

Delayed Construction

If you are building a dwelling in a newer subdivision where the essential services required to service that subdivision have not been completed or accepted by the Town of Slave Lake, your development permit will be issued with a condition restricting the commencement of construction.

Please contact the Planning Department to see if this condition applies to your development.



DANGER
NO DIGGING, TUNNELING,
OR TRENCHING IN
THIS AREA

REMEMBER

CALL BEFORE YOU DIG!

Contact Alberta 1st Call @1-800-242-3447

Contact the Planning and Development Team!

Phone

780-849-8004

Fax

780-849-2633

Email

planning@slavelake.ca

Address

10 Main Street SW, Slave Lake, AB

Website

www.slavelake.ca



This pamphlet should not be interpreted as exhibiting the exact guidelines of the Land Use Bylaw #22-2007 or the Development Standards and Procedures. For complete bylaw information, please contact the Town of Slave Lake, Planning and Development.



Planning and Development

Duplexes



Working together, building a better community

Do I need a Development Permit before I begin?

Yes, you may fill out the Development Permit application in person at the Town office, contact us by Fax at 780-849-2633, or email the form to us at one of the addresses listed on the back of this pamphlet. The form can be found on the Town of Slave Lake's website at www.slavelake.ca.

Do I need a Building Permit?

Yes, for information regarding Building Permits and other Provincial regulations, please contact an accredited permit agency.

For a list of these agencies, please contact the Planning Department.

I want to build a Duplex. Where do I begin?

A Development Permit and a Building Permit must be obtained **prior to the construction** of any building within the Town of Slave Lake.

Specifically in relation to Duplexes and Semi-Detached Dwellings, there is a requirement to provide a separate water and sanitary sewer service for each unit.

The information in this brochure is based on the current Land Use Bylaw and the Town's Development Standards and Procedures which explain the medium and high density residential districts and the specific regulations required for each, as well as specific servicing requirements. For information or assistance please contact the Planning Department.

Definitions

Duplex: a single residential building containing two dwelling units, one above the other, each having a separate entrance.

Semi-Detached: a building containing not more than two dwelling units sharing a common wall or structural feature regardless of the number of storeys and in no case being located above or below each other.

Application Procedures

All development permit applications for duplex or semi-detached dwelling must include the following:

- Complete development permit application form
- Site Plan
- Servicing Plan
- Lot Grading Plan
- Parking Plan
- Landscaping Plan
- Plans (Blue Prints)
- Right-of-Entry Form
- Consent to Electronic Notification Form
- \$200.00 Application Fee
- \$3000.00 Refundable Development Deposit

The Site Plan

This sketch must be drawn to scale and must show the location and dimensions of any existing or proposed buildings, front side and rear yard setbacks as well as separation distances from any existing or proposed buildings, including landings, steps, stairs and balconies.

District Regulations

R2—Medium Density Residential District

To provide for a density of residential uses higher than that permitted in conventional single family districts.

Minimum Setbacks:

- ⇒ **Front Yards:** not less than 7.5 m (25 ft.) from the front property line.
- ⇒ **Rear Yard:** not less than 7.5 m (25 ft.) from the rear property line.
- ⇒ **Side Yard:** not less than 1.5 m (15 ft.) for buildings one story in height and 2 m (6.5 ft.) for buildings two storeys in height. In laneless subdivisions, where no attached garage or carport is provided, one side yard shall be a minimum of 3 m (10 ft.).

Minimum Parcel Coverage:

- ⇒ 35% for all buildings

R3—High Density Residential District

To provide for a variety of medium to high density multiple family housing units in a residential neighborhood.

Minimum Setbacks:

- ⇒ **Front Yards:** not less than 7.5 m (25 ft.) from the front property line.
- ⇒ **Rear Yard:** not less than 7.5 m (25 ft.) from the rear property line.
- ⇒ **Side Yard:** not less than 1.5 m (15 ft.) for buildings one story in height and 2 m (6.5 ft.) for buildings two storeys in height. In laneless subdivisions, where no attached garage or carport is provided, one side yard shall be a minimum of 3 m (10 ft.).

Minimum Parcel Coverage: 35% for all buildings

