

**Approved Permitted, Discretionary, and Varied/ Waivered Development permits must be made public for 21 days before they come into effect. This public notice must be given within 10 days of the permit being issued.**

This fact sheet has no legal status and cannot be used as an official interpretation of the various regulations currently in effect. Users are advised to contact the Planning and Development department for more information. Yellowhead County accepts no responsibility for persons relying solely on this information.



## **Development Permits**

**DEVELOPMENT GUIDE**

(780)-723-4800  
Toll Free: 1-800-665-6030  
[www.yhcounty.ca](http://www.yhcounty.ca)



## What is a Development Permit?

A Development Permit provides permission for a specific type of development to take place on a parcel of land and ensures all regulations laid out in the Land Use Bylaw are met.

Development Permits are either issued as a permitted or discretionary use and based on the decision of the Development Officer, a variance to regulations may be given.

A Development Permit issued by the County will be required prior to applying for a Provincial Building Permit, which allows construction if the building complies with the Building Code.

## How do I get a Building Permit?

Contact any of the below Authorized Agency as identified by the Safety Codes Council:

1. Superior Safety Codes  
780-489-4777 or Toll Free 1-866-999-4777  
[www.superiorsafetycodes.com](http://www.superiorsafetycodes.com)
2. The Inspections Group Inc  
780-454-5048 or Toll Free 1-866-554-5048  
[www.inspectiongroup.com](http://www.inspectiongroup.com)
3. IJD Inspections LTD  
403-346-6533 or Toll Free 1-877-617-8776  
[www.ijd.ca](http://www.ijd.ca)

## Application Form

Development Permit Application Forms can be found on the Yellowhead County website at [www.yhcounty.ca/planning-guides](http://www.yhcounty.ca/planning-guides)

Forms can also be picked up at:

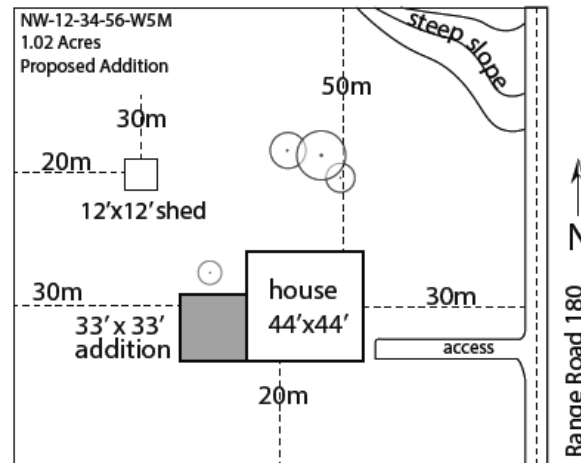
Yellowhead County Administration Building  
2716 - 1 Avenue  
Edson, Alberta  
T7E 1N9



## What do I show on a Site Plan?

- north arrow
- shape and area of the property
- all building dimensions
- floor plans
- all building setbacks, from all directions
- location of road access to property
- all waterbodies and steep embankments
- any pipelines crossing the property

## Example Site Plan



## A Development Permit Application requires:



A completed application form, a completed site plan, and a copy of building plans



Signatures of all landowners (if requested), technical reports (if requested), and agency approval



Fee Payment (\$150.00 Residential Fee or \$300.00 Commercial Industrial Fee, additional \$50 is required for all Discretionary and Variance applications)



A completed Abandoned Wells Form and any other information requested by the Development Authority

## When is a permit not required?

We recommend you contact the Planning Department for a definitive answer. Assuming all setback requirements and districting have been met, the following generally don't require a Development Permit:

- accessory buildings under 156 sq.ft
- fences shorter than 1.0m in front yards in applicable districts
- fence shorter than 1.5 in front yards in applicable districts
- fences shorter than 2.0m in back yards
- landscaping activities that do not significantly affect grading and drainage on site
- repairs which don't increase total gross floor area
- signage smaller than 16 sq.ft
- advertisements smaller than 32 sq.ft
- Home-based child care for up to six (6) children
- general agricultural uses if the property is located within the Rural District
- mobile food sales

