

Residential Development Permit Application



Yellowhead County
2716 1st Avenue Edson AB T7E 1N9
780-723-4800 or 1-800-665-6030, www.yhcounty.ca

COMPLETE DEVELOPMENT PERMIT APPLICATION CHECKLIST

- | | |
|--|---|
| <input type="checkbox"/> Application Form & Fee (non-refundable) | <input type="checkbox"/> Any Technical reports, studies or prior approvals |
| <input type="checkbox"/> Completed Site Plan | <input type="checkbox"/> Any Additional plans, agreements or information |
| <input type="checkbox"/> Floor Plan | <input type="checkbox"/> Signature of <u>ALL</u> Landowners |
| <input type="checkbox"/> Abandoned Wells Form | <input type="checkbox"/> Approval from Alberta Transportation (if required) |

DEVELOPMENT PERMIT INFORMATION

- Failure to complete the Application Form or supply the required information plans, or fees may cause delays in application processing.
- If the Development Permit Application is approved the applicant will be notified in writing. The permit does not become valid until after a **21 day appeal period** in which the proposed development is advertised to the public. If there are no appeals before the end of the appeal period, the Development Permit is considered valid and Development may commence.
- If the Development Permit Application is refused, the applicant will be notified in writing. The decision will outline reasons for refusal. The applicant has 21 days to appeal the decision of the Development Authority.
- If the Development authorized by the permit is not commenced within 12 months from the date of issue, the permit is deemed void, unless an extension to this period has been granted by the Development Authority.
- Applicants are responsible to pay the Rural Address Fee on previously vacant land. This will cover the costs of rural address assignment, installation and signage. The Rural Address Fee must accompany the Development Permit Fee.

BUILDING PERMIT INFORMATION

- This is not a Building Permit. Building Permits are required for most construction projects. These projects include new buildings, additions, renovations, alterations, repairs, relocations. Demolitions, or the change of use in an existing building.
- The Safety Codes Act requires that all contracts and homeowners in Alberta obtain permits before stating any work on buildings covered by the current edition of the Alberta Building Code.
- **Provincial permits may be required for buildings, plumbing, private sewage systems, gas or electrical installations. A list of Authorized Accredited Agencies who issue these permits on behalf of Municipal Affairs is attached.**

DEVELOPMENT PERMIT FEES

Residential Development Permit Application	\$150.00
Rural Address Fee	\$90.00
Rural Address Fee within Multi-Parcel Subdivision	\$45.00
Existing Development without an Approved Development Permit	\$300.00
Discretionary Use and/or Variance Required	\$50.00 plus permit fee

If you are unsure as to which fee is required, Call Yellowhead County Planning Services

Completed Applications can be returned to the Yellowhead County Planning Department at planninginfo@yhcounty.ca

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Application No:
Date Received:

APPLICANT					
MAILING ADDRESS					
POSTAL CODE		PHONE NO		CELL NO	
EMAIL ADDRESS					

REGISTERED OWNER					
MAILING ADDRESS					
POSTAL CODE		PHONE NO		CELL NO	
E-MAIL ADDRESS					

RURAL ADDRESS					
LONG LEGAL			PARCEL SIZE (ha, ac or sq ft.)		
SHORT LEGAL	PLAN		BLOCK		LOT

DESCRIPTION OF PROPOSED DEVELOPMENT

- | | | |
|---|--|--|
| <input type="checkbox"/> Single Detached Dwelling | <input type="checkbox"/> Manufactured Home – Year of Construction <input type="text"/> | |
| <input type="checkbox"/> Additional Residence | <input type="checkbox"/> Addition to Existing Residence | <input type="checkbox"/> Garage and /or Shop |
| <input type="checkbox"/> Secondary Suite (Internal) | <input type="checkbox"/> Secondary Suite (External) | <input type="checkbox"/> Recreational Cabin |
| <input type="checkbox"/> Storage Container | <input type="checkbox"/> Shed/Gazebo/Greenhouse | <input type="checkbox"/> Other |

DESCRIBE THE PROPOSED DEVELOPMENT (dimensions, height, construction materials, etc.)

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COST OF DEVELOPMENT COMMENCEMENT DATE

SIGNATURE OF APPLICANT: _____

SIGNATURE OF LANDOWNER(S): _____

(Signature of ALL Registered Landowners)

RIGHT OF ENTRY AUTHORIZATION I DO OR DO NOT GIVE CONSENT FOR AN AUTHORIZED PERSON OF Yellowhead County TO ENTER UPON THE LAND, LEGAL DESCRIPTION ABOVE, FOR THE PURPOSES OF A SITE INSPECTION OF THE LAND AFFECTED BY A PROPOSED DEVELOPMENT APPLICATION REGISTERED LANDOWNER NAMES(S) AND SIGNATURE(S): _____ _____ DATE: _____	[For Office Use Only] DATE APPLICATION COMPLETE
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Residential Development Permit Application



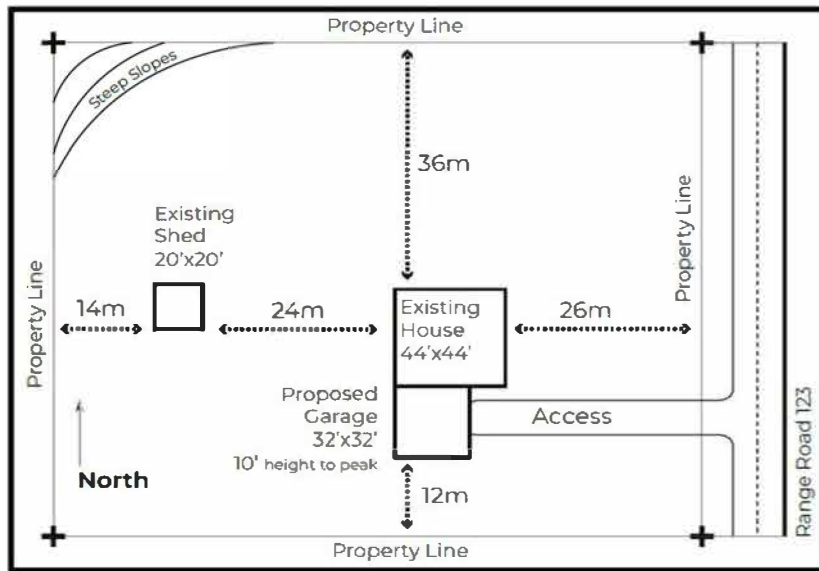
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IS THE PROPOSED DEVELOPMENT WITHIN 800 METERS OF:

A Provincial Highway?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Where the Proposed Development is within 800m of the centerline of a provincial highway, a Roadside Development Permit is required to be obtained from Alberta Transportation prior to this permit being issued.
An Oil or Gas Facility?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	
A River or Waterbody?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	

SITE PLAN

Example Site Plan



Example Check

North Setback	36m
South Setback	12m
East Setback	26m
West Setback	14m
Building Height(s)	10 feet
Building Width(s)	32 feet
Building Length(s)	32 feet
Square Footage(s)	1024 sq. ft
Public Road	RR 123
Access Labelled:	Yes
Slopes Labelled	Yes

CREATE YOUR SITE PLAN HERE (OR ATTACH SEPARATELY)

CHECKLIST

North Setback	<input type="text"/>
South Setback	<input type="text"/>
East Setback	<input type="text"/>
West Setback	<input type="text"/>
Building Height(s)	<input type="text"/>
Building Width(s)	<input type="text"/>
Building Length(s)	<input type="text"/>
Square Footage(s)	<input type="text"/>
Public Road to Site	<input type="text"/>
Access Labelled:	Yes <input type="checkbox"/>
Slopes Labelled:	Yes <input type="checkbox"/>

Abandoned Wells Form



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Abandoned Wells

After reclamation of an oil well has been completed there is nothing visible on the surface or on the Land Title to indicate the presence of an abandoned well. Proper separation distances and access to the abandoned well site need to be maintained if a leak should occur. There is also a risk to excavation and construction operations if abandoned wells are not properly located. Therefore, an application for a development permit for a new building that will be larger than 47 square meters (500 sq.ft), or an addition to or an alteration of an existing building that will result in the building being larger than 47 square meters must include:

- information provided by the Alberta Energy Regulator (AER) identifying the location or confirming the absence of any abandoned well(s) within the parcel on which the building is to be constructed, or, in the case of an addition, presently exists.

Documentation from AER Web Viewer must be attached to this application. To provide this documentation:

- Access the AER Web Viewer at www.aer.ca
- Select "Systems & Tools"
- Select "Abandoned Well Map"
- Select "Access the Abandoned Well Map"
- Zoom in to the proposed development location
- Print the image of the proposed development location
- Select "Open File"
- Attach the resulting PDF document to this Application

The Applicant or Registered Owner has attached documentation from AER Web Viewer of the titled area that has indicated the following:

- According to AER Web Viewer, there are no abandoned well sites within the titled area.
- According to AER Web Viewer, there are abandoned well site(s) within the titled area. I have attached a tentative plan from an Alberta Land Surveyor showing the location of the well(s) and setbacks established by AER Directive 079.

If you do have an abandoned well(s) within 20m or 65 ft of your proposed development you will be required to meet the requirements as set out in AER'S Directive 079. Please submit the following:

- Written confirmation from the licensee responsible for each well that the exact well location of the wellhead has been confirmed and whether the proposed development can proceed.

Signature of the Applicant

Date

Signature of all Registered Owners

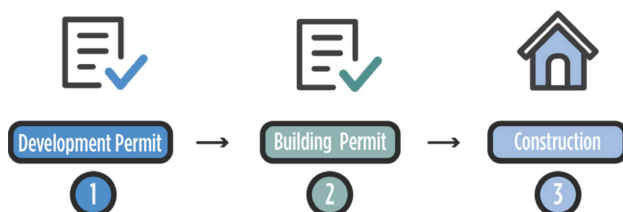
Date



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Permits and Utilities Information

Approval Process



Building Permits

Yellowhead County is not authorized to administer the *Safety Codes Act* and does not provide Building Permits. After receiving an approved Development Permit from Yellowhead County, and before beginning construction, Applicants must contact an Authorized Agency to receive a Building Permit.

Authorized Agency	Phone Number	Email
IJD Inspections Ltd.	Toll Free: 1 - (877) - 617 - 8776	info@ijd.ca
Superior Safety Codes Inc.	Toll Free: 1 - (866) - 999 - 4777	info@superiorsafetycodes.com
The Inspections Group Inc.	Toll Free: 1 - (866) - 554 - 5048	questions@inspectionsgroup.com

Electrical

- Contact Fortis Alberta (310-9473)
- Rural property at the east end of the County may be serviced by EQUUS (1-888-627-4011)

Natural Gas

- Range 13 and West: Yellowhead Gas Co-op (780-723-4214)
- Range 12 and East: TRL Gas Co-op (780-727-3732)
- Hamlets: ATCO Gas (1-780-542-7448)

Landline Telephone

- Residential Use: Telus (310-2255)
- Commercial Use: Telus (310-3100)

Underground Utility Location

- Alberta One-Call (1-800-242-3447)

Building & Private Sewage Development Information

- Municipal Affairs Safety Service (1-866-421-6929)

Yellowhead County provides this information as a service to current and potential residents. It is provided as a guide only and information may be incorrect or out-of-date. For any questions or concerns contact individual companies directly.



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RURAL ADDRESS SIGN APPLICATION

Rural Address Fee \$90.00

Multi-Parcel Subdivision Rural Address \$45.00

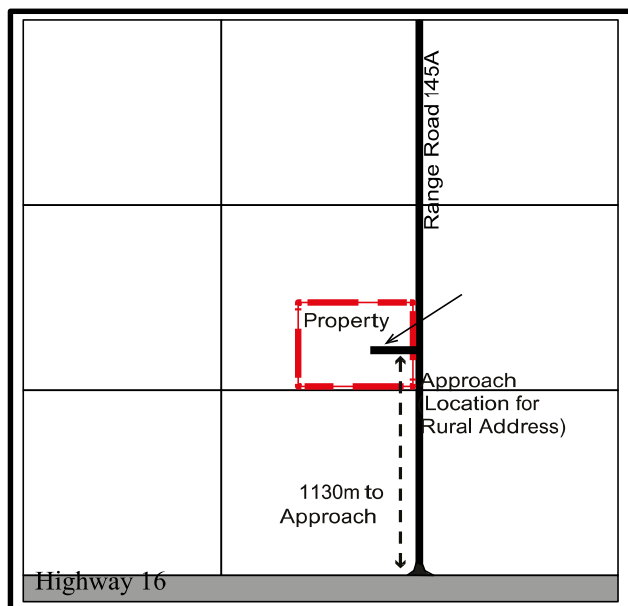
REGISTERED OWNER							
MAILING ADDRESS							
POSTAL CODE		PHONE NO		CELL NO			
E-MAIL ADDRESS							
NE / NW / SE / SW <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> (Please indicate)	Section		Township		Range		W5M
Short Legal	Lot		Block		Plan		

Location for Rural Address Sign

Include the Following

- The location of the existing titled area;
- The location of the approach to be used for access to the existing titles area;
- The distance from the approach to the nearest intersection

Example Approach Location Plan



Create Your Plan Here

Signature of all Registered Owners

Date