DWELLING, SINGLE DETACHED
Development Permit Guide

What is a Dwelling, Single Detached?

A Dwelling, Single Detached is the development or expansion of a residential building containing one Dwelling with or without an attached garage or other attached structure (deck). A variety of architectural forms and sizes are considered as a Dwelling, Single Detached (i.e., modular homes, double wide manufactured homes, stick-built, relocated bungalows).

Note: The Dwelling, Single Detached Use Class does **not** include Manufactured Home – Single Wide, Secondary Suites, or Park Models. These are separate use classes and subject to their own regulations.

Regulations for a Dwelling, Single Detached

Minimum/Maximum Floor Area, Height, Parcel Coverage, and Setbacks:

Parkland County's Land Use Bylaw does not directly regulate the minimum or maximum floor area of a Dwelling, Single Detached. However, setback requirements and maximum parcel coverage may limit Dwelling floor area in the following districts:

- Lakeshore Residential – 40%
- Bareland Recreational Resort District – 65%
- Rural Centre – 40%
- Entwistle Urban Village – 50%
- None of the above – no limit

Dwelling height is not regulated except in:

- Entwistle Urban Village – 9.0m maximum height

Setback requirements for Dwelling, Single Detached vary by Land Use District. Land Use Districts not listed below can be found in the Land Use Bylaw.

DWELLING, SINGLE DETACHED SETBACK REGULATIONS				
	CR, AGG, AGR, ANC	CRE	LSR	RC (except Keephills)
Property line adjacent to an internal subdivision road	7.5 m	12.0 m	7.5 m	7.5 m
Property line adjacent to a Municipal Road right-of-way	23.0 m	12.0 m	---	---
Property line adjacent to an Arterial Road right-of-way	45.7 m	12.0 m	---	---
Property line adjacent to a Highway	Setback requirements for property lines adjacent to a Highway shall be determined by the Development Authority in consultation with Alberta Transportation.			
Side property line	6.0 m	5.0 m	Internal Parcels: 3.0 m External Parcels: 6.0 m	Flanking Roadway: 4.5 m All other Side: 10% Parcel width, not less than 3.0 m (whichever is greater)
Rear Property line	6.0 m	6.0 m	Reserve Adjacent: 6.0 m	6.0 m
Note: *Setback requirements for Discretionary Uses shall be determined by the Development Authority*				

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Number of Dwelling Units on a Parcel:

Only one Dwelling is allowed on parcels smaller than 28.0 ha. An additional Dwelling may be a discretionary use on a parcel over 28.0 ha if it meets the regulations in Section 11.4 of the Land Use Bylaw. For other properties, a *Secondary Suite* may be an option for additional accommodation on the property. Please see the Secondary Suite Development Permit Guide for more information.

Prior To Application

DWELLING, SINGLE DETACHED is a permitted use in several land use districts within Parkland County's Land Use Bylaw. You can find a property's land use district by visiting Discover Parkland and searching the address of the property. To confirm if this use is considered permitted or discretionary in the district, you can view the applicable land use district in the Land Use Bylaw. The land use district may also contain applicable regulations, like required setbacks (ex: how far from a property line a structure must be built).

Disclaimer: You can not begin construction on your development until you have all your approved Development and applicable Safety Codes permits.

Application Requirements

Please see below a list of general requirements for a **DWELLING, SINGLE DETACHED** development permit application based on the Parkland County Land Use Bylaw.

1. **Application Fee**
    a. County Fee Schedule can be found at www.parklandcounty.com/en/county-office/Fees-and-Charges.aspx

2. **Landowner Authorization Form**
    a. Accessed here: www.parklandcounty.com/en/do-business/resources/planning/PLANit-Img-Docs/Documents/PPP-Form-PL-AppDec.pdf
    b. Signed by at least one registered landowner

3. **Certificate of Title**
    a. Obtained within 14 days of application
    b. Title can be obtained in person from a provincial registries office or online at http://www.spin.gov.ab.ca
    c. For recent land sales, please provide a letter confirming completion of sale/transfer of land from the lawyer processed the transaction (if Land Title has not yet been updated)

4. **Site Plan**

   For an example of a residential site plan, see here. Please provide a surveyed plot plan for dwellings located within a multi parcel residential subdivision. For all other parcels, please provide a site plan that is clear, legible, and includes the following:

   a. Legal Property Details
      i. Legal description of subject property and adjacent properties
      ii. Identification of all legal property lines
      iii. Identification of all adjacent roads and existing and/or proposed access to the development
      iv. Identification of all rights-of-way and easements within and adjacent to the subject property
      v. North arrow, scale and date of drawing

   b. Existing environmental features
      i. Identification of all drainage courses and/or the proposed stormwater plan
      ii. Identification of any wetlands or waterbodies (including development setback distance from wetland or waterbody, if applicable)
      iii. Identification of tree stands and any proposed tree clearing activities
      iv. Identification of any steep slopes (grade change in excess of 15%)

   c. Existing Development on Property
      i. Location and dimensions of all existing buildings including front, rear and side yard setbacks (i.e. distance from property line to building)

   d. Proposed Development Details
      i. Building footprint(s) of any proposed structures on the site
      ii. Setback distance from building(s) to all property lines (metres or feet, remain consistent)

5. **Elevation Drawings**

   Please include information for all existing and proposed structures part of the development:

   a. Building height and dimensions
   b. Architectural finishes, location of doors and windows
   c. All four sides of building(s) (labelled north, east, south, west)
   d. *See here* for an example of acceptable Elevation Drawings

6. **Floor Plan(s)**

   Please include information for all existing and proposed structures part of the development:

   a. Label of all rooms/activity areas
   b. Detailed room dimensions

  c. All floors (including basements, lofts, mezzanines, etc.)

  d. *See here* for an example of acceptable Floor Plan Drawings

Note: Following submission of a formal development permit application, the County will conduct a detailed review of your application and may require additional information as per Land Use Bylaw Section 16.3.1(i) in addition to what is outlined above. These requirements do not address safety codes requirements, including building, plumbing and electrical permits. For more information on building code requirements, please contact hello@parklandcounty.com (Subject Line to include "Safety Codes")

> If you have any questions after reviewing this document, please contact Development Planning via hello@parklandcounty.com or 780-968-8888.

Submitting an Application

Please submit your development permit application via Parkland County's online application portal: PLANit Parkland at www.planitportal.parklandcounty.com. Using PLANit, you can pay fees online and get real-time status updates to track application progress.

For step-by-step instructions, how-to videos, and FAQs, please visit the PLANit Help webpage. If you need assistance with submitting your online application, please request an appointment via hello@parklandcounty.com (Subject Line: PLANit Application Help) and a County staff member would be happy to step you through the process at the Parkland County Centre public computer.