# SITE DEVELOPMENT & CONSTUCTION APPLICATION

ben@lakewoodgolf.ca | 587.877.8838

## BEFORE YOU BUILD!

- **ALL SITE CONSTRUCTION AND DEVELOPMENT REQUIRES PRIOR APPROVAL FROM LAKEWOOD GOLF RESORT.**
- **COMPLETE THE FOLLOWING APPLICATION AND SITE DRAWING AND SUBMIT TO: BEN@LAKEWOODGOLF.CA OR LABEL "ATTN: BEN" AND DROP OFF AT PROSHOP OR CLUBHOUSE OFFICE.**
- **APPLICATIONS WILL TAKE UP TO 1 WEEK TO RECEIVE APPROVAL FROM LAKEWOOD.**
- **APPLICATIONS WILL NOT RECEIVE APPROVAL IF THE RESIDENT'S ACCOUNT IS IN ARREARS.**
- **RED DEER COUNTY REQUIRES A DEVELOPMENT PERMIT AND BUILDING PERMIT FOR ALL DECKS OVER 2FT HIGH, DECK COVERINGS, ROOF COVERS, AND ADDITIONS.**
- **FOR PROJECTS REQUIRING PERMITS FROM RED DEER COUNTY, AN APPROVED LAKEWOOD CONSTRUCTION APPLICATION MUST BE SUBMITTED TO THE COUNTY. INQUIRIES REGARDING THE PERMIT APPLICATION PROCEES CAN BE DIRECTED TO RED DEER COUNTY PLANNING AND DEVELOPMENT DEPARTMENT.**
  **RED DEER COUNTY CONTACT INFO: (403) 350-2170 · WWW.RDCOUNTY.CA · 38106 RANGE RD 275, RED DEER COUNTY (WEST OF HWY 2 ON 32ND STREET TURN OFF.)**
- **SUBMIT COPY OF RED DEER COUNTY PERMITS TO BEN@LAKEWOODGOLF.CA OR LABEL "ATTN: BEN" AND DROP OFF AT PROSHOP OR CLUBHOUSE OFFICE.**

## CONSTRUCTION GUIDELINES

**PAINT COLORS**

All paint colors must be neutral. Nothing bright and flashy. Must indicate what paint color you are using on the application form.

**FENCES**

Maximum fence height is 6 ft.

**GAZEBOS**

Store bought Gazebos do not require approval.

**DECKS**

Maximum width is 12 ft. extended from your trailer door.

Deck cannot come any further forward in the site than the front of the trailer.

Deck cannot be any closer to the power or water hookups than the edge of the trailer. (Not the edge of the slide)

Deck must be 1 ft. away from the rear property line.

Decks not permitted within 9 ft of neighboring trailer.

Maximum area of covered deck per site is 432 sq ft.

**ADDITIONS**

Maximum Peak Height is 15 ft. 6 in. for additions that cover deck and trailer.

Maximum Peak Hight is 18in above trailer roof for additions covering deck only.

Maximum covered deck width is 12 ft, maximum length is 36 ft.

Maximum height for outside wall is 8 ft.

**HEATING**

In any enclosed area, heating appliances must be CSA approved and installed in accordance with manufacturer's specifications. A #5 ABC fire extinguisher is required in the area of heating appliances.

Red Deer County Permit may be required.

**SHEDS**

Only One Shed per site.

Maximum Floor Area is 100sq ft.

Maximum height is 12 ft. Maximum wall height is 8 ft.

Eaves must be a minimum of 6ft away from RVs & other structures on neighboring sites.

**TREES**

Removal of all trees is done by Lakewood. A minimum charge of $100 per tree will be charged to the resident's account. The cost of the removal is dependant on the size of the tree and the difficulty of removal.

**CONSTRUCTION QUIET TIME**

No Construction allowed between the hours of 8pm and 8am.

**LIABILITY**

Lakewood is not liable for any damages done or injuries incurred during or after construction.

Resident assumes all liability for all accidents and/or injuries during or after construction.

LAKEWOOD GOLF RESORT

# SITE DEVELOPMENT & CONSTUCTION APPLICATION

ben@lakewoodgolf.ca | 587.877.8838

## APPLICANT INFORMATION

| | | |
|---|---|---|
| Name: | | |
| Site #: | ☐ RV Park ☐ Village ☐ Eden Park | Phone #: |
| Email Address: | | |

## PROPOSED DEVELOPMENT

☐ **Fence** Height:_____ Material:_____ Dimensions: *Indicate on site drawing*

☐ **Deck** Length: _____Width: _____Height:_____ Material:_____

☐ **Shed** Floor Area:_____ft² Siding Material:_____ Roof Material:_____
Length: _____Width: _____Height:_____ Paint/Colors:_____

☐ **Addition** Length:_____ Width:_____ Height:_____ Sides: ☐Enclosed ☐Open
☐ Covered Deck & Trailer ☐ Covered Deck Only Paint/Colors:_____
Siding Material:_____ Roof Material:_____

☐ **Tree Removal/Shrub Clearing** *Indicate specifics on site drawing*
I acknowledge that all costs associated with tree removal will be charged to my resident account. Initial _____

☐ **Gazebo/Other** Specify:_____

Proposed Project Start Date (for projects not requiring RD County Permits):

Additional Notes:_____
_____
_____

## SUBMISSION

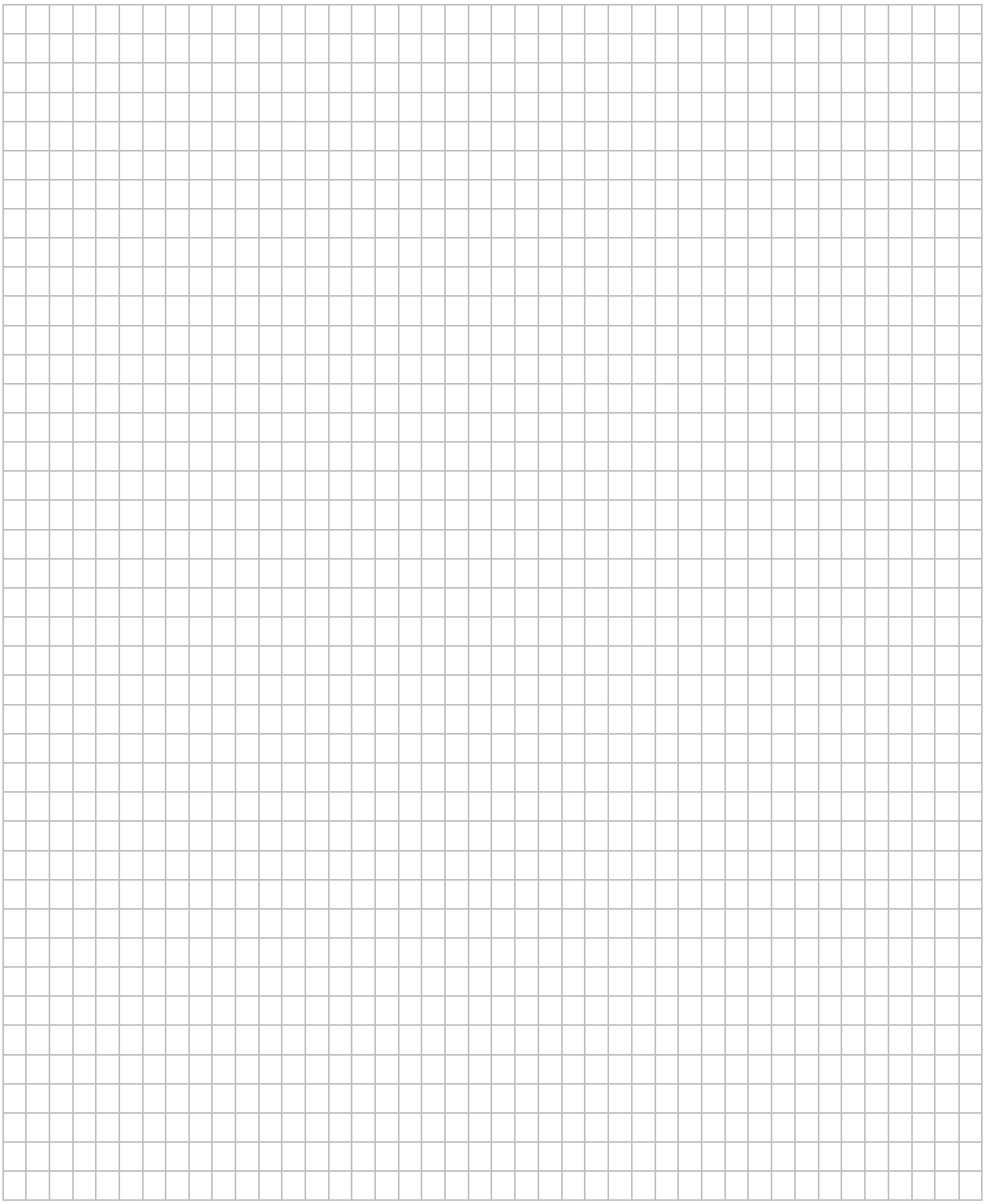
Date of Application:

Signature of Applicant:

## LAKEWOOD VERIFICATION AND APPROVAL

| | |
|---|---|
| Date: | |
| Signature: | |

*Signature above is the official Landowner Signature granting permission for Building Permits and Development Permits to be obtained through the Red Deer County for on site construction according to the information found on this form.*

**PROPOSED CONSTRUCTION SITE DRAWING**

**1sq = 1ft**