

### **Planning and Development**

9613-100 Street Morinville, AB T8R 1L9 Phone (780) 939-8275 Fax (780) 939-2076

Email: PandD@sturgeoncounty.ca

	For Office Use
Permit Number:	
Date Received:	
Received By:	

#### **DEVELOPMENT PERMIT APPLICATION**

Application is hereby made under the provisions of Land Use Bylaw 1385/17 to develop in accordance with the plans and supporting information submitted herewith and which form part of this application.

	APPLICANT INFORMATION		Complete if different from Applicant				
Name of Applicant:		Name of Registered Land Owner:					
Mailing Address:		Mailing Address:	Mailing Address:				
City:		City:	City:				
Postal Code:	PH:	Postal Code:		PH:			
E-mail Address:		Email Address:	Email Address:				
Contact Name:							
LAND INFORMATION							
OR LotBlock Parcel Size:	Part1/4 Section Plan No Rural Address:	Hamlet or Subdivisio	on				
	N – Please Mark (X) ALL that App	•					
Commercial Addition	RV Storage arage Single Family Dwelling	Brief Description:	Size:Start Date	ment Details: Height: e:End Date: d Project Value:			
Other			(cost of mo	aterial & labour)			
I/we hereby give my/our authorization to apply for this development permit application and allow authorized persons the right to enter the above land and/or building(s) with respect to this application only, per Section 542 of the Municipal Government Act. I/we understand and agree that this application and any development permit issued pursuant to this application or any information thereto, is not confidential information and may be released by Sturgeon County. I/We grant consent for an authorized person of Sturgeon County to communicate information electronically as per Section 608 (1) of the Municipal Government Act, R.S.A. 2000., c.M-26.							
Signature of Authorized Applicant	(s) Date	Signature of Lar	ndowner	Date			
		5.8					
	sign this permit or a letter of autho a copy of the Corporate Registry mu	rization	ndowner	Date			
If the land is titled to a company, a	sign this permit or a letter of autho	rization	ndowner	Date			
If the land is titled to a company, a provided.	sign this permit or a letter of autho a copy of the Corporate Registry mu	rization	ndowner	Date			
If the land is titled to a company, a provided.  FOR OFFICE USE ONLY  Permitted Use □ Discretionary U	sign this permit or a letter of autho a copy of the Corporate Registry muse	rization ist be Signature of Lar	ndowner				
If the land is titled to a company, a provided.  FOR OFFICE USE ONLY  Permitted Use □ Discretionary U  Fee\$Penalty\$	sign this permit or a letter of autho a copy of the Corporate Registry muse	rization ist be Signature of Lar	Roll#				

# **DEVELOPMENT PERMIT CHECKLIST**

Completed Development Permit Application Form  Completed in full and signed by all registered landowners or person authorized on their behalf.
□ Land Title Certificate  Searched within 30 days prior to the application. If the parcel is titled to a company name, you will also be required to provide a Corporate Registry. These documents can be obtained at any Provincial Registry Office or online at www.spin.gov.ab.ca.
□ Site Plan  This is a drawing that depicts site details of your development.  A surveyed plot plan is required for new home construction as per the residential lot grading policy (with the exemption of the Agriculture district)  □ Construction Drawings
Completed Building Permit Application  Available at www.sturgeoncounty.ca
□ Abandoned Oil Well Declaration Form and Map Required for all developments greater than 505ft² (46.9m²)
Utility Applications
□Lot Grading Deposit - \$3000 □N/A
☐ Alberta Transportation Approval ☐ N/A  300 m from a provincial right-of-way or 800 m of the centerline of a highway and public road intersection
□ Approach Application/Deposit □ N/A  Required where no access to the parcel exists or the upgrade of the access required to meet Sturgeon County minimum standards.
Please ensure that all documentation listed forms part of your application.
Following review of the application, additional information may be requested in accordance with the Land Use Bylaw.

#### PERMIT FEES ARE NON-REFUNDABLE and SUBJECT TO CHANGE

All development and construction that occurs prior to permit issuance is subject to a penalty of double the current permit fee.

The personal information provided will be used to process the Development Permit application and is collected under the authority of Section 642 of the Municipal Government Act and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act. Personal information you provide may be recorded in the minutes of Municipal Planning Commission. If you have any questions about the collection and use of this information, please contact the Sturgeon County FOIP Coordinator at 9613 – 100 Street, Morinville, Alberta, T8R 1L9 (780) 939.4321.

## SITE PLAN CHECKLIST

A site plan, to the satisfaction of the Development Authority, must be included with any application for development. For land use districts other than Agriculture, the site plan must be prepared by a practicing professional for the principal building. Agriculture districted parcels may provide a site plan drawn on graph paper as per the example provided.

Please ensure that all the following items are included on the site plan:

- $\Delta$  the legal land description;
- $\triangle$  a north arrow;
- $\Delta$  the location and dimensions of the proposed and existing developments (e.g. house, shop, barn, granaries) and the distance from the proposed development to all the parcel lines and existing buildings;
- $\Delta$  parcel dimensions;
- Δ the location of all existing or proposed water wells, dugouts, or other water supplies;
- △ the location and the type of private sewage disposal system;
- ∆ the location of existing utility or other right-of-ways and easements (and their ownership);
- $\Delta$  the approximate size and location of any water bodies (lakes, sloughs, ponds), watercourses (rivers, creeks or drainage ditches) that are located within or adjacent to the parcel;
- ∆ the location of any adjacent highways, secondary highways, municipal roads, lease roads, or rail lines and
- $\Delta$  the location and width of all approaches, both existing and proposed.

**Please note:** An application for a development permit will not be accepted as complete until it adequately addresses key items on the checklist above (as per Paragraph 2.4.1(d) of the Land Use Bylaw 1385/17).

# **SITE PLAN FOR DEVELOPMENT PERMIT - EXAMPLE**

Section:	Township:	Range:	Meridian:						
Plan:		Block:	Lot:						
PLEASE DEFINE THE SCALE YOU USED (ex: 4 boxes = 10 metres):									
North									
	100m								
R I I I									
	8								
	34								
	1	9,5							
Om	House								
\$ 00 00 00 00 00 00 00 00 00 00 00 00 00	with								
	§ garage	Shop							
	7								
	-	Y Flom It	40m						
	Growe	el Driveway							
	K A								
	m								
	-7.5 <sub>m</sub> -								

# SITE PLAN FOR DEVELOPMENT PERMIT APPLICATION

Section:	Township:	Range:	Meridian:				
Plan:	Block:	Lot:					
PLEASE DEFINE THE SCALE YOU USED (ex: 4 boxes = 10 metres):boxes =							