



COUNTY OF MINBURN NO. 27

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APPLICATION FOR A DEVELOPMENT PERMIT - LAND USE BYLAW #1254-16

I/We hereby make application under the provisions of Land Use Bylaw #1254-16 for a Development Permit in accordance with the plans and supporting information submitted herewith and which form part of this application.

Tax Roll No. Application Date Fee DP#

LAND/PARCEL INFORMATION

Table with columns: Quarter, Section, Township, Range, Hamlet/Subdivision Name, Lot, Block, Plan. Includes a 'W4' entry in the Range column.

Rural Address:

Applicant Information:

Name, Mailing Address, Town/City, Postal Code, Daytime Ph, Fax, Email

Property Owner (if different from Applicant):

Name, Mailing Address, Town/City, Postal Code, Daytime Ph, Fax, Email

Interest of Applicant in land if not owner

Existing Use of Land/Building Lot/Parcel Size

Describe the Proposed Development (What do you propose to develop on the land or in the building?)

New Development - Yes No Replacement or Alteration of Existing - Yes No

Land Use District Specific Use

Setback Distance from Proposed Development to Property Lines:

Front Yard m Rear Yard m Side Yard (1) m Side yard (2) m

Method of sewage disposal: Method of providing water:

Estimated Commencement Date: Estimated Completion Date:

Estimated Value of Development: \$ (material plus labour)

Is the subject property:

- Near a steep slope (exceeding 15%)?
Near/bounded by a river/body of water?
Within 800m of a provincial highway?
Near a Confined Feeding Operation?
Within 1.5km of a sour gas facility?
Within 1.5km of a sewage lagoon?
Within 450m of an operating landfill?
Immediately adjacent to a municipal boundary?

I/We hereby declare that the above information is, to the best of my/our knowledge, factual and correct and hereby give my/our consent to allow all authorized persons the right to enter the above land and/or buildings with respect to this proposed development only.

SIGNATURE OF APPLICANT(S)

SIGNATURE OF OWNER(S)

*An application will only be processed if submitted in complete form and accompanied by the applicable fee. Failure to provide a complete application and supply all the required plans, information and pay the prescribed fee will cause a delay in the acceptance of an application until all application requirements have been met to the satisfaction of the Development Authority.

*This information is being collected under the authority of Part 17 of the Municipal Government Act, RSA 2000, Chapter M-26 and Land Use Bylaw #1254-16 and will be used for development permit purposes. It is protected by the privacy provisions of the Freedom of Information and Protection of Privacy Act.



Land Use Bylaw No. 1254-16 Extracts

Pursuant to the Municipal Government Act Revised Statutes of Alberta 2000, as amended from time to time, the Council of the County of Minburn No. 27 in the Province of the Alberta duly assembled, hereby enacts as follows:

PART 1.2 PURPOSE

1.2.1.0 The purpose of this Bylaw is to regulate the use and development of land and buildings within the County of Minburn No. 27 and to achieve the orderly and economic development of land; and, for that purpose, amongst other things:

- a) to divide the County of Minburn No. 27 into districts;
- b) to prescribe and regulate for each district the purpose for which land and buildings may be used;
- c) to implement the policies of the County of Minburn Municipal Development Plan;
- d) to establish supplementary regulations governing certain specific land uses;
- e) to establish a Development Authority;
- f) to establish a method of making decisions on applications for development permits including the issuing of development permits and dealing with appeals;
- g) to prescribe a procedure to notify owners of land who may be affected by the issuance of a development permit; and,
- h) to prescribe a procedure for making amendments to this Bylaw.

PART 2.7 APPLICATION FOR A DEVELOPMENT PERMIT

2.7.1.0 An application for a development permit shall be made to the Development Authority in writing on the application provided by the County, attached hereto, and **shall**:

2.7.1.1 be signed by the registered owner(s) and any applicant or agent where a person other than the owner(s) is/are authorized by the owner(s) to make application. ;

2.7.1.2 state the proposed use or occupancy of all parts of the land and buildings, and such other information as may be required by the Development Authority;

2.7.1.3 be accompanied by a conceptual scheme or area structure plan in accordance with the applicable provisions relating to the need for and requirements of the same prescribed in the Municipal Development Plan or this Bylaw;

2.7.1.4 for any proposed dwelling or building greater than 47 sq. m. (500 sq. ft.) the applicant shall provide information from the Alberta Energy Regulator indicating that an abandoned oil and gas well site search was conducted;

2.7.1.5 include a site plan at a scale satisfactory to the Development Authority, showing any or all of the following as determined by the Development Authority:

- a) north point;
- b) legal description of the lot;

- c) location of principal building and other structures including accessory buildings and structures, garages, carports, fences, driveways, paved areas, and major landscaped areas including buffering and screening areas where provided;
- d) outlines of the roof overhangs on all buildings in residential and commercial land use districts;
- e) front, side and rear yards to all buildings;
- f) the provision of off-street loading and vehicle parking;
- g) access points to and from the lot,
- h) any water wells servicing the property;
- i) any on-site sewage disposal system and discharge location; and;
- j) the location of any abandoned, suspended or active oil or gas wells;

2.7.1.6 include information and drawings showing any or all of the following as determined by the Development Authority:

- a) the exterior elevations showing height, horizontal dimensions and finishing materials of all buildings, existing and proposed,
- b) the floor plans for all levels of the proposed development,
- c) a lot grading plan indicating but not limited to indicating the elevations of the lot at all corners and the grade at all corners of the proposed development as well as the grades of the adjacent public roads, lanes and sewers servicing the lot,
- d) a storm drainage plan,
- e) the location of existing and proposed municipal and private infrastructure/utilities as well as an estimation of the cost of installation thereof,
- f) the lowest finished floor elevation in either the basement or main floor in the principal and accessory buildings or structures where applicable,
- g) on a vacant lot in a residential land use district, the suggested location for a future driveway and garage or carport, if the application itself does not include such building as part of the proposal,
- h) estimated cost of the project, excluding land prices, and
- i) any other pertinent information or tests (e.g. geotechnical/soils report, flood risk assessment, environmental assessment, etc.) required by the Development Authority respecting the lot or adjacent lands.

2.7.6.0 Each application for a development permit shall be accompanied by a fee as established by a Resolution of Council.

2.7.8.0 When, in the opinion of the Development Authority or Council, sufficient information/details/fees concerning the proposed development have not been included with the development permit application, the Development Authority or Council may return the application to the applicant for further information/details/fees. An application so returned shall not be deemed to have been received in its complete and final form until all additional information/details/fees required by the Development Authority or Council have been submitted.

Note: Development Permit approval from the County of Minburn does not constitute approval for the construction/placement of the proposed development on the subject lot under the Alberta Safety Codes Act and associated Regulations. In this regard, the necessary Safety Code Permit approvals (which may include a Building Permit, Electrical Permit, Gas Permit, Plumbing Permit, and Private Sewage Permit) are required for the construction/placement of the subject development. Please contact the Inspections Group at 1-866-554-5048 for all Safety Code Permit application and inspection inquiries.



COUNTY OF MINBURN NO. 27 FEE SCHEDULE

All fees and charges with respect to development permits and associated planning and development documents and services shall be established by Resolution of Council.

Development Permits

Dwelling or semi-detached dwelling	\$40.00
Multi-family dwelling	\$100.00 plus \$10.00 per unit
Addition to dwelling	\$20.00
Accessory building/use or addition to accessory building	\$20.00
Deck	\$20.00
Public or Institutional development/use	\$50.00
Sign	\$20.00 per sign
Home occupation or bed & breakfast	\$50.00
Commercial or Industrial development or use	
• Value less than \$250,000	\$80.00
• \$250,000 – \$1,000,000	\$120.00
• Over \$1,000,000	\$160.00
Application which involves notification (variance, discretionary use)	\$30.00 in addition to regular fee
Development commenced prior to permit approval	Double the regular fee
Revision after decision	Half the original fee
Cancellation prior to review	Refund 100% of original fee
Cancellation during/after review but prior to decision	Refund 50% of original fee
Cancellation after pre-notification	Refund 25% of original fee
Cancellation after decision	No refund

*No G.S.T. added to development permit fees

Other

Copy of Land Use Bylaw	\$25.00
Copy of Municipal Development Plan	\$15.00
Copy of Area Structure Plan	\$10.00
Letter of Compliance	\$50.00
File search with written response	\$50.00 per lot
Environmental site assessment file search with written response	\$50.00 per lot
Written zoning confirmation	\$25.00 per lot

*Plus G.S.T.

In any case where the required fee and use is not specifically listed in the fee schedule, such fees shall be determined by the Development Officer in a manner consistent with those listed in the schedule for similar developments or items.