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Planning & Development Permitting



rmwoodbuffalo



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OF WOOD BUFFALO

What are we going to discuss?

1. Introduction
2. Redevelopment Process Overview
3. What is the permitting process?
4. Who can I contact?

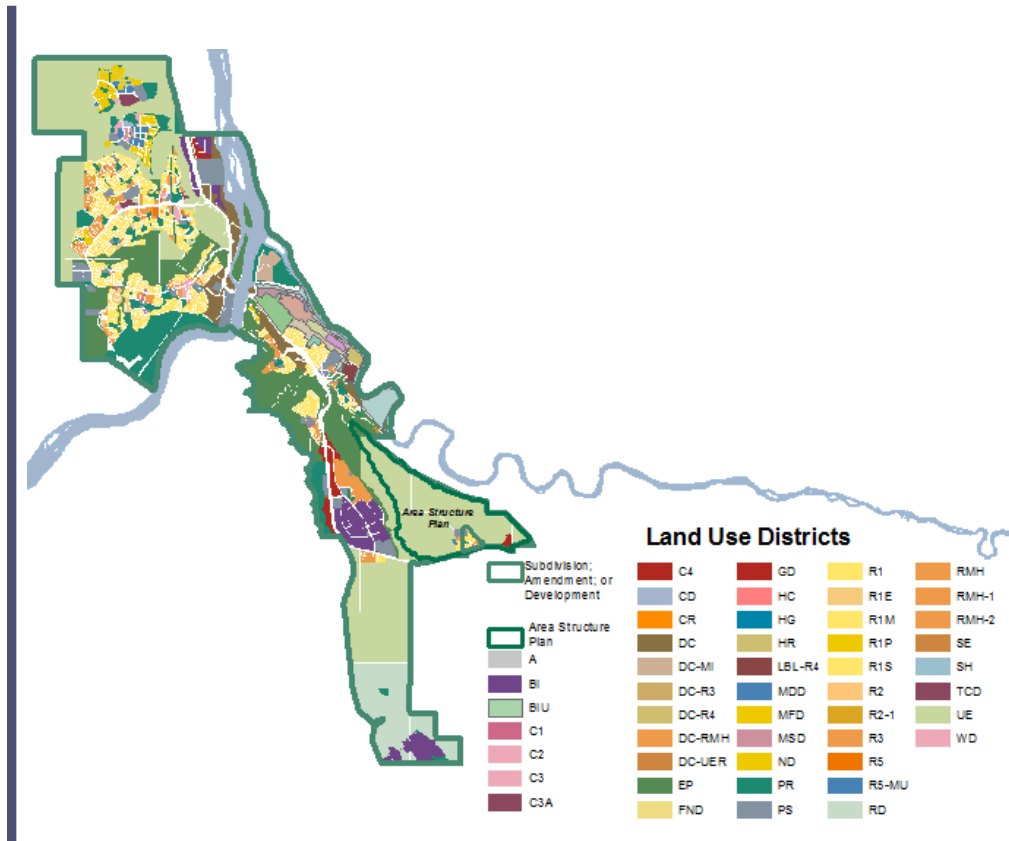
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Redevelopment Process Overview

1. Acquiring a Development Permit
2. Acquiring a Building Permit
3. Start building the project
4. Occupying the structure



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Land Use Bylaw (Zoning)

- What can be built (uses)
- Setbacks (minimums)
- Height (maximums)
- Lot Coverage (maximum)
- Parking requirements
- Landscaping
- Other

93.5 Site Provisions

In addition to the General Regulations contained in Part 5, the following standards shall apply to every development in this district.

- | | |
|---------------------------|-------|
| (a) Front Yard (minimum): | 6.0 m |
| (b) Side Yard (minimum): | 1.2 m |

In a laneless subdivision, excepting corner lots, a dwelling without an attached garage shall provide one (1) 2.7 m (minimum) interior side yard to provide vehicular access to the rear yard. (*Bylaw No. 00/011*)

- | | |
|------------------------------------|---|
| (c) Side Yard, Exterior (minimum): | 3.0 m |
| (d) Rear Yard (minimum): | 4.6 m |
| (e) Building Height (maximum): | 10.0 m for principal building |
| (f) Lot Width (minimum): | 12.2 m |
| (g) Lot Depth (minimum) | 32.0 m |
| (h) Lot Area (minimum): | 400.0 m ² |
| (i) Lot Coverage (maximum): | 45 percent including accessory buildings |
| (j) Landscaping: | a minimum of 30 percent of the lot area shall be landscaped with soft landscaping |

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Single Family Dwelling Application Checklist

- Site Plan
- Building Plans
- Building Elevations
- Architectural/Structural Sections and Details
- Abandoned Well Site Information
- Applicable Fees



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Planning & Development Department
Regional Municipality of Wood Buffalo
Office: 309 Powder Drive, Fort McMurray, AB T9K 0M3
Mailing: 9909 Franklin Avenue, Fort McMurray, AB T9H 2K4
T: 780-799-8695 F: 780-743-7874 E: current.planning@rmwb.ca

Single Family Residential

DEVELOPMENT PERMIT APPLICATION CHECKLIST

This checklist of application submission requirements shall be **completed** and **attached** to your Development Permit application. All of the required information is necessary for the review of the application and for a timely decision to be rendered. To expedite the evaluation, staff have been instructed to accept **only** complete applications, which require:

- All application submission requirements to be included in the application; and,
- All application submission requirements to be **clear, legible, and precise**, and to be prepared to professional drafting standards.

Should the above be considered inadequate by staff, the application shall be deemed **incomplete** and will not be reviewed until the requirements have been satisfied.

All boxes shall be "CHECKED" and information indicated attached to the application.

OFFICE		APPLICATION SUBMISSION REQUIREMENTS	
✓	X		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Site Plan: shall be prepared by an Alberta Land Surveyor and/or Engineering Firm, shall be no more than one (1) year old at the time of application, and shall provide the following information:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Standard Information: shown on all plans as per the "How to Draw a Site Plan and Floor Plan" document
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Information on the Plan:
		<input type="checkbox"/>	Location of proposed building and any existing structures with dimensions to all property lines. Where a building is not set perpendicular to a property line, a minimum of two dimensions from one side to the adjacent property line is required
		<input type="checkbox"/>	Dimensions of the proposed Building Footprint and any existing structures; including existing and proposed boxouts, eaves, cantilevers, open or covered decks, verandas, landings and stairs. Indicate with a note or line weight variation the foundation wall versus boxouts or cantilever
		<input type="checkbox"/>	Indicate location and dimensions of hard surfaces, such as driveways and walkways
		<input type="checkbox"/>	Illustrate and provide dimensions of all registered easements and rights of ways on the property and reference registered plan number
		<input type="checkbox"/>	Illustrate how the detail drainage patterns will work with the development. Note: Subdivision Design Grades must be maintained along all property lines. If a retaining wall is being proposed or is required, provide grades at top and bottom of retaining walls and the length of the wall. Retaining walls 1.0m high or greater must meet the requirements of section 74.4 of the Land Use Bylaw
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Building Plans: Plans shall be properly drafted to scale and contain the following information:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Standard Information: shown on all plans as per the "How to Draw a Site Plan and Floor Plan" document
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floor Plans for ALL Floors (upper, main, and basement) including:
		<input type="checkbox"/>	Dimensions of exterior wall space (including cantilevers and projections)
		<input type="checkbox"/>	Label and provide dimensions for all interior spaces (i.e. kitchen, laundry room, and appliances)

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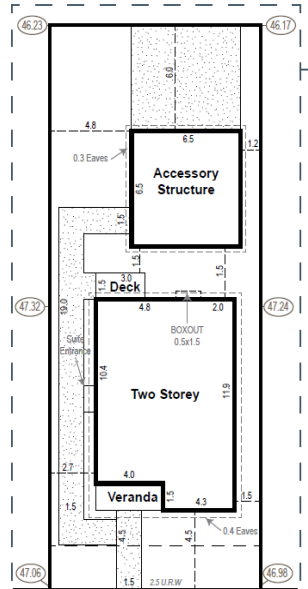
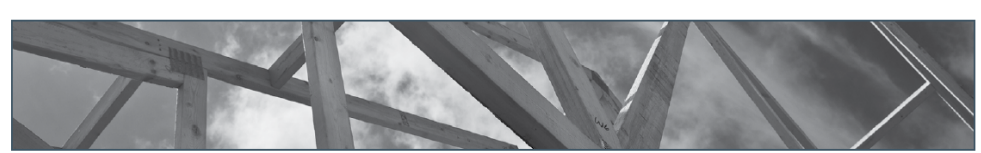


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How to draw a site plan



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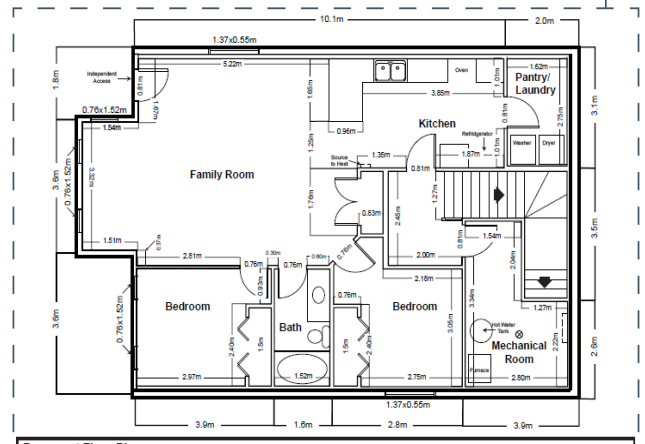
Site Plan
Accessory Structure Development Permit

Legend	Property Information	Contact Information
<ul style="list-style-type: none"> Proposed Development Proposed Deck Proposed Access Proposed Easement Proposed Eave 	<ul style="list-style-type: none"> 123 Street Drive 456 Road Crescent 789 Street Drive 101 Block 2 Plan 234 5678 910 Street Drive 234 Street Drive 	<ul style="list-style-type: none"> 456 Road Crescent 789 Street Drive 101 Block 2 Plan 234 5678 910 Street Drive 234 Street Drive

Scale: 1:200
Note: All measurements are rounded off to metres.

Site Plan
What is a Site Plan?
An aerial view of a property that shows information such as: the location of structures and buildings, property lines, and easements. Site plans are used to show where things are located, their size, and how far they are from other things.

Floor Plan
What is a Floor Plan?
Similar to a Site Plan, a Floor Plan is also an aerial view, but instead of showing the entire property it shows the floor of a building. Floor plans show the dimensions exterior wall space, the layout, use and dimensions of interior spaces, location and dimensions of windows and doors, etc.



Basement Floor Plan
Secondary Suite Development Permit

Legend	Property Information	Contact Information
<ul style="list-style-type: none"> Proposed Development Proposed Access Proposed Eave 	<ul style="list-style-type: none"> 123 Street Drive 456 Road Crescent 789 Street Drive 101 Block 2 Plan 234 5678 910 Street Drive 234 Street Drive 	<ul style="list-style-type: none"> 456 Road Crescent 789 Street Drive 101 Block 2 Plan 234 5678 910 Street Drive 234 Street Drive

Scale: 1:75
Note: All measurements are rounded off to metres.

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Building Permit Checklist

- Site Plan
- Floor/Structure Plans
- Foundation Drawings
- Radon Gas
- Elevations
- Heating, Ventilation and Air Conditioning
- New Home Warranty
- New Home Builder Registry
- Approved DP Drawings
- Applicable Fees

Building Permit Application



Permit Type: Owner Contractor
 Application Date (M/D/Y): _____

Development Permit Number: _____
 Estimated Completion Date (M/D/Y): _____

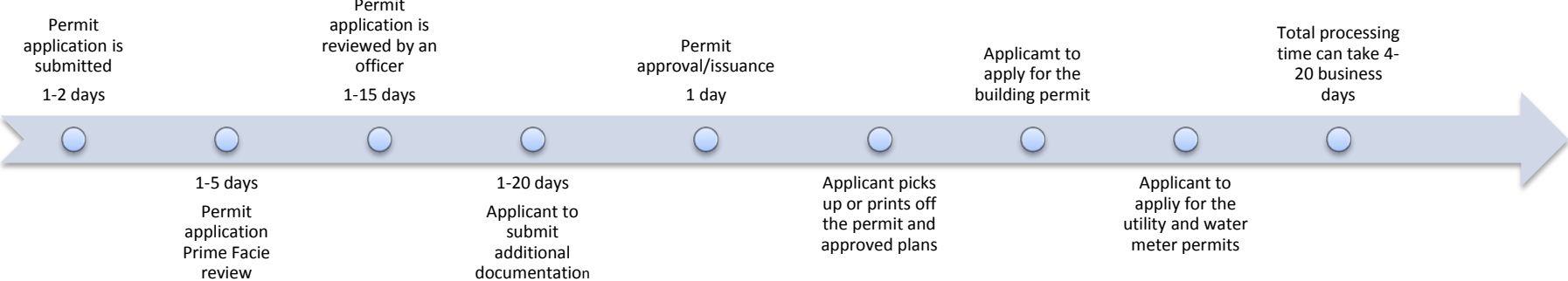
Owner Name: _____	Mailing Address: _____
City: _____ Province: _____	Postal Code: _____ Phone: _____
Alt Phone: _____	Email Address: _____ Fax: _____
Contractor: _____	Mailing Address: _____
City: _____ Province: _____	Postal Code: _____ Phone: _____
Alt Phone: _____	Email Address: _____ Fax: _____
REGIONAL MUNICIPALITY OF WOOD BUFFALO	
Street Address: _____	Hamlet: _____
Unit #: _____ Lot: _____ Block: _____	Plan: _____
Legal Subdivision: Part of: _____ ¼ Sect: _____	Twp: _____ Rg: _____ W of: _____ Subdivision: _____
Directions: _____	
Alberta New Home Warranty (applicable to all new homes) # _____	
Architect and/or Engineer (if applicable): _____	Phone: _____
Project Information: <input type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Multi Family <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> Oil & Gas	
Type of Work: <input type="checkbox"/> New <input type="checkbox"/> Renovation <input type="checkbox"/> Addition <input type="checkbox"/> Acc Building <input type="checkbox"/> Base Dev <input type="checkbox"/> Mobile Home <input type="checkbox"/> Demolition <input type="checkbox"/> Base Suite <input type="checkbox"/> Other	
sq. meters: _____ sq. feet: _____ No. of Stories: _____ Building Classification: _____	
Main Area: _____	Detailed Description of Work and/or intended use or occupancy of the building:
2nd Floor Area: _____	
Basement Area: _____	
Garage Area: _____	
Detached Garages must be on a separate permit.	
Project Value (Materials & Labour): \$ _____	Total Developed Area: _____ Sq. Ft.
Permit Fee: \$ _____ *SCC Levy: \$ _____	TOTAL FEE: \$ _____
*SCC Levy is 4% of the permit fee with a minimum of \$4.50 and a maximum of \$560	
Payment Method: _____	
<input type="checkbox"/> Visa <input type="checkbox"/> M/C <input type="checkbox"/> Debit <input type="checkbox"/> Cheque <input type="checkbox"/> Cash <input type="checkbox"/> Authorization / Cheque Number: _____	
Credit Card #: _____	Expiry Date: _____ Date of Authorization: _____
Name of Cardholder: _____	Signature of Cardholder: _____

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Development Permit Application Timeline

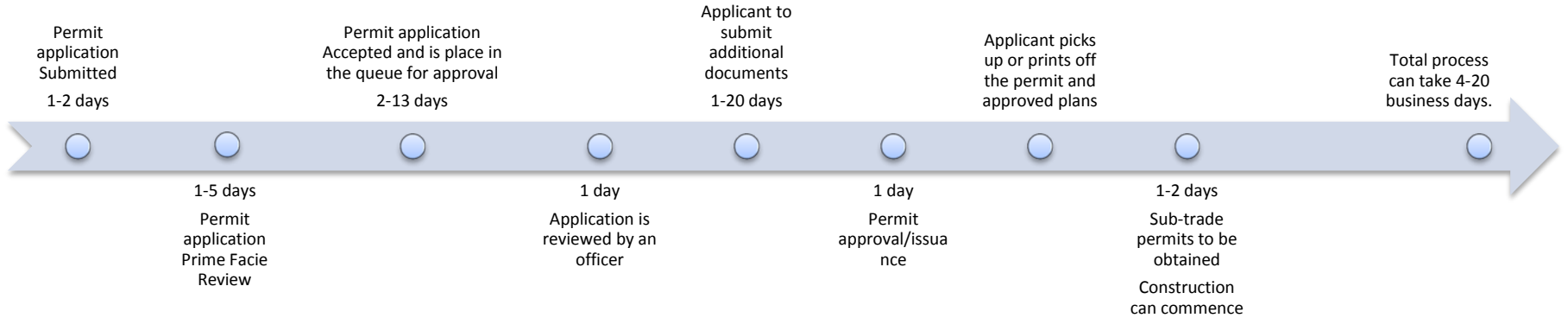


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Building Permit Timeline



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STAFF AVAILABLE

- Abasand
 - Bindu and Tanuj
- Beacon Hill
 - Isela and Rojan
- Safety Codes
 - Damon
- Waterways
 - Ken, Amina and Chris
- Timberlea, Wood Buffalo and Thickwood
 - Ashlee and Tariq

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Contact US

Building Permit Information:

<http://www.rmwb.ca/Municipal-Services/SafetyCodes/Building-Permits.htm>

Development Permit Information:

<http://www.rmwb.ca/Doing-Business/Development-Permits.htm>

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