



2021

DEVELOPMENT PERMIT APPLICATION

5015 - 49 Avenue, St. Paul, AB T0A 3A4
T 780.645.3301 F 780.645.3104 www.county.stpaul.ab.ca

Discretionary Permitted

NOTE: This application, if approved, does not constitute a Building Permit, this application must be filled out in its entirety or will be returned.

Contact Details

NAME OF APPLICANT: _____

Address: _____ Town/City: _____ Postal Code: _____

Phone #: _____ Alternate Phone #: _____

E-mail: _____

LANDOWNER(S)(please complete if applicant is not the landowner): _____

Address: _____ Town/City: _____ Postal Code: _____

Phone #: _____ Alternate Phone #: _____

E-mail: _____

Site Information & Development Details

LEGAL:(Circle one) NE NW SE SW Section _____ Township _____ Range _____ W4M

Lot _____ Block _____ Plan _____ TITLE AREA: _____ acres

RURAL ADDRESS: _____ ROLL #: _____

SUBDIVISION NAME (if applicable): _____ Hamlet of _____

NUMBER OF DWELLINGS CURRENTLY ON PROPERTY (existing): _____ ZONING: _____

Proposed Construction Details

PROPOSED DEVELOPMENT (check all that apply): Single Family Dwelling Single Family Dwelling With Garage

RTM RTM With Garage Manufactured/Mobile Home Detached Garage Shed Shop

Deck Basement Development Addition Other: _____

Development Description & Dimensions: _____

Square Footage: _____ Building Height: _____

Footings: _____ Foundation: _____

Exterior Finish: _____ Roofing Material: _____

For Manufactured/Mobile Home: Year: _____ Model: _____

Serial Number: _____ Name/Make of Unit: _____

For "Move-On" Dwelling (Please submit photographs of the building to be moved): Year Built: _____

Name of Mover: _____ Present Location of Dwelling: _____

Estimated Commencement Date: _____ Estimated Completion Date: _____

Estimated Cost of Project: \$ _____

Property Details

Please indicate if there are any of the following uses within 1 mile of the proposed development:

- Oil/Gas Facilities Yes No Unknown Distance: _____
- Abandoned Oil/Gas Wells Yes No Unknown Distance: _____
- Active Pipeline Yes No Unknown Distance: _____
- Abandoned Pipeline Yes No Unknown Distance: _____
- Landfill/Transfer Station Yes No Unknown Distance: _____
- Waste Water Treatment Plant Yes No Unknown Distance: _____
- Confined Feeding Operation Yes No Unknown Distance: _____
- Body of Water Yes No Unknown Distance: _____
- Is the property located adjacent to:
 - Primary Highway Secondary Highway Municipal Road
- Please indicate the type of Sewage System that is existing or is proposed:
 - Septic Field Holding Tank Open Discharge Other (please describe) _____
- Please indicate the type of Water Supply that is existing or is proposed:
 - Well Cistern Common Other (please describe) _____

Required Signatures – Applicant/Landowner

Registered owner(s) and/or person acting on the registered owner's behalf:

I, _____ hereby certify that: I am the registered owner
(Print full name/s) I am authorized to act on behalf of the registered owner

The information provided on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for development approval.

_____ Applicant(s) Signature	_____ Date
_____ Landowner(s) Signature	_____ Date
_____ Landowner(s) Signature	_____ Date

Method of Payment

Permit Fee: \$ _____ Payment Method: Visa M/C Debit Cheque Cash

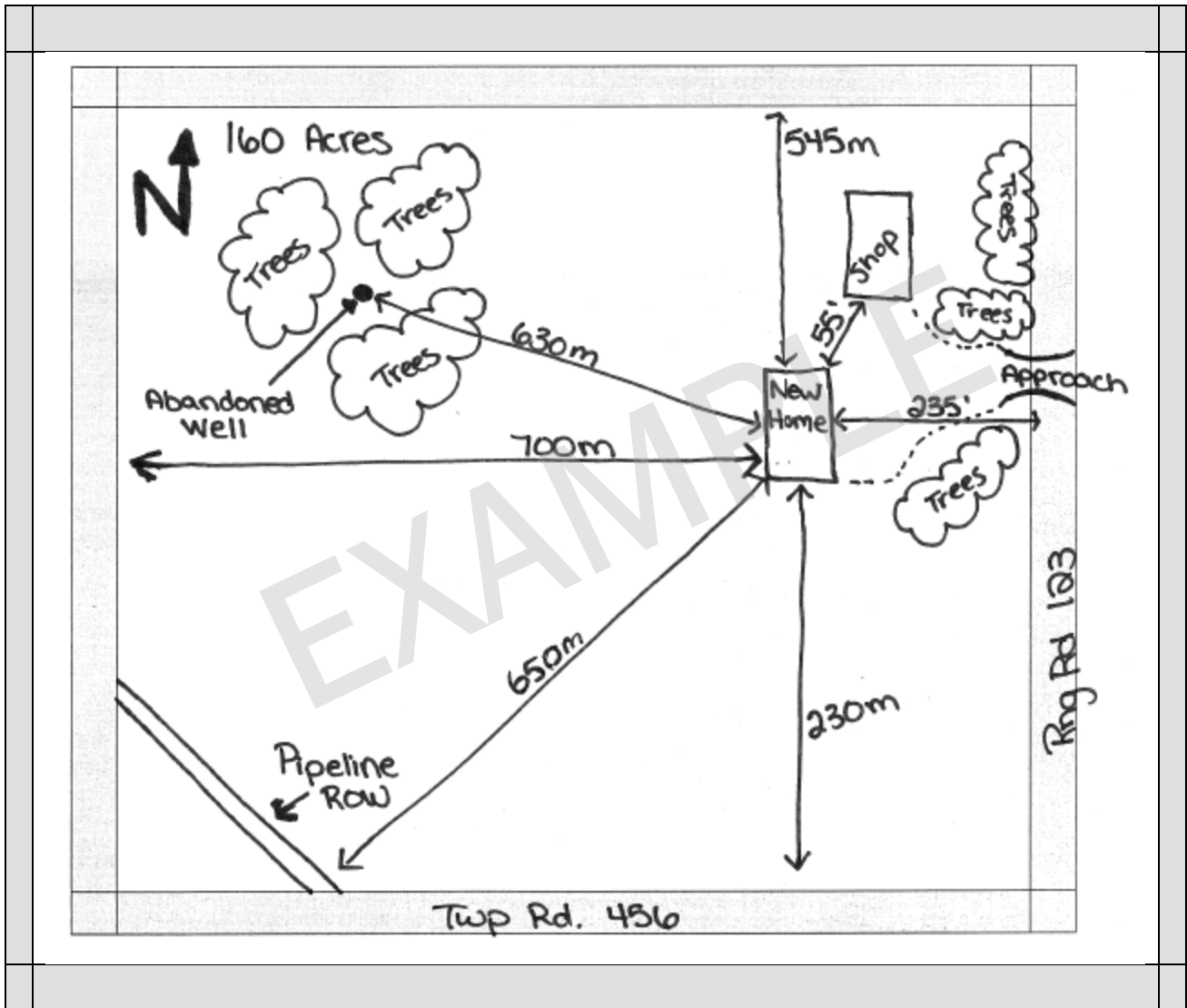
Name of Cardholder: _____ Signature of Cardholder: _____

Credit Card #: _____ Expiry Date: _____ Date of Auth: _____

The Site Plan must include all of the following information in order for it to be considered complete;

- ❑ Property lines with dimensions;
- ❑ Arrow indicating north
- ❑ Location of all existing, temporary and proposed structures (ie. dwellings, sheds, etc.);
- ❑ Setback distances of new structures from the front, rear, and side yards
- ❑ Label roadways and indicate existing and/or proposed access to the site
- ❑ If applicable, location of oil & gas wells, pipelines & facilities;
- ❑ Water wells and septic tank/sewage disposal systems;
- ❑ All easements such as utility right of way, caveat, etc.

USE BELOW AS EXAMPLE



Site Plan of Proposed Development

The Site Plan must include all of the following information in order for it to be considered complete;

- Property lines with dimensions;
- Arrow indicating north
- Location of all existing, temporary and proposed structures (ie. dwellings, sheds, etc.);
- Setback distances of new structures from the front, rear, and side yards
- Label roadways and indicate existing and/or proposed access to the site
- If applicable, location of oil & gas wells, pipelines & facilities;
- Water wells and septic tank/sewage disposal systems;
- All easements such as utility right of way, caveat, etc.

DEVELOPMENT PERMIT SITE PLAN

Date: _____ Signature of Applicant: _____

The County of St. Paul No. 19 will not locate survey stakes or pins. It is the applicant's responsibility to ensure dimensions shown from property lines are correct. If you would like a copy of the original plan of survey (if available), please contact the County Office.

ABANDONED GAS/OIL WELL INFORMATION

This application must include information provided by the AER identifying the location or confirming the absence of any abandoned oil wells within the parcel on which the building is to be constructed or, in the case of an addition, presently exists.

I/We, have viewed the abandoned well viewer. No wells are present on the property.

Signature of Applicant(s)

I/We, have viewed the abandoned well viewer. Abandoned wells are present on the property. The licensee responsible for each well has been contacted and the exact well location confirmed. The prescribed setback is: _____.

Signature of Applicant(s)

- any additional information discussed with the licensee that may have led to a change in the setback area must also be included
- a sketch of the proposed development incorporating the necessary setback area for each well, and
- if the development will result in construction activity within the setback area, a statement confirming that the abandoned wells will be temporarily marked with on-site identification to prevent contact during construction.

Attach a copy of the abandoned well viewer with your property highlighted.

<https://extmapviewer.aer.ca/AERAbandonedWells/Index.html>

DISTANCES FROM PROPERTY LINES

ZONING

*The Land Use Bylaw should be reviewed for permitted and discretionary uses within each zoning. *

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)

COUNTRY RESIDENTIAL (CR1, CR2)

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 (4.92 ft) from the side and rear property lines and from an internal local road.

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 (4.92 ft) from the side and rear property lines and from an internal local road.

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)

****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.**

Should you require more information, please call the County of St. Paul No. 19 at (780) 645-3301.

Chelsey Cartron (Development Officer)-Ext. 1205