

COUNTY OF TWO HILLS NO. 21

Policy Number

DEV-APP-1

Title

**Requirements for Application for
Development Permit**

Page 1 of 11

Date Approved

July 2, 1996

Revised

January 20, 2021

Policy

Development Permits are issued by County of Two Hills No. 21, pursuant to Land Use Bylaw, as amended. If site work has already begun, then you are advised that no further work on the development is to occur until a permit is issued. Any access to, site servicing of, or construction started on the property prior to the issuance of a development permit, and completion of the expiry of the appeal period, is at the Applicant's risk and is subject to a fine under the Land Use Bylaw.

Procedure

1. Application Forms are available from the County Office and from the County website at www.thcounty.ab.ca.
2. A Development Permit Application must be completed and submitted to the County Office, as set out in the "Schedule A – Development Permit Application Package".
3. Each application for development shall be accompanied by a fee of:
 - a. Residential Development Application:

Permitted Uses	\$200.00 + \$1.00/\$1,000.00 of value
Discretionary Residential Use	\$500.00 + \$1.00/\$1,000.00 of value
Additions & Accessory Buildings	\$100.00 + \$1.00/\$1,000.00 of value
Accessory Use	\$200.00 + \$1.00/\$1,000.00 of value
 - b. Non-Residential Development Application

Permitted Uses	\$300.00 + \$1.00/\$1,000.00 of value
Discretionary Uses	\$500.00 + \$1.00/\$1,000.00 of value
Additions & Accessory Buildings	\$100.00 + \$1.00/\$1,000.00 of value
Accessory Use	\$200.00 + \$1.00/\$1,000.00 of value
Natural Resources Extraction	\$500.00 / acre
Natural Resource Extraction – Logging	\$500.00
Natural Resources Reclamation	\$2,000.00 / acre
 - c. Permit Time Extension \$100.00 (before expiry) |

Purpose

To outline the procedures and requirements for applying for a Development Permit in the County of Two Hills No. 21.

Definition

Revisions

February 28, 2011, August 11, 2015, October 24, 2018, June 19, 2019, January 20, 2021

DEVELOPMENT PERMIT APPLICATION PACKAGE

DEVELOPMENT PERMIT INSTRUCTIONS

It is important to read and understand the following instructions prior to completing this application form.

- 1) Every application for a development permit shall be submitted in complete form, accompanied by the appropriate fees set forth pursuant to Land Use Bylaw, as amended. If site work has already begun, then you are advised that no further work on the development is to occur until a permit is issued. Any access to, site servicing of, or construction started on the property prior to the issuance of a development permit, and completion of the expiry of the appeal period, is at the Applicant's risk and is subject to a fine under the Land Use Bylaw.
- 2) The Development Authority requires an applicant to include the support information when submitting an application for a development permit in accordance with Section 3.0: Development Permit, Rules, and Procedures of the Land Use Bylaw and amendments thereto. Please follow sample site plan provided in this package.
- 3) Failure to complete this form and to supply the required supporting information, may result in delays in the processing of the application. If more information or other reports are required to be submitted, you will be notified in writing of same. Application is not deemed accepted and complete until all information is received.
- 4) A permit granted under the provisions of the Bylaw does not become effective until fourteen (14) days or a longer period at the discretion of the Development Authority after the date of issue of the notice of decision, in accordance with the appeal process outlined in items 6, 7, 8 and 9 below.
- 5) If an application is refused, the applicant may exercise the right of appeal. Written notice of appeal must be submitted to the Secretary of the Subdivision and Development Appeal Board (SDAB) of County of Two Hills No. 21 within twenty-one (21) days after the notice of the decision is given. The Subdivision and Development Appeal Board will then give reasonable notice of the appeal hearing to the appellant and those, who in the opinion of the Subdivision and Development Appeal Board, may be affected.
- 6) Where an appeal is made within the twenty-one (21) day period, outlined in item 5 above, by a person claiming to be affected by the approval or refusal of an application for development, a development permit which has been granted shall not come into effect until the appeal has been determined and the permit confirmed, modified or nullified by the Subdivision and Development Appeal Board (SDAB).

DEVELOPMENT PERMIT APPLICATION PACKAGE

- 7) An application for a development permit shall, at the option of the applicant, be deemed to be refused when a decision is not made by a Development Authority within forty (40) days after the receipt of the application in its complete and final form by a Development Authority, and the person claiming to be affected may appeal in writing as though they had received refusal at the end of the period specified in this item.
- 8) A decision of the Subdivision and Development Appeal Board is final and binding on all parties, and all persons subject to the provisions of the Municipal Government Act, as amended.
- 9) All information and design criteria as it relates to the application for Development Permit shall be in conformance with the provisions of the Land Use Bylaw and amendments thereto.
- 10) You are advised to accurately locate any oil, gas, power and telephone lines on your property prior to undertaking any excavation work by contacting Alberta One-Call at 1-800-242-3447 / albertaonecall.com.
- 11) If you have any questions regards this application package, please contact Lorrett Tatarin, Planning & Development Director at 780-657-3358 / gbuchanan@thcounty.ab.ca alternatively, you may arrange a pre-application meeting to discuss same.

A DEVELOPMENT PERMIT IS REQUIRED FOR:

- A. An excavation or stockpile and the creation of either of them, including gravel pits,
- B. A building or an addition to or replacement or repair of a building and the construction or placing of any of them in, on, over or under land;
- C. A change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building,
- D. A change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building,

And includes:

- E. Any increase in the number of households occupying and living in any building or on any site, and construction or alterations or additions which would provide for an increase in the number of households which could occupy and live in any building or on any site, including any increase in the number of dwelling units in a building or on a site,
- F. The placing of refuse or waste material on any land,
- G. The use of land for the storage or repair of motor vehicles or other machinery or equipment,

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- H. The continued use of land or of a building for any purpose for which it is being used unlawfully when this Bylaw comes into effect,
- I. The demolition or removal of a building,
- J. The placement of an already constructed or partially constructed building on a parcel of land,
- K. The use of land for the parking of trailers, bunk houses, portable dwellings, skid shacks, or any other type of portable building whatsoever, whether or not the same has been placed or affixed to the land in any way,
- L. The removal of topsoil.

HOW LONG DOES IT TAKE TO GET A DEVELOPMENT PERMIT?

It is important to plan ahead and submit your application well in advance of starting the development. According to the Municipal Government Act, a Development Authority has 40 days in which to make a decision on a completed development permit application. The 40 days begins after all of the necessary information has been provided.

If your proposed development falls into the Permitted Use classification, a Development Permit can typically be issued within the 40 day time limit. Although, if your proposed development falls into the Discretionary Use classification according to the Land Use Bylaw, approximately 2-4 months may be required to obtain a Development Permit (including the appeal period).

WHY DO I NEED A DEVELOPMENT PERMIT?

The County’s Land Use Bylaw requires development permit approval prior to the commencement of many types of development. The development permit can ensure that the development is set back the appropriate distances from property lines. Setbacks are also required to ensure that the development is located in a safe place so that it isn’t too close to a road, steep slope, water body, oil and gas facilities, etc.

WHEN DOES MY DEVELOPMENT PERMIT EXPIRE?

If the development authorized by a development permit is not commenced within 12 months from the date of its issue, and completed within twelve (12) months of commencement, the permit is deemed to be void, unless an extension to this period has previously been granted by the Development Authority Officer.

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WHAT DISTANCE (SETBACKS) AM I ALLOWED TO BUILD AT?

ZONING	DISTANCES (SETBACKS)
AGRICULTURAL DISTRICT (A) AND CONTROLLED URBAN DEVELOPMENT DISTRICT (CUD)	<p>Front Yard: 45 m (147.6 ft.) from the centre line of any adjoining road, and 40.8 m (133.9 ft.) from the property line adjacent to a secondary road or a primary highway</p> <p>Side Yard: 10% of mean width of the parcel of land provided that no side yard need exceed 7.5 m (24.6 ft.) except on a parcel of land with two front lines (at the intersection of two roads or highways) where the minimum side yard requirement shall be at the discretion of the Development Authority</p> <p>Rear Yard: 7.5 m (24.6 ft.)</p>
COUNTRY RESIDENTIAL DISTRICT (CR) AND COUNTRY RESIDENTIAL (RESORT) DISTRICT (RR)	<p>Dwellings:</p> <p>Front Yard: 7.5 m (24.6 ft.)</p> <p>Rear Yard: 7.5 m (24.6 ft.)</p> <p>Side Yard: 10% of lot width, but not less than 1.5 m (4.92 ft.) and not required to be greater than 7.5 m (24.6 ft.)</p> <p>Other Uses: from internal roads – as required by the Development Authority</p> <p>All uses: from all other roads – 38.0 m (124.7 ft.)</p>
URBAN GENERAL DISTRICT (UG) - HAMLETS	<p>Residential:</p> <p>Front Yard: 7.5 m (24.6 ft.)</p> <p>Rear Yard: 7.5 m (24.6 ft.)</p> <p>Side Yard: 10% of lot width, but not less than 1.5 m (4.92 ft.) each and not required to be greater than 7.5 m (24.6 ft.)</p> <p>Side Yard on Corner Site – 4.5 m (14.8 ft.) on each flanking street</p> <p>Commercial: Retail stores build adjacent to existing similar uses may be built without front or side yards where there is lane access. Where there is no lane access, one side yard of at least 4.5 m (14.8 ft.) shall be provided</p> <p>All other uses: As required by the Development Authority</p>
INTENSIVE CAMPGROUND DISTRICT (IC)	<p>Type B Single Detached Dwellings:</p> <p>Front Yard: 7.5 m (24.6 ft.)</p> <p>Rear Yard: 7.5 m (24.6 ft.)</p> <p>Side Yard: 10% of lot width, but not less than 1.5 m (4.92 ft.) each and not required to be greater than 7.5 m (24.6 ft.)</p> <p>All other uses: As required by the Development Authority</p>
RURAL INDUSTRIAL DISTRICT (RI)	<p>All site regulations and requirements shall be based upon the type of industrial development proposed, and shall be at the discretion of the Development Authority</p>

NOTE(S):

1. All setbacks are measured from property lines except where stated above.
2. Any discrepancy between the setbacks stated above and the Land Use Bylaw, the Land Use Bylaw + amendments will prevail.

COUNTY OF TWO HILLS NO. 21

Box 490
4818-50 Avenue
Two Hills, AB, T0B 4K0
Ph. 657-3358 fax 657-3504



DEVELOPMENT PERMIT APPLICATION PACKAGE

Internal Use Only

Our File Number: _____ Your File Number: _____ Roll Number: _____

Applicant Information

Applicant/Agent: _____ Phone: _____
Address: _____ Cell Phone: _____
City/Prov. _____ Postal Code: _____ Fax: _____
Email address: _____ Signature: _____

Applicant/Agent Authorization: I am the applicant/agent authorized to act on behalf of the registered owner and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.

Registered Landowner Information

Owner same as applicant

Registered Owner: _____ Phone: _____
Address: _____ Fax: _____
City/Prov. _____ Postal Code: _____ Signature: _____

Right of Entry

Pursuant to Section 542 of the Municipal Government Act, I hereby do ___ or do not ___ grant consent for a designated officer of County of Two Hills No. 21 to enter upon the land as described above, for a site inspection.

Print Name: _____ Signature: _____

Section A - Property Information

Division _____

Legal: Lot _____ Block _____ Plan _____ and Part of ___ ¼ Sec _____ Twp _____ Rge _____ W4M

Subdivision Name (if applicable) or Area of Development _____

Rural Address/Street Address _____ Parcel Size _____

Number of existing dwellings on property (please describe)

Has any previous application been filed in connection with this property? Yes No

If yes, please describe the details of the application and file number:

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- Is the subject property near a steep slope (exceeding 15%)? Yes No
 - Is the subject property near or bounded by a body of water? Yes No
 - Is the subject property within 800m of a provincial highway? Yes No
 - Is the subject property near a Confined Feeding Operation? Yes No Distance: _____
 - Is the subject property within 1.5km of a sour gas facility? Yes No Distance: _____
 - Is the subject property within 1.5km of a sewage treatment plant/lagoon? Yes No Distance: _____
 - Is the subject property immediately adjacent to the County boundary? Yes No
- If yes, the adjoining municipality is: _____

Section B – Proposed Development Information

Estimated Cost of Project \$ _____

Estimated Commencement Date _____ Estimated Completion Date _____

Dwelling: Floor Area _____ sq. ft. % of Lot Occupied _____ Height of Dwelling _____ ft / m

Accessory Building Floor Area _____ sq. ft. % of Lot Occupied _____ Height of Acc. Bldg _____ ft / m

Parking: No. of Off-Street Parking _____

Land Use District (Zoning) of Property: _____

Description of Work:

SEPARATE REPORTS TO ATTACH:

Parking Plan	Biophysical Assessment	Site Plan	Landscaping Plan
Stormwater Management Plan	Environmental Site Assessment Phase I or Phase II or Phase III	Sewage Disposal System – Type & Plan	Industrial Development
Geotechnical Report	Master Sign Plan	Wind/Energy Conversion System	Commercial-Development
Natural Resource Extraction Code of Practice	Reclamation Plan	Excavation & Stripping Development	Historical Resource Impact Assessment (HRIA)
Master Sign Plan	Hydrogeological Report	Real Property Report	Cumulative Effects Assessment
		Applicable Provincial /Federal Authorization	Copy of ERCB Abandoned Well Viewer Map (*required for all applications)

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Section C – Abandoned Wells

Effective November 1, 2012, the Subdivision and Development Regulation requires that an applicant for a development permit (for buildings larger than 47m²/505 sq. ft.) provide information about abandoned oil and gas wells on the subject property. Before an application for development can be considered complete, applicants MUST provide this information. The following outlines the process for determining what information is required with your development application. Applicants are required to verify the Alberta Energy Regulator’s Abandoned Well Viewer online at: <http://mapviewer.aer.ca/Html5/Index.html?viewer=aerabnwells> to determine if abandoned wells are located on the subject property. Information can be obtained by phoning Alberta Energy Regulator at 1-855-297-8311.

If an abandoned well is found, then the Applicant MUST provide County of Two Hills No. 21 with all Licensees identified by the AER as affecting their property to confirm the following:

1. a sketch showing the location and setback distance required by the Licensee from each abandoned well;
2. the map from the ERCB Viewer of the subject property;
3. a list of all abandoned wells, including the surface coordinates; and,
4. any additional information from Licensee(s) that led to a change in the setback.

If an abandoned well is not found, then the Applicant must sign in the space provided below confirming that there are no abandoned wells located on the property. The Applicant MUST attach the map from ERCB Viewer of the property.

Applicant Print Name	Applicant Signature	Date
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Section D – Preferred Method of Communication

When a decision has been made on your file, do you wish for us to: call you for pick up mail the decision

****If a decision has not been picked up within 5 (five) working days, the decision will be automatically mailed to applicant.**

****Once a Development Permit has been issued, a copy of the permit is automatically sent by email to the applicant if an email address is provided on page 4.**

If we have any questions or require clarification regarding your application, how do you wish to be contacted: phone mail fax e-mail

OFFICE USE ONLY

Type of Payment: DEBIT CASH CHEQUE

Fee \$ _____

Receipt # _____

Receipt Date _____

Date Received _____

*and deemed complete by Development Authority.

Entered into e-SITE # _____

Authorization:

Permitted Use Discretionary Use

Issuing Officer’s Name _____

Issuing Officer’s Signature _____

Date of Approval _____

Date Issued _____

Comments and/or Variances _____

The personal information provided is being collected under the authority of the Municipal Government Act and will be used for the purposes under that Act. Information that you provide may be made public, subject to the provisions of the Freedom of Information and Protection of Privacy Act. Any questions regarding the collection, use or disposal of this information should be directed to County of Two Hills No. 21 at 780 657 3350.

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SEWAGE DISPOSAL SYSTEMS

Information on the location of an existing system or the proposed location of a new system is required as part of a development permit application.

A new or existing sewage disposal system must comply with the setbacks outlined below:

Disposal System	Property Line	Water Source	Building	Septic Tank	Basement	Water Course
Holding Tank	1 m (3.25 ft.)	10 m (32.5 ft.)	1 m (3.25 ft.)			10 m (32.5 ft.)
Treatment Field	3 m (10 ft.)	15 m (50 ft.)	10 m (32.5 ft.)	3 m (10 ft.)	10 m (32.5 ft.)	15 m (50 ft.)
Open Discharge	90 m (300 ft.)	50 m (165 ft.)	45 m (150 ft.)	5 m (17 ft.)	10 m (32.5 ft.)	45 m (150 ft.)
Lagoon	30 m (100 ft.)	100 m (330 ft.)	45 m (150 ft.)			90 m (300 ft.)
Packed Sewage Treatment Plant	6 m (20 ft.)	10 m (33 ft.)	1 m (3.25 ft.)			10 m (32.5 ft.)

Source: Alberta Private Sewage System Standards of Practice (2015).

Existing System

Circle the system you currently have.

Holding Tank **Treatment Field** **Open Discharge** **Lagoon** **Packed Sewage Treatment Plant**

Upgrades to Existing Systems

An existing private sewage system may have to be inspected as a condition of development approval to ensure compliance with the requirements listed above. Should the existing sewage system not be compliant with the current code of practice, you will be required to upgrade to a compliant system at your expense.

Proposed Systems

Draw on your site plan the location of any existing sewage disposal system or the proposed location of your new sewage disposal system, showing dimensions to any existing or proposed dwellings and any property lines.

The personal information provided is being collected under the authority of the Municipal Government Act and will be used for the purposes under that Act. Information that you provide may be made public, subject to the provisions of the Freedom of Information and Protection of Privacy Act. Any questions regarding the collection, use or disposal of this information should be directed to County of Two Hills No. 21 at 780-657-3358.

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Our File Number: _____	Roll Number: _____
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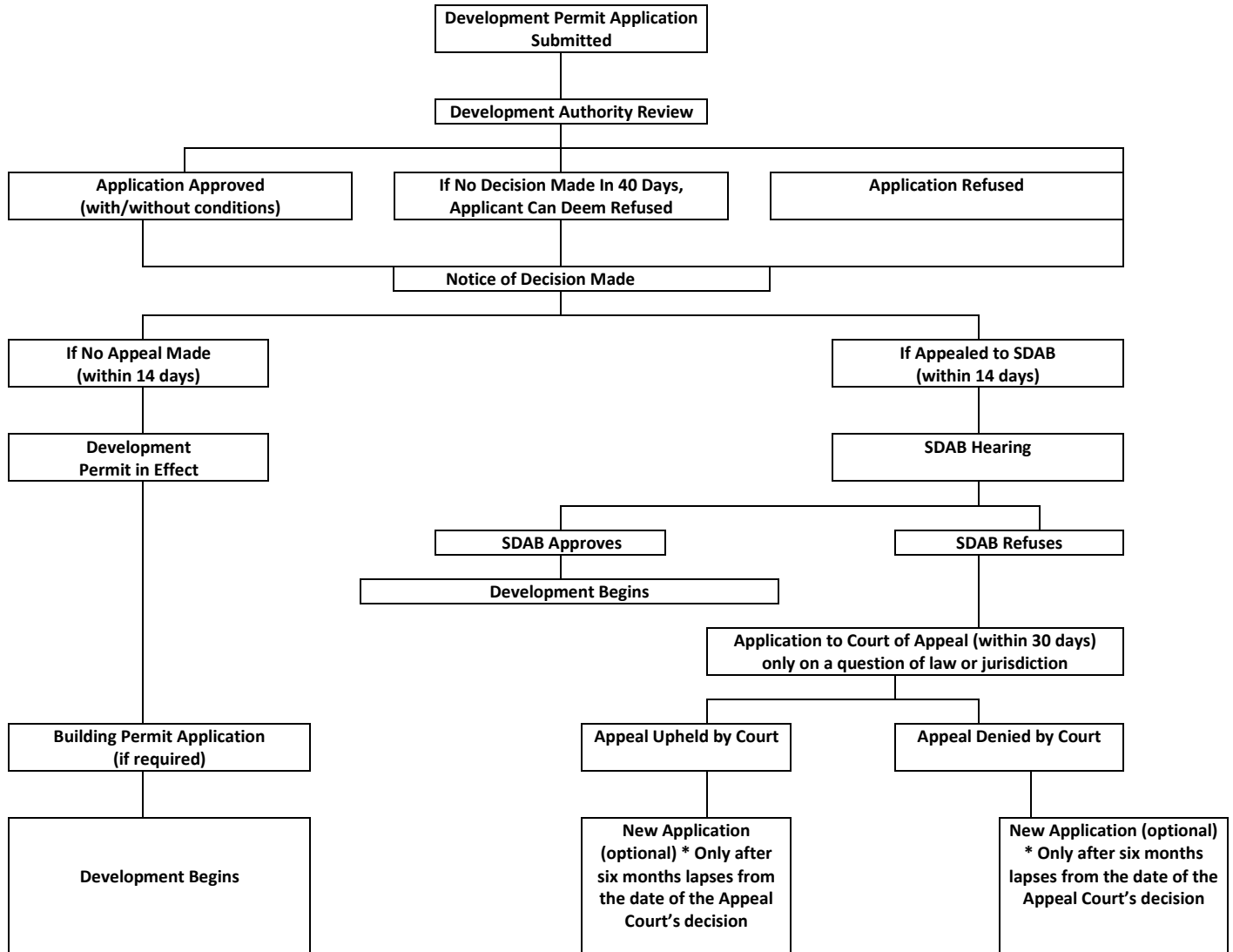
DEVELOPMENT PERMIT SITE PLAN

Large empty area for the Development Permit Site Plan. A north arrow symbol is located in the top right corner of this section.

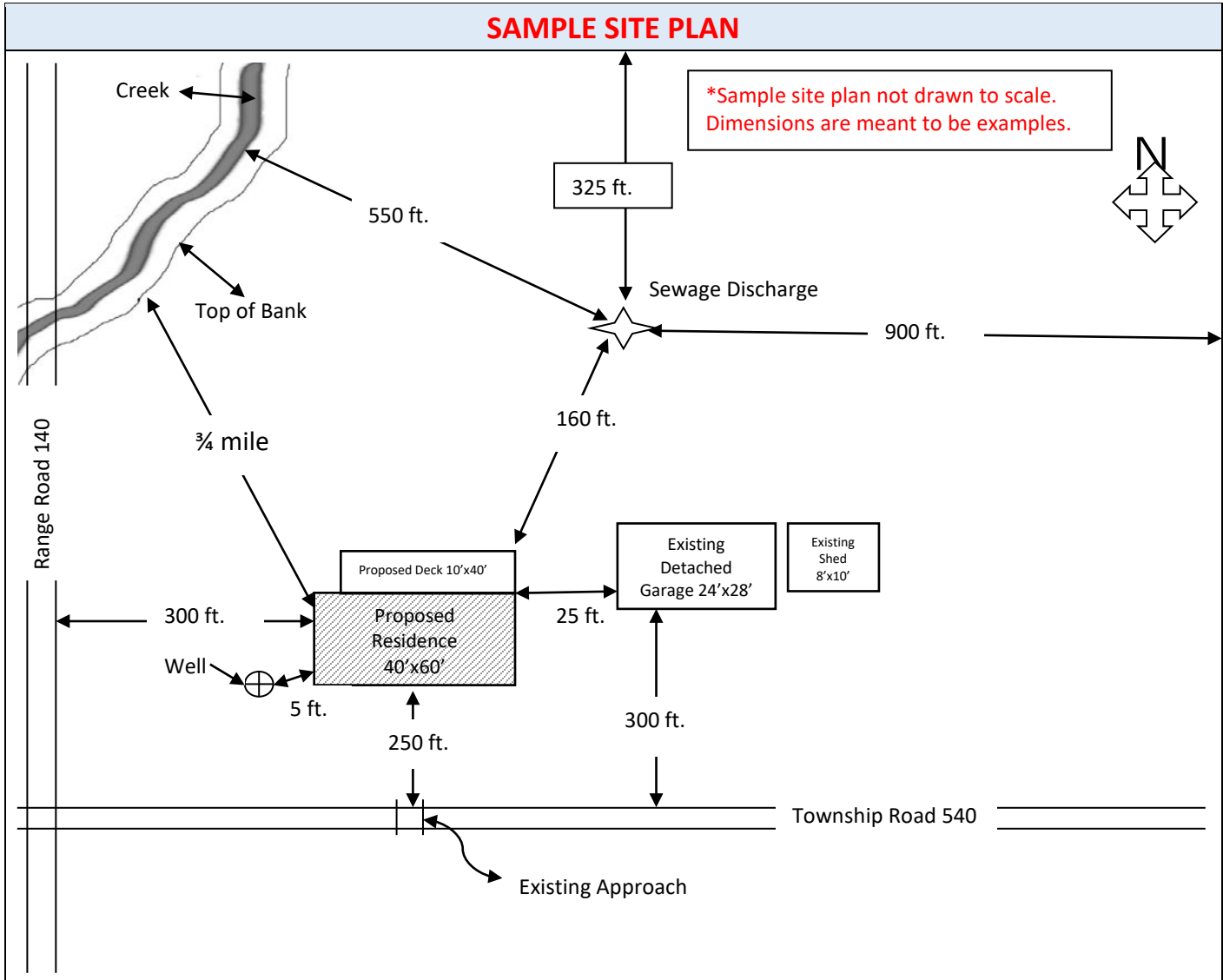
DATE:	SIGNATURE OF APPLICANT:
DATE:	DEVELOPMENT AUTHORITY:

DEVELOPMENT PERMIT APPLICATION PACKAGE

DEVELOPMENT PERMIT PROCESS



DEVELOPMENT PERMIT APPLICATION PACKAGE



INCLUDE THE FOLLOWING INFORMATION IN YOUR SITE PLAN:

<ul style="list-style-type: none"> ✓ Location of existing buildings. ✓ Location of proposed buildings. ✓ Location of existing access (Est). ✓ Location any proposed access (Est). ✓ Location of any abandoned wells. 	<ul style="list-style-type: none"> ✓ Front, Side and Rear Yard setbacks from <u>property lines</u> in meters/feet. ✓ Location of any water bodies on subject property. ✓ Location of driveway. ✓ All developed/undeveloped road allowances. 	<ul style="list-style-type: none"> ✓ Indicate the North direction. ✓ Location of all right-of-way (gas, oil, water, electrical) and easements within or abutting the subject property.
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