

Development Permit Application Requirement List: **RESIDENTIAL**

All application requirements are as per The City of Red Deer *Zoning Bylaw*.

1. Site Plan which shall include:

- North Arrow
- Property lines shown and labelled
- Location of building(s) in relation to property lines; including front, rear, and side yard setbacks
- Location, dimensions, and number of on-site parking areas
- All easements and right-of-ways shown and labelled
- Location of retaining walls and fences (existing and proposed)
- Location and labelling of all abutting streets, lanes, highways, road right-of-ways, and sidewalks
- Date of plan

2. Elevation Plan which shall include:

- Date of plan
- Description of exterior finishing materials
- Appearance of all garbage/recycling enclosures
- Building height from grade, and number of stories
- Appearance of all fences (existing and proposed) on the site

3. Building Floor Plan, showing proposed use and dimensions of each room.

4. Letter of Authorization from the property owner registered on title, including contact information.

5. Letter of Intent providing a detailed description of the proposed development.

6. Certificate of Title that is dated within the last thirty (30) days.

- Copies of Restrictive Covenants must also be provided

7. Signed Building Grade Certificate.

ADDITIONAL REQUIREMENTS FOR RE-DEVELOPMENT (INFILL) APPLICATIONS:

1. Information as per Section 17 of the Engineering Design Guidelines

****OPTIONAL – Please note this information will be required as a condition of any Development Permit approval.**

- Visit <https://www.reddeer.ca/media/reddeerca/city-services/engineering/publications/Design-Guidelines.pdf>

2. Landscaping Plan that shall include:

- The location of all existing and proposed landscaping, including trees, shrubs, and grasses;
- Any existing landscaping to be removed; and
- The number, size and species of all proposed trees and shrubs.

IMPORTANT

- Only complete applications will be added to the permit queue.
- If a listed requirement is missing, you will receive an email notification with instructions.
- Follow the instructions provided throughout the application process.

TIP: Name the documents that you upload the same as they appear in the Requirement List above. (Example, 'Site Plan', 'Floor Plan', etc.)