



# DEVELOPMENT PERMIT INFORMATION

County of St. Paul No. 19

5015 - 49 Avenue, St. Paul, AB T0A 3A4

Please contact the County of St. Paul No. 19 if you have any questions at 780-645-3301.

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Permit application forms must be filled out in pen, entirely. Applications may be returned or delayed if they are missing information and/or documentation. All Development permit applications require the following:

**Application Form** - completed in full.

**Site Plan or Real Property Report** - showing where the development will be on the property and all distances from buildings, property lines, water sources (wells, cisterns), sewage systems, right of ways, easements, pipelines, oil & gas wells, and abandoned wells. A surveyed plot plan is required for all permanent structures.

**Signatures** - both Applicant and Landowner must sign the application form.

**Abandoned Well Map** - from Alberta Energy Regulator website showing the presence or absence of abandoned wells. If abandoned wells are present a letter from the licensee stating setback of the well is required. <http://mapviewer.aer.ca/Html5/Index.html?viewer=aerabnwells>

**Roadside Development Application** - Any development within 800m of a highway must submit a Roadside Development Application to Alberta Transportation. A copy of this approval must be submitted with the application. <http://www.transportation.alberta.ca/613.htm>

**Access Roads** - please inquire prior to any development if access roads are required.

## APPROVAL PROCESS

PERMIT APPLICATION SUBMITTED



PLANNING & DEVELOPMENT  
REVIEW APPLICATION



PUBLIC ADVERTISEMENT  
(DISCRETIONARY USE ONLY)

\*Permit must be advertised and may  
be appealed\*



PERMIT ISSUED



DEVELOPMENT CAN PROCEED

**\*Entire process may take up to 3-6 weeks for permitted use and 1-2 months for a discretionary use\***

## DISTANCES FROM PROPERTY LINES

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### AGRICULTURAL

#### **Front Yard - Dwelling & Accessory Building**

County Road- Twp/Rng Rd: 40 m (130 ft) from the centreline of the road

Primary or Secondary Highway: 70 m (230 ft) from the centreline of the road

#### **Side and Rear Yards - Dwelling & Accessory Building**

From property line: 12 m (39.4 ft)

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### COUNTRY

### RESIDENTIAL (CR1)

#### **Front Yard - Dwelling**

Internal local road: 7.7 m (25 ft) from the property line

County Road- Twp/Rng Rd: 39.6 m (130 ft) from the centreline of the road

Primary or Secondary Highway: 70 m (230 ft) from the centreline of the road

#### **Rear Yard - Dwelling**

From property line: 7.7 m (25 ft)

#### **Side Yard - Dwelling**

From property line: 6.1 m (20 ft) (\*\*see below- HIRF)

#### **Accessory Buildings (Garage, Shed, Skidded Structures, Etc.)**

Must be a minimum of 1.5m (5 ft) from the side and rear property lines and from an internal local road.

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### GENERAL URBAN (Hamlets)

#### **Front Yard - Dwelling**

Internal local road: 7.7 m (25 ft) from the property line

#### **Rear Yard - Dwelling**

From property line: 7.7 m (25 ft)

#### **Side Yard - Dwelling**

From property line: 2.4 m (8 ft) (\*\*see below- HIRF)

#### **Accessory Buildings (Garage, Shed, Skidded Structures, Etc.)**

Must be a minimum of 1.5m (5) from the side and rear property lines and from an internal local road.

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### LIGHT INDUSTRIAL INDUSTRIAL COMMERCIAL

#### **Front Yard**

Internal local road: 12.1 m (39.7 ft) from the property line

County Road- Twp/Rng Rd: 39.6 m (130 ft) from the centreline of the road

Primary or Secondary Highway: 70 m (230 ft) from the centreline of the road

#### **Side and Rear Yards**

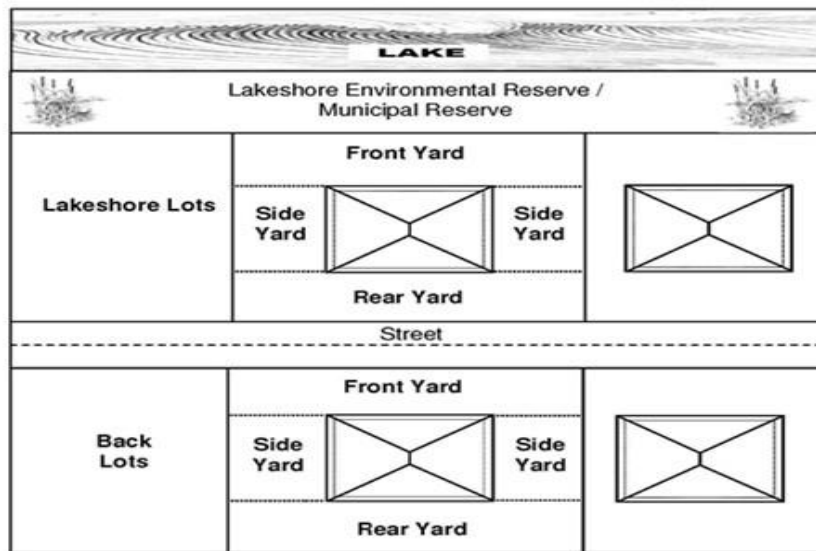
From property line: 12 m (39 ft) (\*\*see below- HIRF)

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**\*\*HIRF- High Intensity Residential Fires: please note all residential buildings must be at least 2 meters (6.5 feet) or greater from the side property lines or a fire rated wall may be required. Please contact Superior Safety Codes at 1-866-999-4777 for further clarification and information on HIRF.**



## Development Setbacks Adjacent to Lakes



## Building Height Calculation (height average = $(X+Y)/2$ )

