

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](http://superiorsafetycodes.com), e-mail [info@superiorsafetycodes.com](mailto: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](mailto: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](mailto: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).