

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 meters (2.0 ft) above design grade. A patio is less than 0.6 meters (2.0 ft) 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?

You don't need a permit to build a patio. For a deck with area greater than 15 m² (162 ft²), **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
PO Box 149
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

Visit www.foxcreek.ca to download a copy of the application form.

www.foxcreek.ca

This pamphlet has no legal status and cannot be used as an official interpretation of the various bylaws, codes and regulations in effect. Users are advised to contact the Planning and Development department for assistance as the Town of Fox Creek accepts no responsibility to persons relying solely on this information.

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

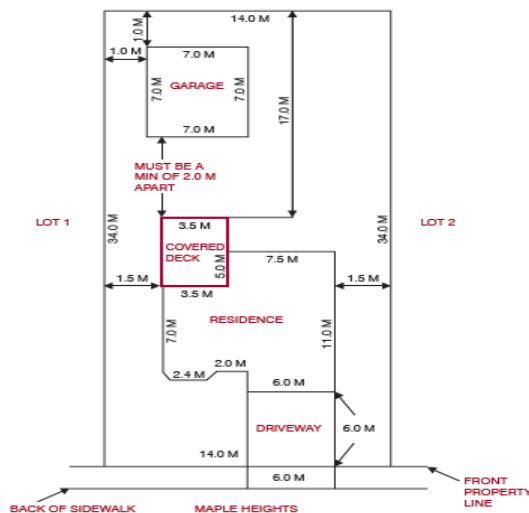
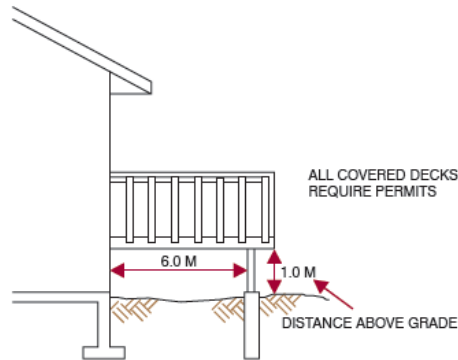


Planning and Development
Keeping you Informed



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.



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%.

Front Yard Decks

Please contact the Planning and Development Department to see if you can have an attached front deck and for any other requirements that may apply to your property.

Rear and Side Yards for Decks:

Attached decks must be a minimum of 0.5 m (1.6 ft) to the rear or side property line. Detached decks must be no closer than 1.0 meters (3.3 ft) from the side property line, and 5.0 meters (16.4 ft) from the rear property line. At least 2.0 meters (6.6 ft) must be left between an detached deck and any dwelling.

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

When Applying for a Development Permit please supply the following information:

- Application fee
- Development permit fee (varies)
- Application filled out with property owner applicant signature
- A site plan/sketch of proposed deck
- Certificate of Title

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.