



THE FOLLOWING ARE MINIMUM REQUIREMENTS FOR PLANS TO BE SUBMITTED WITH AN INDUSTRIAL/COMMERCIAL/INSTITUTIONAL AND MULTI-RESIDENTIAL DEVELOPMENT PERMIT APPLICATION

**PLEASE NOTE ALL SITE, LANDSCAPE, FLOOR AND ELEVATION PLANS MUST BE SUBMITTED DIGITALLY**

1. Site plan at a scale satisfactory to the Development Officer, identifying all of the following:
  - Lot lines with dimensions
  - location and dimensions of all proposed and existing buildings;
  - front, side and rear yards with dimensions;
  - outlines of the roof overhangs on all buildings;
  - north arrow;
  - legal description and municipal (civic) address of property;
  - access/egress location to the property; **(NOTE: Engineering Standards require all entrances on a rural road cross-section be a minimum of 5 meters from property boundary)**
  - dimension layout of existing and proposed parking and loading areas including parking stalls, and size; driveways, paved area, entrances and exits abutting streets, avenues and lanes, drive aisle width;
  - location of garbage and recycling bins
  - location of Fire Department Connection on a proposed building,
  - adjacent roadways
  - location of all registered utility right of ways and easements
2. Building Plans identifying:
  - height and horizontal dimensions of all faces of all proposed new and existing buildings;
  - Floor Plans (identifying public floor area where required in order to calculate parking)
  - Colored rendering and material details for building exterior.
  - Fence enclosure plans for garbage and recycling receptacles
3. a completed Development Permit Application form including Form B
4. Site grading and servicing plans, signed and stamped by a qualified professional engineer showing existing and proposed grading and servicing information. These plans must meet the City of Leduc Lot Grading and Servicing Requirements.
4. Landscape plan identifying:
  - tree and/or shrub plantings or removal;
  - grassed areas and/or other landscape material;
  - quantity of planting, height, spread and calliper of plantings;
  - fencing location and details including: color, design and materials.
5. Itemized cost estimate for landscaping including:
  - soft Landscaping elements such as trees, shrubs, perennial plants, sod or seed & mulch;
  - hard surfacing elements such as bricks, pavers, shale, crushed rock, concrete curbing, sidewalks, patios, paved approaches including culvert and riprap, fencing, painted lines for parking stalls

**NOTE:**

Other information may be required by the Development Officer if deemed to be pertinent to the approval of the development permit.

The above noted items may not all apply to your project, please contact a development officer at the Planning and Development Department at (780) 980-7124 for further information.