

DO I NEED A DEVELOPMENT PERMIT?

In an Agricultural District, a Development Permit is required for the construction of any building that is 200ft² (18.58 m²) or greater. This *may* include prefabricated buildings. You may also need permits for electrical, plumbing and gas.

**RULES AND SAFETY STANDARDS TO
BE MET**

- All buildings must meet the minimum setback, size and height requirements where applicable as specified in the *Land Use Bylaw*.
- Accessory buildings greater than 592ft² (55 m²) require concrete footings and foundation walls at a minimum four feet (1.2 m) below grade.
- Pole buildings greater than 592ft² (55m²) require professional involvement.
- For move-on accessory buildings, please provide two photos: a side and a front view of the building.
- If the accessory building will be wired or heated, you will require a permit for electrical, gas, and possibly plumbing. If you do not intend to wire or heat the building until a later date, you can apply for these permits when required.
- If the building is heated it must meet the National Energy Code requirements.


WHAT TO SUBMIT

For a Development Permit: after a pre-application meeting held with the County Planning & Development Department, you will need to submit the following:

- ✓ Completed Development Permit Application form
- ✓ Site plan
- ✓ Application fees

For a Building Permit:

- ✓ An Approved Development Permit
- ✓ Accessory Building Detail Sheet or three sets of dimensioned building plans
- ✓ Two sets of engineered roof truss and floor joist layouts (if applicable)
- ✓ Exterior Wall Claddings – Form A, C, E or S (as applicable)
- ✓ Completed Utility Form
- ✓ Applicable Safety Code permit applications
- ✓ Application fees



Please note: This is not a complete list of requirements. For more detail, please contact the Planning and Development Department

APPLICATION PROCESS

Meet with the Planning & Development Department.

Complete and submit a Development Application and fee.

Application reviewed by the Planning & Development Department.

If the proposed development contains discretionary uses, notification is made to the applicant, adjacent land owners and agencies. The application is then forwarded to the Municipal Planning Commission for decision.

Application Approved (With Conditions)

Application Denied (Reasons Stated)

An appeal may be made to the Subdivision and Development Appeal Board within 21 days of receiving notice. Please contact the planning & Development department for further information on the appeal process. 403-443-5541

Approved


Denied

Obtain any other permits you may require prior to Development. (e.g.: Sewage, Building, Electrical, etc.)



ADDITIONAL NOTES

- If your application is a permitted use, it will be reviewed and issued within one to two weeks, depending on the scope of the project.
- Safety Code Permits (Building, Electrical, Gas, Plumbing & Private Sewage) can be applied for once the development permit has been issued.
- For detailed and complete building code and fire regulations, please refer to the Alberta Building Code and the Alberta Fire Code website at www.municipalaffairs.gov.ab.ca or contact the Province of Alberta's Public Safety Division at 1-866-421-6929.
- Reduce the risk of personal injury and property damage. Contact Alberta One-Call at 1-800-242-3447 and request to have the location of utilities marked.

 Fees will be doubled for failure to obtain a development permit prior to construction.

For more information:

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