



DEVELOPMENT PERMIT INFORMATION

County of St. Paul No. 19

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

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.

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

Please contact the County of St. Paul No. 19 if you have any questions at (780) 645-3301.
Chelsey Cartron (Development Officer) Ext. 1205

DISTANCES FROM PROPERTY LINES

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)

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)

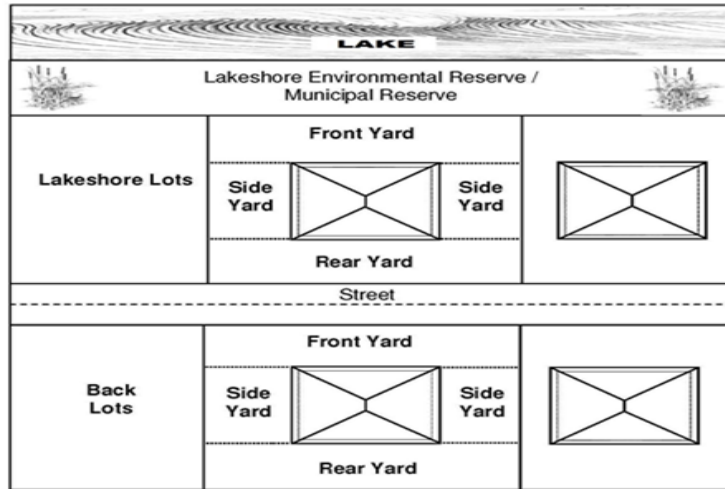
****HIRF- High Intensity Residential Fires: please note all residential buildings must be at least 2 meters (6.5 feet) or greater from the side property lines or a fire rated wall may be required. Please contact Superior Safety Codes at 1-866-999-4777 for further clarification and information on HIRF.**



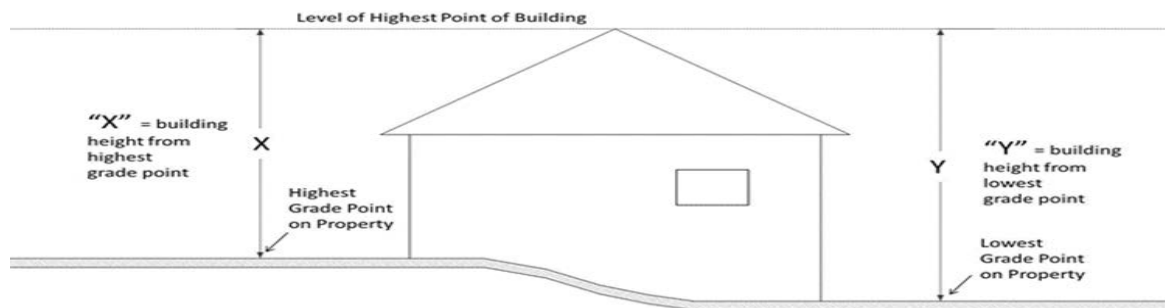
DEVELOPMENT PERMIT INFORMATION

County of St. Paul No. 19
5015 - 49 Avenue, St. Paul, AB T0A 3A4

Development Setbacks Adjacent to Lakes



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



Please contact the County of St. Paul No. 19 if you have any questions at (780) 645-3301.
Chelsey Cartron (Development Officer) Ext. 1205



NEW HOME AND ADDITION INFORMATION

County of St. Paul No. 19
5015- 49 Avenue, St. Paul, AB T0A 3A4

A building permit is required for the construction of a new home (dwelling) or an addition to an existing dwelling. Below is a list of items and information that are required to begin the permitting process:

- Completed Development permit application form with detailed site plan
- Completed Building Application Form
- Builder License for contractors or Owner Builder Authorization for individuals planning to build their own home. For more information please visit www.builderlicensing.alberta.ca
- Copy of new Home Buyer Protection Act Registration Certificate or Exemption Certificate. To register, please call Alberta Municipal Affairs at 1-866-421-6929. <https://residentialprotection.alberta.ca/>

- Two complete sets of construction drawings printed or one PDF copy that include:
 - > Elevation drawings
 - > Floor plans for all developed floors, including area of each floor
 - > Building cross section
 - > Foundation Plan (see below Foundation Information)
 - > Specifications/layouts for any engineered projects (ie. Trusses, beams, floor systems, etc.) Layouts can be onsite at framing stage.
- National Energy Code for Building Compliance Report *
- National Energy Code 9.36 Compliance Report for houses and small buildings (new construction including additions.) *

*** Questions regarding the two requirements listed above can be directed to Alberta Municipal Affairs, Safety Services at 1-866-421-6929 or by email at safety.services@gov.ab.ca**

Foundation Information

Foundations that are not required to be designed by a professional engineer or registered architect:

- Full concrete foundation
- 4 ft. concrete frost wall on a strip footing
- 4 ft. pier foundation on a spread footing

Foundations that are required to be designed by a professional engineer or registered architect:

- Concrete pile and grade beam systems
- Concrete piles
- Screw piles
- Preserved wood foundation
- Shallow foundation (slab on grade) over 55 sq.m
- ICF - Insulated Concrete Forms (may require engineering if no CCMC approval is provided)

Engineering Required

- Hydronic in-floor heating system plans
- Geothermal heating system plans

If you require any information regarding the plans that are needed, please contact Superior Safety Codes at 1-866-489-4777.



RTM/MODULAR HOME INFORMATION

County of St. Paul No. 19

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

A building permit is required for the establishment of a RTM/Modular home within the County of St. Paul No. 19. Below is a list of items and information that are required to begin the permitting process:

- Completed Development permit application form with detailed site plan
- Builder License for contractors or Owner Builder Authorization for individuals planning to build their own home.
For more information please visit www.builderlicensing.alberta.ca
- Copy of new Home Buyer Protection Act Registration Certificate or Exemption Certificate. To register, please call Alberta Municipal Affairs at 1-866-421-6929. <https://residentialprotection.alberta.ca/>

- Completed Building permit application Form
- Two complete sets of construction drawings printed or one PDF copy that include:
 - > Elevation drawings
 - > Floor plans for all developed floors, including area of each floor
 - > Foundation Plan (see below Foundation Information)
- Serial #, AMA #, CSA,QAI or Interek #
- National Energy Code for Building Compliance Report
- National Energy Code 9.36 Compliance Report for houses and small buildings (new construction including additions.)

Questions regarding the two requirements listed above can be directed to Alberta Municipal Affairs, Safety Services at 1-866-421-6929 or by email at safety.services@gov.ab.ca
http://www.municipalaffairs.alberta.ca/CP_Energy_Codes_Information

Foundation Information

Foundations that are not required to be designed by a professional engineer or registered architect:

- Full concrete foundation
- 4 ft. concrete frost wall on a strip footing
- 4 ft. pier foundation on a spread footing

Foundations that are required to be designed by a professional engineer or registered architect:

- Concrete pile and grade beam systems
- Concrete piles
- Screw piles
- Preserved wood foundation
- Shallow foundation (slab on grade) over 55 sq.m
- ICF - Insulated Concrete Forms (may require engineering if no CCMC approval is provided)

Engineering Required

- Hydronic in-floor heating system plans
- Geothermal heating system plans

If you require any information regarding the plans that are needed, please contact Superior Safety Codes at 1-866-489-4777.



MANUFACTURED/MOBILE HOME INFORMATION

County of St. Paul No. 19

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

A building permit is required for the construction of a Manufactured/Mobile home within the County of St. Paul No. 19.

Below is a list of items and information that are required to begin the permitting process:

- Completed Development permit application form with detailed site plan
- Completed Building Application Form
- Builder License for contractors or Owner Builder Authorization for individuals planning to build their own home.
For more information please visit www.builderlicensing.alberta.ca
- Copy of new Home Buyer Protection Act Registration Certificate or Exemption Certificate. To register, please call Alberta Municipal Affairs at 1-866-421-6929. <https://residentialprotection.alberta.ca/>
- Two complete sets of construction drawings printed or one PDF copy that include:
 - > Elevation drawings
 - > Floor plans for all developed floors, including area of each floor
 - > Foundation Plan (see below Foundation Information)
- Year of manufacture - manufactured homes more than 10 years of age will require an inspection report completed by a Safety Codes Officer prior to occupancy.
- Serial #, AMA #, CSA, QAI or Interek #
- Completed Manufactured Home Information Sheet
- National Energy Code for Building Compliance Report *
- National Energy Code 9.36 Compliance Report for houses and small buildings (new construction including additions.) *

****Questions regarding the two requirements listed above can be directed to Alberta Municipal Affairs, Safety Services at 1-866-421-6929 or by email at safety.services@gov.ab.ca***

Note: Manufactured Homes More Than 10yrs of Age

The development officer shall request an inspection of the manufactured home if it is more than 10 years of age. The inspection report must be completed by a Safety Codes Officer and submitted with the application forms.

Foundation Information

Foundations that are not required to be designed by a professional engineer or registered architect:

- Full concrete foundation
- 4 ft. concrete frost wall on a strip footing
- 4 ft. pier foundation on a spread footing

Foundations that are required to be designed by a professional engineer or registered architect:

- Concrete pile and grade beam systems
- Concrete piles
- Screw piles
- Preserved wood foundation
- Shallow foundation (slab on grade) over 55 sq.m
- ICF - Insulated Concrete Forms (may require engineering if no CCMC approval is provided)

If you require any information regarding the plans that are needed, please contact Superior Safety Codes at 1-866-489-4777.



MANUFACTURED HOME INFORMATION SHEET

TO BE COMPLETED AND SUBMITTED WITH
THE BUILDING PERMIT APPLICATION

CSA LABEL NUMBER _____

AMA LABEL NUMBER _____

ALBERTA LABOUR LABEL NUMBER _____

SERIAL NUMBER _____

MANUFACTURER _____

YEAR OF MANUFACTURE _____

Name of owner/occupant _____



ACCESSORY BUILDING INFORMATION

County of St. Paul No. 19

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

A building permit is required for the construction of any storage building, shop, garage, or shed over 100sqft. Accessory buildings are not intended to support any occupancy. Below is a list of guidelines and requirements to help with the permitting process.

- Completed Development permit application form (under 144 sqft does not required a development permit, building permit is still required)
- Completed Building Application Form
- Two complete sets of construction drawings printed or one PDF copy that include:
 - > Elevation drawings
 - > Building cross section
 - > Foundation Plan (see below Foundation Information)
 - > Roof truss and beam design information
- Pole buildings require engineering
- Hydronic Heating design information and designer certification (if applicable)

Foundation Requirements

- Full concrete foundation
- 4 ft. concrete frost wall on a strip footing
- 4 ft. pier foundation on a spread footing

Foundations that are required to be designed by a professional engineer or registered architect:

- Concrete pile and grade beam systems
- Preserved wood foundation
- Shallow foundation (slab on grade) over 55 m²
- Any other foundation will require a structural engineered stamped plan.

Wall Requirements

- walls up to 12 feet in height are acceptable
- walls over 12 feet will require an engineered stamped plan.

Accessory Buildings:

- Accessory buildings are permitted when accessory to a permitted use and discretionary when accessory to a discretionary use. An accessory building or use is not permitted without a principal building or use.
- An accessory building shall not be used as a dwelling unless it is an approved garage suite or a residential surveillance suite.
- No accessory buildings to be located in the front yards of lakefront lots.
- An accessory building shall not be located closer than 2.1m (7 ft) to a main building.
- The height of an accessory building (including garage suites above grade) may not exceed:
 - a) Lots less than 1.61 Ha (4.0 acres)- 4.5 m (14.75 ft)
 - b) Lots greater than 1.61 Ha (4.0 acres)- 6.1m (20 ft); and
 - c) Light Industrial Residential and Industrial Commercial Districts- 7.6m (25 ft)