



DEVELOPMENT PERMIT INFORMATION

County of St. Paul No. 19

5015 - 49 Avenue, St. Paul, AB T0A 3A4

Permit application forms must be filled out in pen, entirely. Applications may be returned or delayed if they are missing information and/or documentation. All Development permit applications require the following:

Application Form - completed in full.

Site Plan or Real Property Report - showing where the development will be on the property and all distances from buildings, property lines, water sources (wells, cisterns), sewage systems, right of ways, easements, pipelines, oil & gas wells, and abandoned wells.

Signatures - both Applicant and Landowner must sign the application form.

Abandoned Well Map - from Alberta Energy Regulator website showing the presence or absence of abandoned wells. If abandoned wells are present a letter from the licensee stating setback of the well is required. <http://mapviewer.aer.ca/Html5/Index.html?viewer=aerabnwells>

Roadside Development Application - Any development within 800m of a highway must submit a Roadside Development Application to Alberta Transportation. A copy of this approval must be submitted with the application. <http://www.transportation.alberta.ca/613.htm>

Access Roads - please inquire prior to any development if access roads are required.

APPROVAL PROCESS

PERMIT APPLICATION SUBMITTED



PLANNING & DEVELOPMENT
REVIEW APPLICATION



PUBLIC ADVERTISEMENT
(DISCRETIONARY USE ONLY)

*Permit must be advertised and may
be appealed*



PERMIT ISSUED



DEVELOPMENT CAN PROCEED

Entire process may take up to 3-6 weeks for permitted use and 1-2 months for a discretionary use

Please contact the County of St. Paul No. 19 if you have any questions at (780) 645-3301.

Chelsey Cartron (Development Officer) Ext. 214

Krystle Fedoretz (Planning and Development Officer) - Ext. 205

DISTANCES FROM PROPERTY LINES

AGRICULTURAL

Front Yard - Dwelling & Accessory Building

County Road- Twp/Rng Rd: 40 m (130 ft) from the centreline of the road

Primary or Secondary Highway: 70 m (230 ft) from the centreline of the road

Side and Rear Yards - Dwelling & Accessory Building

From property line: 12 m (39.4 ft)

COUNTRY

RESIDENTIAL (CR1, CR2)

Front Yard - Dwelling

Internal local road: 7.7 m (25 ft) from the property line

County Road- Twp/Rng Rd: 39.6 m (130 ft) from the centreline of the road

Primary or Secondary Highway: 70 m (230 ft) from the centreline of the road

Rear Yard - Dwelling

From property line: 7.7 m (25 ft)

Side Yard - Dwelling

From property line: 6.1 m (20 ft) (**see below- HIRF)

Accessory Buildings (Garage, Shed, Skidded Structures, Etc.)

Must be a minimum of 1.5m (4.92 ft) from the side and rear property lines and from an internal local road.

GENERAL URBAN (Hamlets)

Front Yard - Dwelling

Internal local road: 7.7 m (25 ft) from the property line

Rear Yard - Dwelling

From property line: 7.7 m (25 ft)

Side Yard - Dwelling

From property line: 2.4 m (8 ft) (**see below- HIRF)

Accessory Buildings (Garage, Shed, Skidded Structures, Etc.)

Must be a minimum of 1.5m (4.92 ft) from the side and rear property lines and from an internal local road.

LIGHT INDUSTRIAL INDUSTRIAL COMMERCIAL

Front Yard

Internal local road: 12.1 m (39.7 ft) from the property line

County Road- Twp/Rng Rd: 39.6 m (130 ft) from the centreline of the road

Primary or Secondary Highway: 70 m (230 ft) from the centreline of the road

Side and Rear Yards

From property line: 12 m (39 ft) (**see below- HIRF)

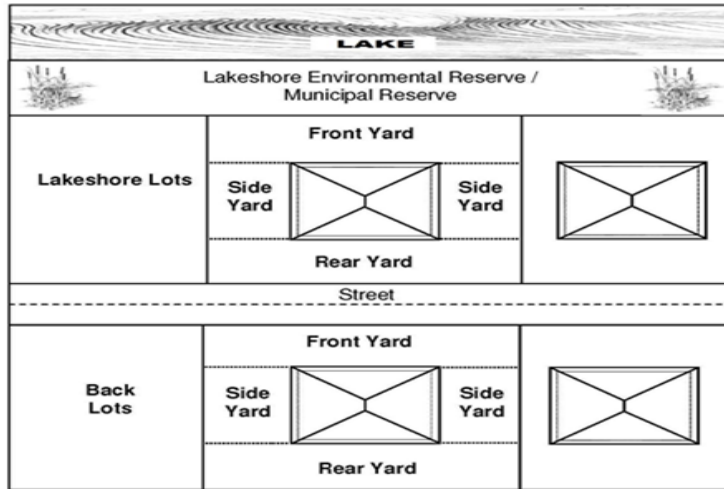
****HIRF- High Intensity Residential Fires: please note all residential buildings must be at least 2 meters (6.5 feet) or greater from the side property lines or a fire rated wall may be required. Please contact Superior Safety Codes at 1-866-999-4777 for further clarification and information on HIRF.**



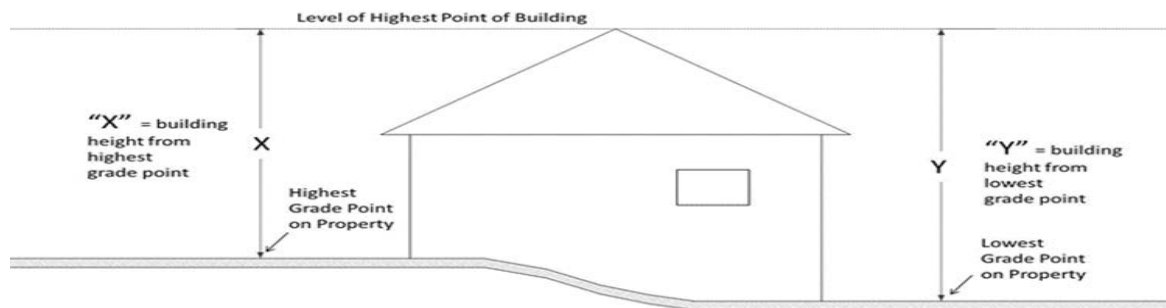
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Development Setbacks Adjacent to Lakes



Building Height Calculation (height average = $(X+Y)/2$)



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