

## Development Permit Application ACCESSORY BUILDINGS

(Please print and complete ENTIRE form)

### SITE ADDRESS

Complete Civic Address: \_\_\_\_\_

### APPLICANT

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Email: \_\_\_\_\_

### PROPERTY OWNER

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Email: \_\_\_\_\_

### PROPOSED DEVELOPMENT

### OFFICE USE ONLY

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SEE REVERSE FOR REQUIRED DOCUMENTS**

## PERMIT REQUIREMENT LIST

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

**1. Site Plan – one copy. A digital copy (PDF) may be requested. The Site Plan shall include:**

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>- North Arrow</li> <li>- Property lines shown and labelled</li> <li>- Location of building(s) in relation to property lines; including front, rear, and side yard setbacks</li> <li>- Location, dimensions, and number of on-site parking areas</li> <li>- All easements and right-of-ways shown and labelled</li> <li>- Location of retaining walls and fences (existing and proposed)</li> </ul> | <ul style="list-style-type: none"> <li>- Location and labelling of all abutting streets, lanes, highways, road right-of-ways, and sidewalks</li> <li>- Location of all fire hydrants (existing and proposed)</li> <li>- Location of all garbage/recycling enclosures</li> <li>- Location of loading facilities</li> <li>- Location of existing and proposed transit stops</li> <li>- Date of plan</li> </ul> |
|---|--|

**2. Elevation Plan – one copy. A digital copy (PDF) may be requested. The Elevation Plan shall include:**

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>- Coloured elevations of each face of the building(s)</li> <li>- Description of exterior finishing materials</li> <li>- Appearance of all fences (existing and proposed) on the site</li> </ul> | <ul style="list-style-type: none"> <li>- Appearance of all garbage/recycling enclosures</li> <li>- Building height and number of stories</li> <li>- Date of plan</li> </ul> |
|--|---|

**3. Letter of Authorization from property owner (registered on title), including contact information.**

**4. Letter of Intent providing a detailed description of the proposed development.**

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

- Copies of Restrictive Covenants must also be provided

**6. If the building/addition is greater than 47 m<sup>2</sup>, information from the Alberta Energy Regulator (AER) pertaining to any abandoned oil or gas wells on or within 25m of the site boundary.**

- Visit [www.geodiscover.alberta.ca](http://www.geodiscover.alberta.ca).

**Applicant:**

- I am aware that this proposal will be reviewed by Inspections and Licensing, and may be delayed or refused if the application and/or information provided is incomplete.
- I understand that additional information may be required after the permit application has been submitted.
- I understand that this permit application may be refused if the proposed development does not conform to the *Land Use Bylaw* and/or amendments.

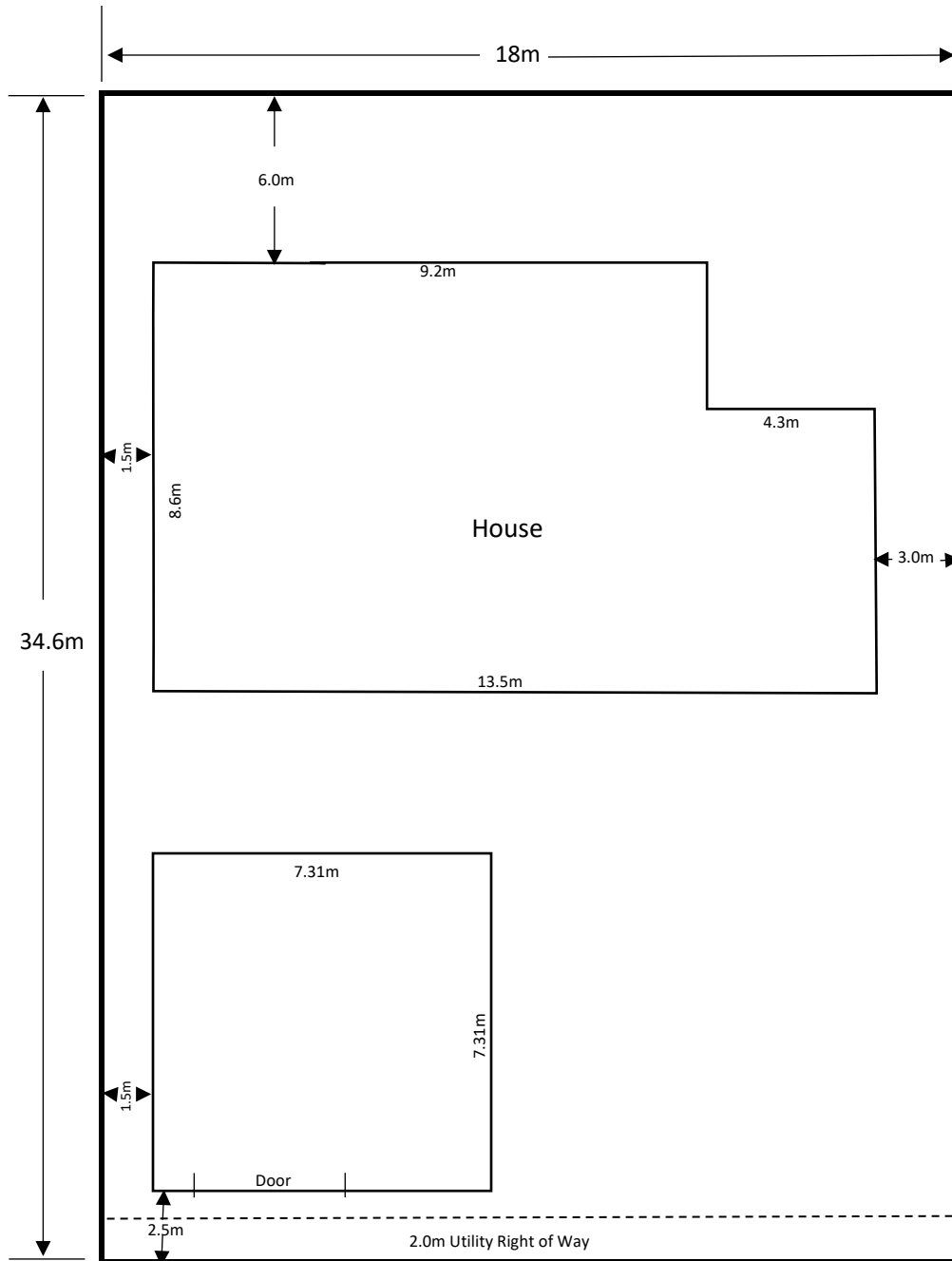
**Signature of this document indicates your acknowledgment of the above requirements.**

\_\_\_\_\_

Name of Applicant (please print)

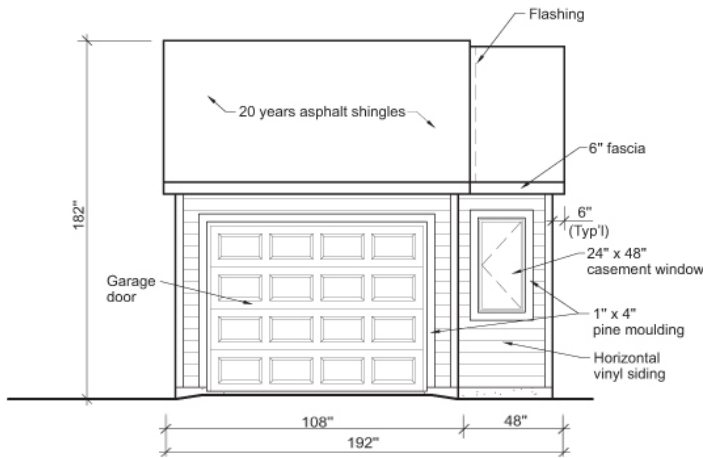
\_\_\_\_\_

Signature of Applicant



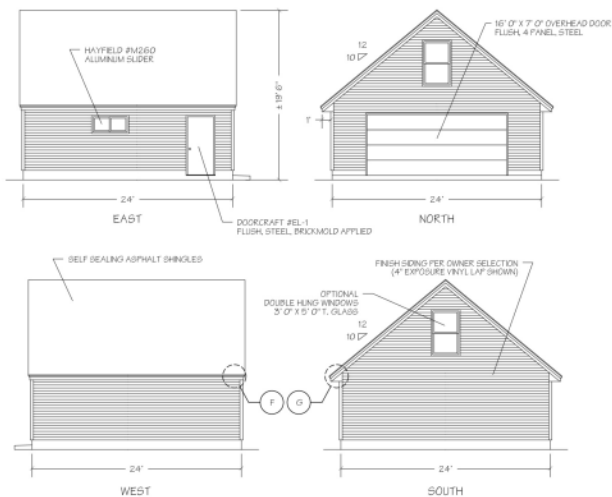
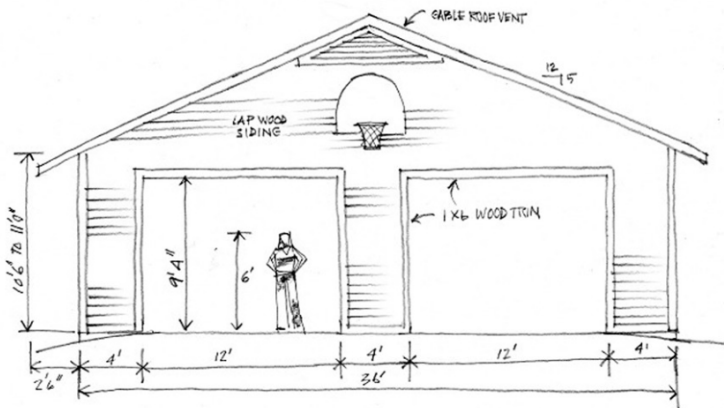
# Building Elevation Plan Examples:

## Detached Garage



Notes:

1. Overall dimensions to be metric
2. Overall height to be indicated
3. Materials to be indicated



## LETTER OF INTENT

The purpose of this letter is to explain, **in detail**, the intention for the property or location.  
(New development, tenant improvements, bylaw variances, renovations/alterations, Business Licence, etc.)

Name of Applicant: \_\_\_\_\_

Site Address: \_\_\_\_\_

Type of Application:

Building Permit

Business Licence

Development Permit

Other \_\_\_\_\_

I/We intend to:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Applicant

The City of Red Deer collects personal information, including name and contact information, for the purpose of providing programs, services and contacting customers in this regard. The City of Red Deer is authorized to collect this personal information under section 33 of the Freedom of Information and Protection of Privacy Act and by section 3 of the Municipal Government Act. Please contact the Inspections & Licensing Manager at The City of Red Deer, 4914 48 Avenue, Red Deer, Alberta, or phone 403-342-8190 if you have questions about this collection of information.



LAND TITLE CERTIFICATE

S  
LINC 003 [REDACTED] SHORT LEGAL 0 [REDACTED]; [REDACTED]; [REDACTED] TITLE NUMBER 1 [REDACTED]

LEGAL DESCRIPTION

PLAN 0 [REDACTED]

BLOCK [REDACTED]

LOT [REDACTED]

EXCEPTING THEREOUT ALL MINES AND MINERALS  
AREA: 0.81 HECTARES (2 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

ATS REFERENCE: [REDACTED]; [REDACTED]; [REDACTED]; NE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 1 [REDACTED]

| REGISTERED OWNER(S) |            |                  |           |               |
|---------------------|------------|------------------|-----------|---------------|
| REGISTRATION        | DATE (DMY) | DOCUMENT TYPE    | VALUE     | CONSIDERATION |
| 1 [REDACTED]        | 02/05/2014 | TRANSFER OF LAND | \$500,000 | NOMINAL       |

OWNERS

[REDACTED]  
OF [REDACTED] AVENUE  
[REDACTED]  
ALBERTA [REDACTED]

ENCUMBRANCES, LIENS & INTERESTS

| REGISTRATION NUMBER | DATE (D/M/Y) | PARTICULARS  |
|---------------------|--------------|--|
| 091 [REDACTED]      | 29/10/2009   | UTILITY RIGHT OF WAY<br>GRANTEE - FORTISALBERTA INC.   |
| 091 [REDACTED]      | 30/10/2009   | UTILITY RIGHT OF WAY<br>GRANTEE - FORTISALBERTA INC.<br>GRANTEE - TELUS COMMUNICATIONS INC.<br>GRANTEE - ATCO GAS AND PIPELINES LTD.<br>GRANTEE - SHAW COMMUNICATIONS INC. |

## REGISTRATION

| NUMBER | DATE (D/M/Y) | PARTICULARS |
|--------|--------------|-------------|
|--------|--------------|-------------|

RE : AGREEMENT CHARGING LAND

CAVEATOR - [REDACTED] (ALBERTA) LTD.

C/O [REDACTED]

ATT: [REDACTED]

[REDACTED] AVENUE SW

[REDACTED]

ALBERTA [REDACTED]

AGENT - [REDACTED]

171 [REDACTED] 12/04/2017 TAX NOTIFICATION  
 BY - ROCKY VIEW COUNTY.  
 911-32 AVENUE NE  
 CALGARY, ALBERTA  
 T2E6X6

TOTAL INSTRUMENTS: 019

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
 ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
 TITLE REPRESENTED HEREIN THIS 23 DAY OF [REDACTED]  
 [REDACTED] AT 08:43 A.M.

ORDER NUMBER: [REDACTED]

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
 FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,  
 SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM  
 INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,  
 APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS  
 PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
 OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



4914 48 Ave, Red Deer, Alberta, T4N 3T3

