

FREQUENTLY ASKED QUESTIONS

FOR MORE INFORMATION

BUILDING A DECK OR PATIO

What is the difference between a deck and a patio?

A deck is higher than 0.6 (2 ft) meters above design grade. A patio is less than 0.6 meters from design grade.

Is my wood deck calculated as part of my site coverage?

Only if it is hard surfaced or covered. Open decks that have planking with spaces between, that drain to a permeable surface, are not included in site coverage.

Do I need a permit to build a deck?

If the deck is higher than 0.6 (2 ft) meters from design grade to the floor of the deck or if the deck's area is greater than 15 square meters (162 sq.ft), Development and Building Permits are needed. Keep in mind that hard surfaces or covered decks and patios are included as part of the site coverage calculation of your property.

Are there guardrail requirements when building a deck?

Contact an accredited Safety Codes Officer to determine if guardrails are necessary. Please contact Superior Safety Codes at 1-877-882-8777 or email info@superiorsafetycodes.com for more information.

Town of Fox Creek Planning and Development

102 Kaybob Drive
Fox Creek, Alberta
T0H 1P0
Phone: 780.622.3896
Fax: 780.622.4247

Hours of Operation

Monday to Thursday
8:00 am - 4:30 pm
Friday
8:00 am - 1:00 pm

www.foxcreek.ca

ALBERTA 1 CALL

Call before you dig
1.800.242.3447

Alberta 1 call will assist you in locating electric, oil-gas and communication lines



Planning and Development
Keeping you Informed

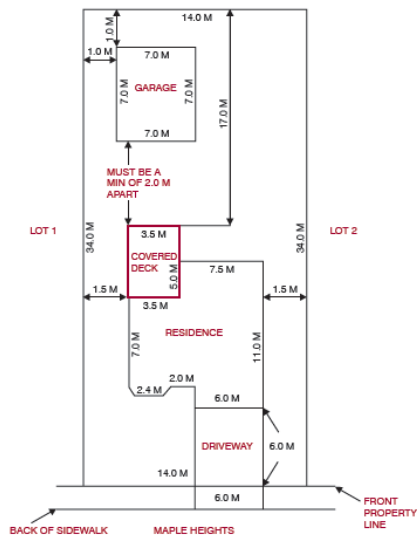


SITE REGULATIONS

Development and construction in Fox Creek is regulated by the Land Use Bylaw. A Copy of the Bylaw can be found on the Town's website at www.foxcreek.ca.

You require a Development Permit if your proposed patio or deck is higher than 0.6 metres above design grade or greater than 15 square metres.

Keep in mind, patios and hard surfaced or covered decks are both included when calculating site coverage.



SITE REGULATIONS

Site Coverage

The combination of hard surfacing, accessory buildings, and hard surfaced or covered decks is used to determine site coverage. Site coverage is calculated by adding all buildings, hard surfacing, and dividing that into total lot area. Depending on the zoning of your lot your allowable site coverage will range from 35%-45%. The Development Officer can help you determine your property's site coverage.

Front Yard Decks

Please contact the Planning and Development Department to see if you can have an attached front deck.

Rear and Side Yards for Decks:

Attached decks must be a minimum of 1.5 metres from any side property line, and 7.6 metres from any rear property line. At least 2.0 metres must be left between an attached deck and any garage or shed.

Each lot is unique, and the Development Officer would be happy to let you know what requirements apply to your property.

APPLYING FOR A PERMIT

For more information on Development and Building permits, check the brochure entitled "Applying for Permits", available at the Town Office or on the Town's website www.foxcreek.ca

Utility Right of Way

A utility right of way is a registered easement on private land that allows the Town and Utility Companies the right to access the utilities or services that are buried within the right of way. Permanent structures are not permitted to be built within a utility right of way.

For detailed information, contact the Planning and Development Department at 780.622.3896.

