



# DEVELOPMENT PERMIT APPLICATION

5015 - 49 Avenue, St. Paul, AB T0A 3A4  
T 780.645.3301 F 780.645.3104 [www.county.stpaul.ab.ca](http://www.county.stpaul.ab.ca)

Updated: Jan 2022

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: \$ \_\_\_\_\_



**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.

**IMPORTANT:**

A **surveyed site plan for all permanent structures is required** showing the legal description; the front, rear and side yards, approach locations, building locations, and if any; any provision for off-street loading and vehicle parking; and access and egress points to the site; except for farm buildings in the Agricultural (A) District;


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. All surveyed plans MUST be completed by an ALSA surveyor.**

## ABANDONED GAS/OIL WELL INFORMATION

This application must include information provided by the AER identifying the location or confirming the absence of any abandoned gas/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 (5 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 (5 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**