



DEVELOPMENT PERMIT APPLICATION RESIDENTIAL / HOME OCCUPATION

Infrastructure & Planning, 1 Alexandra Park, Leduc, AB T9E 4C4
Telephone: 780-980-7124 | Fax: 780-980-7127 | Email: planning@leduc.ca

Project Location's Municipal Address: _____

Project Legal Description:

Plan _____

Block _____

Lot _____

- or -

Sec _____ Twp _____ Rge _____ Meridian _____

Land Use District _____

OFFICE USE ONLY

Application Received Date: _____

Application Number: _____

Application Fee: _____

EXISTING USE OF LAND/BUILDING:

DESCRIPTION OF WORK: New Construction Addition Other (specify) _____

PROPOSED DEVELOPMENT OR USE:

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Single Detached | <input type="checkbox"/> Show Home | <input type="checkbox"/> Shed | <input type="checkbox"/> Secondary Suite within a Single Detached Dwelling |
| <input type="checkbox"/> Duplex (side by side) | <input type="checkbox"/> Garage Suite Dwelling | <input type="checkbox"/> Uncovered Deck
Height (m) _____
Area (m ²) _____ | <input type="checkbox"/> Mixed Residential Project |
| <input type="checkbox"/> Duplex (up/down) | <input type="checkbox"/> Garden Suite Dwelling | <input type="checkbox"/> Covered Deck
Height (m) _____
Area (m ²) _____ | <input type="checkbox"/> Townhouse (3-6 units):
of Dwelling Units _____ |
| <input type="checkbox"/> Fourplex | <input type="checkbox"/> Hot Tub | <input type="checkbox"/> Swimming Pool | <input type="checkbox"/> Apartment:
of Suites _____ |
| <input type="checkbox"/> Triplex | <input type="checkbox"/> Gazebo | | |
| <input type="checkbox"/> Manufactured Home | <input type="checkbox"/> Home Occupation | | |
| | <input type="checkbox"/> Detached Garage | | |
| <input type="checkbox"/> Other (specify) _____ | | | |

REGISTERED PROPERTY OWNER

Property Owner's Name: _____

Address: _____ Postal Code: _____

Phone: _____ Mobile: _____ Fax: _____

Email: _____

APPLICANT INFORMATION (if not the same as registered land owner)

I have been designated as the representative of the property owner
(written consent required to be attached to this application)

Applicant Name: _____ Company Name: _____

Address: _____ Postal Code: _____

Phone: _____ Mobile: _____ Fax: _____

Email: _____

City of Leduc Bus. Lic. # (if applicable) _____

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VOLUNTARY WAIVER CLAUSE (where applicable.) It is understood that if this application is approved by the Development Officer, it may be appealed to the SUBDIVISION AND DEVELOPMENT APPEAL BOARD. If such appeal is made the claim or right to compensation is hereby waived should any appeal result in this permit being modified or revoked.

I hereby give consent to any authorized person, pursuant to Section 542(1) of the MGA RSA 2000,C.M-26, as amended, to enter the said land/building.

Applicant's Signature: _____

Date: _____

FOIP Statement: The personal information requested on this form is being collected under the *Safety Codes Act* and the *Municipal Government Act* for issuing permits, safety codes compliance verification and monitoring, and property assessment purposes. The information is being collected in accordance with Section 33(c) of the *Freedom of Information and Protection of Privacy Act*. NOTE: The name of the permit holder and the nature of the permit is available to the public upon request. Questions regarding the collection of this personal information may be directed to the City Clerk at (780) 980-7177 at #1 Alexandra Park, Leduc, AB, T9E 4C4.



BUILDING PERMIT APPLICATION

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Telephone: 780-980-7124 | Fax: 780-980-7127 | Email: planning@leduc.ca

Project Municipal Address: _____

Project Legal Description: _____

Plan _____

Block _____

Lot _____

OFFICE USE ONLY

Application Received Date: _____

Application Number: _____

RESIDENTIAL

USE OF OCCUPANCY:

Single Detached Dwelling Duplex Dwelling Townhouse (3 to 6 Units) Other (Specify) _____

TYPE OF WORK:

New Home Construction / New Home Warranty Registration #: _____

New Construction Only - Area (m²)

1st Floor	2nd Storey	Attached Garage	Detached Garage	Basement Development

- Deck
- Shed
- Swimming Pool
- Covered Deck
- Detached Garage
- Addition
- Secondary Suite
- Alteration
- Basement Development
- Wood Stove / Fireplace
- Hot Tub
- Demolition
- Manufactured Home | Alberta Label # _____
- Other / Specify: _____

Total Area (m²): _____ Market Value of Project (\$): _____

Description of Work: _____

COMMERCIAL / INDUSTRIAL / MULTI-RESIDENTIAL

USE OF OCCUPANCY:

Commercial Industrial Institutional / Government Multi-Residential / No. of Residential Units: _____

TYPE OF WORK:

New Construction Foundation Demolition Addition Alteration

New Construction Only

No. of Floors	Area of Largest Floor (m ²)	Total Area (m ²)

Addition Only

Total Area (m ²)

Alteration Only

Total Area (m ²)

Market Value of Project (\$): _____

Description of Work: _____



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Property Owner's Name: _____
Address: _____ Postal Code: _____
Phone: _____ Mobile: _____ Fax: _____
Email: _____

APPLICANT

Applicant is Homeowner:

Fill out if different from Property Owner:

Name: _____
Address: _____ Postal Code: _____
Phone: _____ Mobile: _____ Fax: _____
Email: _____

Interest of Applicant: _____

I hereby accept responsibility to have the installation completed in accordance with the requirements of the *Safety Codes Act, Code, and Regulations*. I accept responsibility to ensure that the installation is inspected by a Safety Codes Officer prior to concealing any work, and upon completion of the installation. Neither the granting of a permit, nor inspections by a Safety Codes Officer shall in anyway relieve the Contractor from full responsibility for carrying out the work in accordance with the *Safety Codes Act, Codes, and Regulations* pursuant to the Act.

Signature: _____ Date: _____

Contractor's Company Name: _____
City of Leduc Business Licence #: _____
Address: _____
Postal Code: _____ Phone: _____ Fax: _____
Email: _____

WHEN APPLYING FOR A COMMERCIAL, INDUSTRIAL OR INSTITUTIONAL/GOVERNMENT USE, PLEASE COMPLETE FORM B "BUSINESS INFORMATION FORM" (attached)

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Swimming Pools & Hot Tub Regulations

Development Regulations:

A Site Plan needs to be submitted with the permit application and must meet the following regulations:

- Cannot be located within any required Front Yard;
- The water surface must be a minimum of 1.5 m from the property boundary;
- No diving boards, slides and other accessory uses can encroach into the side yard setback requirements.

Safety Codes Act Requirements:

Manufacturer's hot tub or pool specifications need to be submitted with the permit application and the hot tub or pool must meet the following regulations:

- In addition to the Building & Development Permit, an Electrical Permit must be obtained by the approved installer for the wiring of a hot tub;
- The owner shall contact the Safety Codes Officer for a final inspection prior to any use of the hot tub;
- All wood framing members shall be pressure treated where they are in contact with the ground, or the vertical clearance between the wood members and the ground shall not be less than 150mm (6");
- The foundation for the hot tub shall be a type that will adequately support the hot tub and shall prevent little movement;
- The alteration or extension of the plumbing system shall conform with the plumbing and drainage regulations made pursuant to the Safety Codes Act;
- The hot tub shall be protected on all sides with a solid panel fence not less than 1.8 meters (6 ft) in height. A fence is not required if the hot tub meets the following requirements:
 - a) It does not exceed 2.4 meters across the widest portion of the water surface
 - b) Has a cover that has the structural strength to support the weight of an adult walking across when the lid is closed
 - c) It has lockable devices which are in place at all times when the hot tub is not occupied