 feet)
- Front Yard Setbacks – 5.50 meters (18 feet)

R-3 (Medium Density Residential District)

- Side Yard Setbacks – 1.50 meters (4.92 feet)
- Rear Yard Setbacks – 6.0 meters (19.69 feet)
- Front Yard Setbacks – 5.50 meters (18 feet)

RMP (Manufactured Housing Park District)

- 3.0 meters from any internal (unregistered) road
- 4.5 meters from any public road which is registered, or which is maintained by the municipality
- 3.0 meters from the rear of the stall
- 1.2 meters from the side of the stall
- Main buildings must be at least 4.5 meters from the main building on another stall

Unsure of your land zoning? A zoning map of lands within the Town is available on our website at www.draytonvalley.ca

2. The “Building Permit Application” and “Application for Development Permit” forms must be completed and submitted to the Town of Drayton Valley. Blank copies of these documents are attached for your reference and completion.
3. A Site Plan, similar to the sample attached, is required to be submitted with your application.
4. The attached “Uncovered Deck Application Details of Construction” form is required to be complete and submitted with your application. This form must be signed and dated by the Applicant.

WHERE TO APPLY

Town of Drayton Valley
Box 6837, 5120 – 52 Street
Drayton Valley, Alberta T7A 1A1
Attention: Planning & Development Officer

HOURS OF OPERATION

Monday to Friday
8:30 a.m. to 4:30 p.m.

Saturday & Sunday
Closed

PHONE & FAX

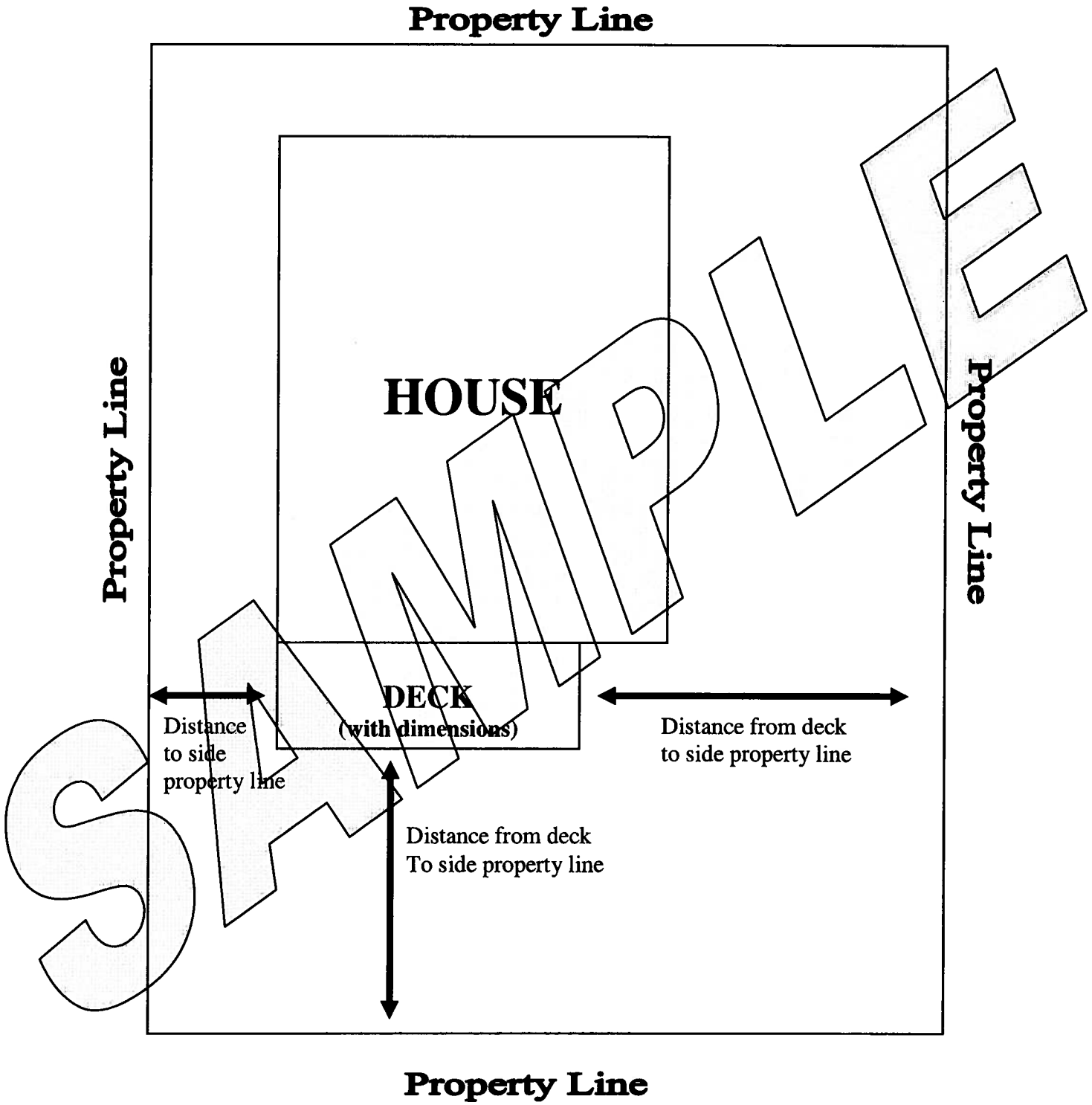
Telephone: 514-2200
Facsimile: 542-5753

The Town of Drayton Valley is proud of its appearance and enthusiastically greets all those who wish to develop and contribute to the growth of the community. The Town encourages a high degree of participation to best accommodate the interest of both the private landowners and the public interest.



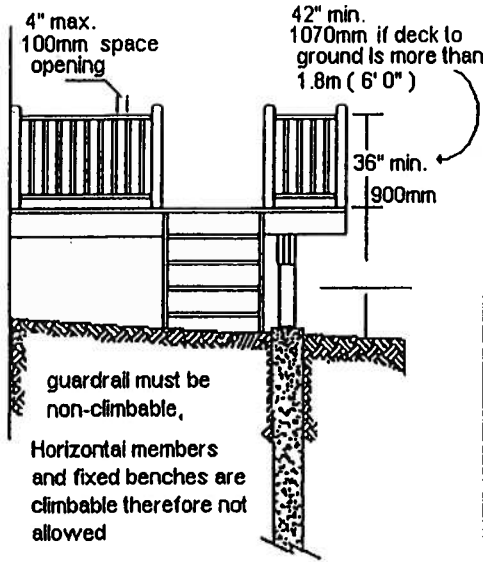
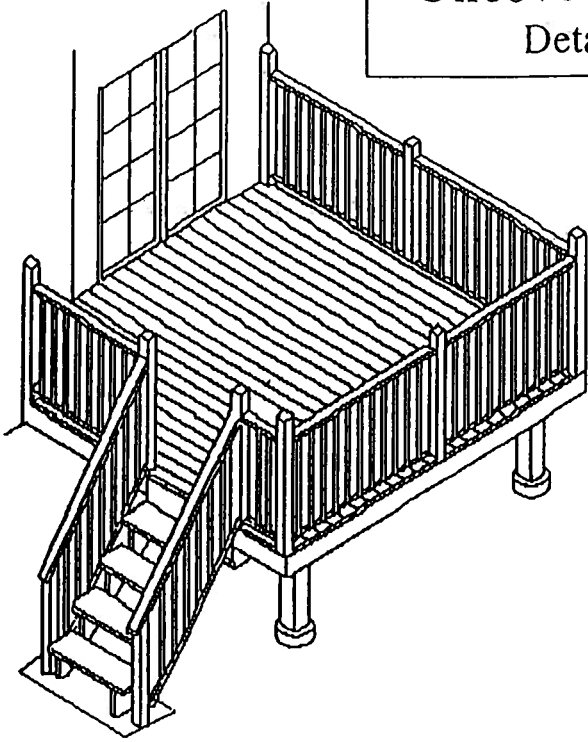
Thank you

SITE PLAN



Uncovered Deck Application

Details of Construction



Construction Details
Uncovered Deck

Deck size & area (sq ft) _____

Guardrail Height _____

Ground to Deck distance _____

Joist size & spacing _____

Maximum Joist span _____

Joist cantilever _____

Beam size _____

Post size _____ dist. apart _____

Foundation Type: piles pads

diameter & depth of piles _____

Stair details (if applicable)

Handrail height _____

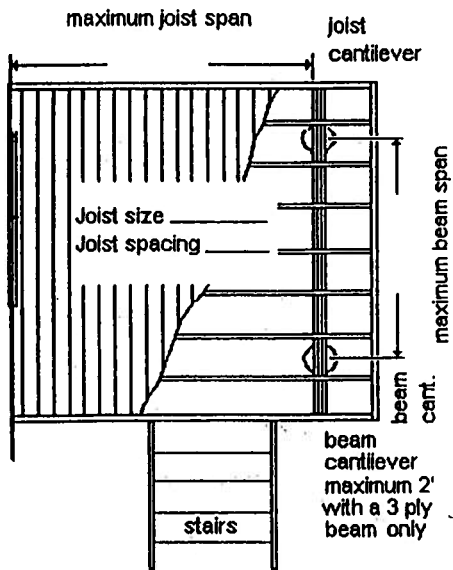
Steps must be uniform and even.

Stair rise maximum 8" (200mm)

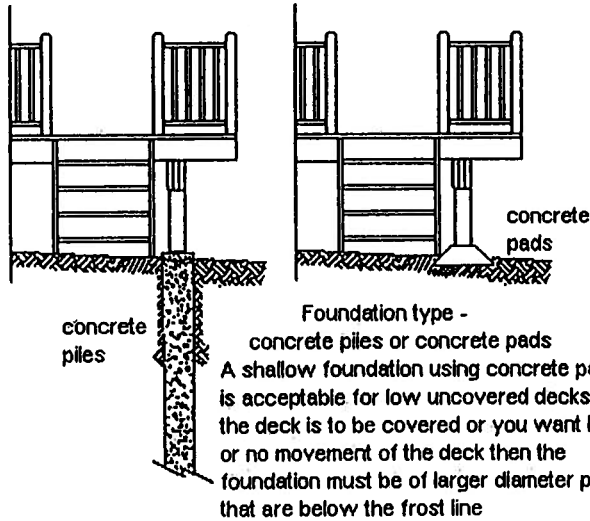
Stair tread min. 9.25" (235mm)

Signature

Date



Foundation Options

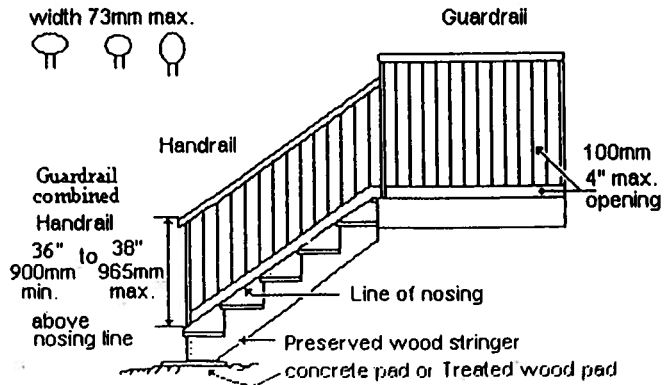


Joist	16" spacing S-P-F	24" spacing S-P-F
2 x 6	2.7m (8' 10")	2.4m (7' 10")
2 x 8	3.7m (12' 2")	3.0m (9' 10")
2 x 10	4.3m (14' 1")	3.7m (12' 2")

Post Spacing	Joist span	Beam type S-P-F
6' (1.8m)	8' (2.4m)	2 x 8 one ply
	9' (2.7m)	2 x 8 one ply
	10' (3.0m)	2 x 8 one ply
	11' (3.3m)	2 - 2 x 6 or 1 - 2 x 12
	12' (3.7m)	2 - 2 x 6 or 1 - 2 x 12
8' (2.4m)	14' (4.3m)	2 - 2 x 6 or 2 - 2 x 8
	8' (2.4m)	2 - 2 x 8
	9' (2.7m)	2 - 2 x 8
	10' (3.0m)	2 - 2 x 8
	11' (3.3m)	2 - 2 x 8
	12' (3.7m)	2 - 2 x 8
	14' (4.3m)	2 - 2 x 10

Handrail must be graspable

width 73mm max.





APPLICATION
For
DEVELOPMENT PERMIT
Page 2 of 2

4. SECTION 4 – REQUIRED MATERIALS

The following documentation must be attached to your Development Permit Application prior to submission of your Development Permit; otherwise the application will not be accepted. Every application for a Development Permit shall, unless otherwise directed by the Development Officer, be accompanied by the following:

- **SITE PLAN** showing the following information: Property boundary and lot dimensions, scale of plan, legal description, location and dimensions of buildings or structures, required side yards and setbacks shown, abutting streets, avenues, and lanes shown, all easements shown, dimensioned layout of parking areas, entrances, and exits, fencing, screening and garbage areas, one site plan copy 8.5” x 11”, distance of proposed building(s) from road and closest side property line.
- **DETAILED CONSTRUCTION PLANS** containing the following: Floor plans, elevations (views of each side of the building), building, cross section, wall sections, specifications, any other pertinent details of construction.
- **DRAINAGE SITE PLANS** showing the following information: Property boundary and the direction and flow of storm water from the property into the municipal system.
- **SERVICING PLAN (COMMERCIAL DEVELOPMENTS)** showing the following information: Property boundary and the locations of and connections to municipal services.
- **LANDSCAPING PLAN (COMMERCIAL DEVELOPMENTS)** showing the following information: Property boundary and the landscaping of the lands. Details such as types of foliage, trees and ground cover are required.
- **FOR COMMERCIAL DEVELOPMENTS, ALL PLANS SHOULD BE SUBMITTED IN ELECTRONIC FORMAT, IN ADDITION TO THE PAPER COPIES PROVIDED TO THE TOWN.**

In addition to the above, and pursuant to the Town of Drayton Valley Land Use Bylaw, the Development Authority may require further information, drawings or documents as may be needed to determine any aspect to the proposed development, or such other material as may be required for presentation to the Municipal Planning Commission. Applicants are advised that failure to provide all of the required information will result in the application **NOT BEING PROCESSED UNTIL** all required information and fees are submitted.

NOTES:

- **This is not a Building Permit (must be obtained separately).**
- **Any development carried out prior to obtaining a Development Permit Decision signed by an authorized Development Officer of the Town of Drayton Valley and prior to the appeal expiry date is at the applicant’s own risk.**
- **Any development carried out prior to issuance of a valid Development Permit shall be charged at double the cost had the application been made prior to commencement of construction.**
- **The information on this form is collected under the authority of Paragraph 32c of The Alberta Freedom of Information and Protection of Privacy Act, RSA, 2000, Ch. F-18.5, and shall only be used for the purpose for which it was collected.**

The Applicant has read and acknowledged the above information, as indicated by his/her initials below.

Applicant Initials



DRAYTON VALLEY
'Pulling Together'

BUILDING PERMIT APPLICATION

Town of Drayton Valley
Planning & Development Dep't.
5120 – 52nd Street, Box 6837
Drayton Valley, AB T7A 1A1
Phone: (780) 514-2200 Fax: (780) 542-5753
www.town.draytonvalley.ab.ca

PERMIT #:	_____
TAX ROLL #:	_____
ZONING:	_____
APP FEE:	_____
RECEIPT #:	_____

OFFICE USE ONLY

All Sections Must Be Completed In FULL ~PLEASE PRINT~

Applicant's Name : _____ Date: _____

Street Address of Project: _____

Plan: _____ Block: _____ Lot(s): _____ or ___ 1/4 Sec ___ Twp ___ Rge ___ W5th

Proposed Use: _____ Project Building Cost: \$ _____

New Construction Addition Renovation Demolition Mobile Home Other _____

Applicant's Full Name: _____

Contact No.: _____
(Home) (Cell) (Work) (Fax)

Mailing Address: _____

Landowner's Full Name (if different from Applicant): _____

Contact No.: _____
(Home) (Fax)

Mailing Address: _____

Contractor's Full Name: _____

Contact No.: _____
(Home) (Cell) (Work) (Fax)

Mailing Address: _____

Engineer's Full Name: _____

Contact No.: _____
(Home) (Cell) (Work) (Fax)

Mailing Address: _____

Supporting Documents Attached Blueprints/Drawings (3 Paper Copies or Electronic Copy (ie. PDF, autocad))

Subject to this application being approved, the undersigned acknowledges responsibility for all work associated with the project, including any damage to any Public Utilities or local improvements including but not limited to curb stops, water shut off valves, curbs, sidewalks, road ways, lanes, etc. The applicant shall be responsible for the prevention and/or clean up of any spillage, littering or garbage associated with the development. No ground water of any kind including weeping tile, roof down spouts, or site drainage shall be allowed to enter the sanitary sewer system. I agree to conform to the Safety Codes Act of Alberta, Applicable Codes, Municipal Bylaws, and Regulations. I/We hereby make this application under the provisions of the current Building Permit Bylaw for the Town of Drayton Valley for a Building Permit in accordance with the plans and supporting information submitted herewith and which forms part of this application.

Applicant's Signature: _____ Date: _____



Town of Drayton Valley
 Planning & Development Dep't.
 5120 – 52nd Street, Box 6837
 Drayton Valley, AB T7A 1A1
 Phone: (780) 514-2200 Fax: (780) 542-5753
 www.town.draytonvalley.ab.ca

**BUILDING PERMIT
 (OFFICE USE ONLY)**

SPECIFICATIONS: Lot Size: _____ Building Area: _____ Classification: _____
 No. of Storeys: _____ Frame: _____ Foundation: _____
 Walls: _____ Floors: _____ Roof: _____

Approved subject to the following conditions: _____

Refused for the following reasons: _____

 Safety Codes Officer
 (Print Name)

 Safety Codes Officer
 (Signature)

 Safety Codes Officer
 Designation Number

 Date Issued

PLEASE NOTE:

1. All buildings shall comply with the Alberta Building Code.
2. The applicant may appeal the conditions of this permit within 15 days of the date of issuance of the Building Permit.
3. This Building Permit expires by limitation and becomes null and void if the work authorized by such permit is not commenced within sixty (60) days from the date of issuance of said permit or if the work authorized by such permit is suspended or abandoned for a period of one hundred and twenty (120) days at any time after work is commenced.
4. No building shall be used or occupied until an Occupancy Permit has been issued.

The information on this form is collected under the authority of Paragraph 33c. of the *Alberta Freedom of Information and Protection of Privacy Act*, RSA, 2000, Ch. F-25, and shall only be used for the purpose for which it is collected.