

IMPORTANT INFORMATION

- Decks 0.6m (2.0ft) or greater in height require a non-climbable handrail.
- Structural and foundation requirements vary depending on the size and height of the deck. We recommend confirming your deck design with Superior Safety Codes at 780-489-4777 prior to applying for permits and purchasing materials.
- Decks cannot be built over a utility right-of-way or blocking access to a gas, power, or water meter.
- Decks must be a minimum of 1.5m (4.9ft) from any accessory building (ie. garage or shed).
- Work with an Alberta Land Surveyor to locate your actual property lines. An existing fence, sidewalk or lane cannot be used to determine your property lines.
- Decks and patios must be designed so that they do not effect drainage onto adjacent properties.

REMINDER

For your safety, we strongly encourage that you have your utilities located for free by contacting **Utility Safety Partners (Alberta One-Call)** at **1-800-242-3447** or **utilityafety.ca** before digging.



QUESTIONS?

More information is available on our website at www.westlock.ca/home-improvement or by scanning the QR code below.



Planning & Development staff can also assist you with any questions you may have:



CALL
780-349-4444



EMAIL
planning@westlock.ca



IN-PERSON
10003-106 Street,
Westlock, AB
**Appointment recommended*



Note: This brochure is a general guide only. Additional information may be required.



BUILDING A DECK

FREQUENTLY ASKED QUESTIONS


HOW LARGE OF A DECK CAN I BUILD?

The size of deck you build depends on the Land Use District in which your property is located. For most residential properties, an uncovered deck must be built to the following setbacks:

- A minimum of 4.5m (14.8ft) from your rear property line;
- A minimum of 4.8m (15.7ft) from your front property line; and
- Whichever is greater of: a minimum of 1.2m (3.9ft) OR no closer than the exterior wall of your home to your side property line.

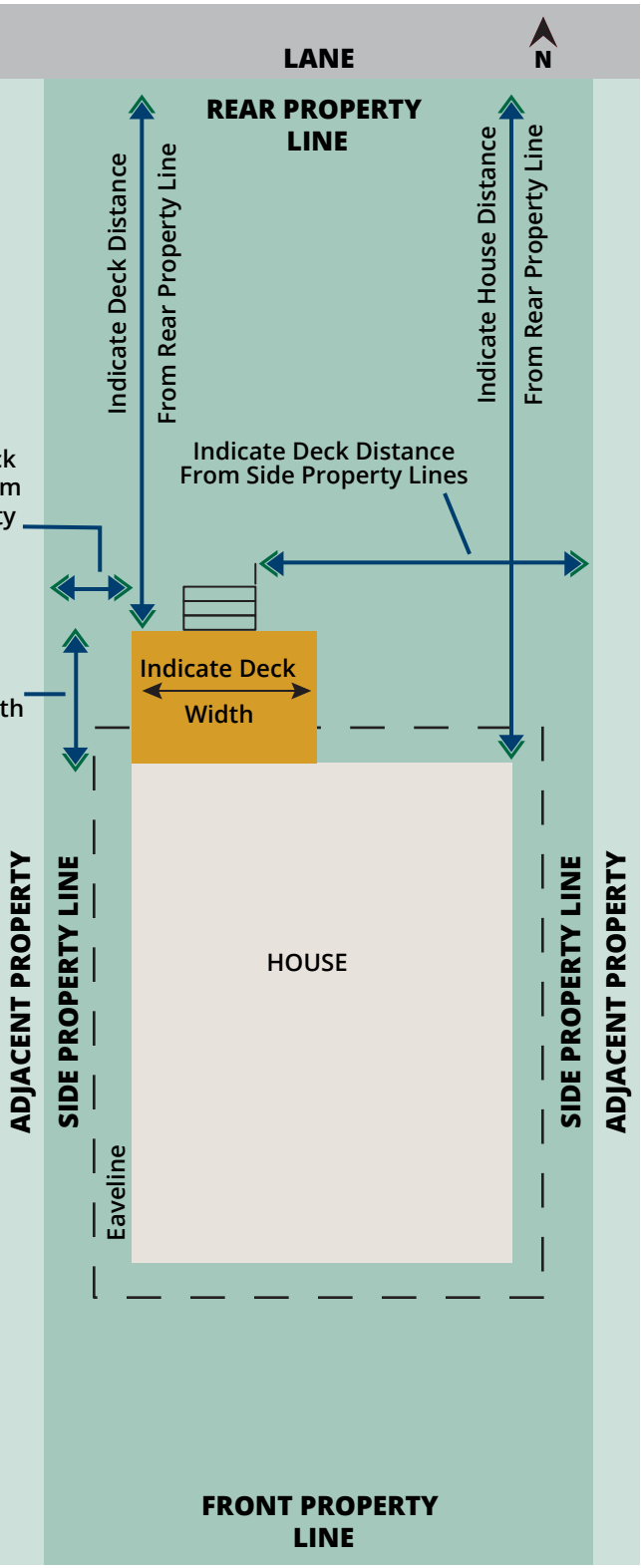
If your deck is covered, it is considered an addition to your home, and must follow the minimum setbacks required in your Land Use District.

As each lot is unique, our Planning & Development staff can help you determine the particular requirements for your property.

| | |
|--|------------------------------|
|  | Sample Deck Site Plan |
| | Address: 123 Four Street NW |
| | Date: March 1, 2021 |
| | Scale: $\frac{3}{16}'' = 1'$ |

Indicate Deck Distance From Side Property Lines

Indicate Deck Depth



PERMITS: WHEN AND WHY THEY MATTER

Permits help ensure your project is safe, meets building standards, and complements the look and of your neighbourhood.

- If your deck will be 0.6m (2.0ft) or higher above grade at any point or your deck is covered in any way (ex. sundeck, gazebo, etc.), permits are required
- If your deck is below 0.6m (2.0ft) in height, no permits are required.

HOW DO I APPLY?

To apply for the applicable permits for your deck, submit a complete application with all required submittals or apply through our e-portal www.westlock.ca/epermitting-portal.

Application forms are available on the Town's website or at the Town Office.

Additional information may be requested upon review, depending on the nature of your application.

- ☐ Completed Development and Building Permit application forms
- ☐ Complete Deck Details form
- ☐ Application fee
- ☐ Site plan (can be hand-drawn if legible) showing:
 - The proposed location and dimensions of the deck
 - The distance of the deck to your property lines and any existing buildings
- ☐ Elevation drawings (covered decks only) (can be hand-drawn if legible) showing:
 - The proposed height and structure of the covered deck