



# Development Permit Application Form

<b>Office use only</b>					
Application Fee: _____	<input type="checkbox"/> DB <input type="checkbox"/> MC <input type="checkbox"/> VISA <input type="checkbox"/> CHK <input type="checkbox"/> CSH	Receipt Number: _____	Date: _____	Rec'd By: _____	
Permit Number: _____	Zoning: _____	Div: _____	Roll No.: _____	Parcel Size: _____	

**IMPORTANT: THIS IS NOT A BUILDING PERMIT**

Any approvals granted regarding this application does not excuse the applicant from complying with the requirements of any Federal, Provincial or other Municipal Legislation or the conditions of any easement, restrictive covenant or agreement affecting the buildings or lands.

### Applicant/Landowner Information

Applicant Name: _____	(if different from Applicant) Registered Owner Name(s): _____
Mailing Address: _____	Mailing Address: _____
City: _____ Postal Code: _____	City: _____ Postal Code: _____
Ph: _____ Cell: _____	Ph: _____ Cell: _____
Email _____	Email _____

### Parcel Information

Plan		Block	Lot/Unit	Subdivision	
Meridian <input type="checkbox"/> W4 <input type="checkbox"/> W5 (select one)	Range	Township	Section	Quarter Section <input type="checkbox"/> PT <input type="checkbox"/> NW <input type="checkbox"/> NE <input type="checkbox"/> SW <input type="checkbox"/> SE (select one)	Municipal Address

### Proposed Development Information

Describe Proposed Development:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

New Development  \*Existing Development

### Signature

**Appeal Notice (see reverse)**

It is understood that if this application is approved or refused by the Development Authority it may be appealed to the Subdivision and Development Appeal Board (SDAB). It is further understood that the SDAB may confirm, revoke, or vary the Development Permit or any condition as a result of such an appeal being duly served, and that any work undertaken prior to an appeal being filed is entirely at the applicant's risk.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Interest of applicant if not registered owner

\_\_\_\_\_  
Print Name

The personal information provided by you is being collected under the authority of the *Municipal Government Act* and will be used for the purposes under that Act. The personal information that you provide may be made public, subject to the provisions of the *Freedom of Information and Protection of Privacy Act*. Questions regarding the collection and use of this information may be directed to the Freedom of Information & Protection of Privacy Coordinator for Parkland County at 780-968-3229.

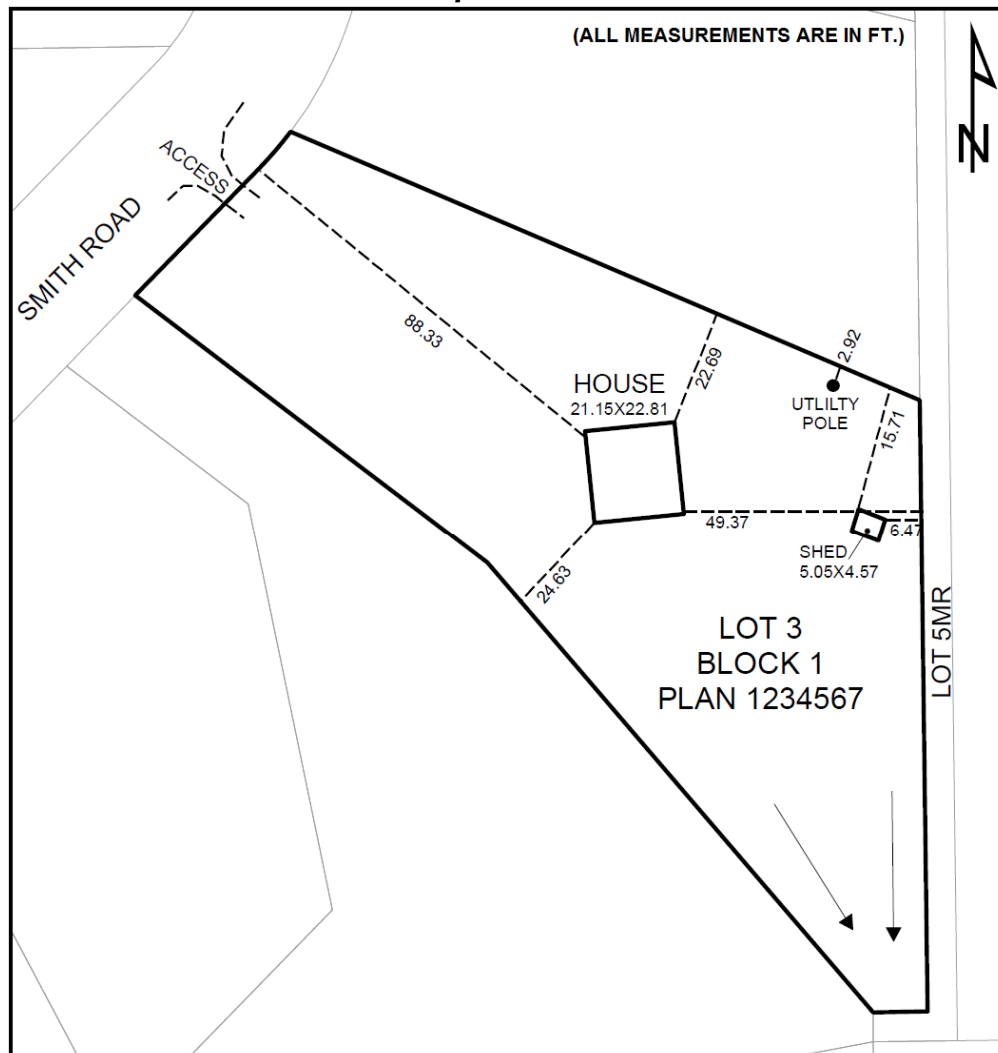
\*All development and construction that occurs prior to permit issuance is subject to a penalty which amounts to double the current permit fee. A Stop Work Order may also be issued.

## Site Plan Requirements

Below are the standard site plan requirements for all applications. Further requirements specific to your application are included in the checklist.

- Indicate setback distances from all property boundaries for new and existing developments, and specify the units.
  - ✓ Setback requirements can be obtained from Parkland County's Land Use Bylaw 20-2009 after identifying your property's zoning by visiting <http://maps.parklandcounty.com/discoverparkland/>, or calling Planning & Development Services.
- Indicate distances between structures
- Indicate north on the site plan
- Identify all abutting roads
- Identify all easements and right-of-ways
- Indicate the location of the access to the property
- Identify site grading and drainage (indicated with directional arrows)

### Sample Site Plan





# STRIPPING, FILLING, EXCAVATION AND GRADING APPLICATION PACKAGE

Permit Number \_\_\_\_\_

In order for your Development Permit Application to be deemed complete for acceptance and processing by Parkland County, the following Mandatory Items must be provided.

## Mandatory Items

**Application Form** – The application must be completed in full and signed by the registered owner(s) or agent acting on their behalf.

**Application Fee** – Applicable fees are set out in Parkland County’s Departmental Fees and Charges

**Certificate of Title** – A title no older than 14 days from the date of application. Parkland County can obtain the title for a fee of \$10.00.

**Detailed Site Plan** – Refer to the sample site plan following the Development Permit application for Site Plan requirements. In addition please identify:

Existing topography, vegetation and water courses

Location and dimensions of area to be stripped / excavated / filled (bermed) / re-contoured

**PRE** (before) and **POST** (after) elevations of the land affected. See back of page for example and requirements

Drainage / site grading, indicated with directional arrows

If applicable, any stockpile locations

**Biophysical Assessment** – Complete the form attached. A comprehensive biophysical assessment / wetland assessment and impact report may be required.

**Operation Details** – Provide information on the operation, including days and hours of operation, date of completion, etc.

Provide plans on nuisance prevention controls i.e. dust and erosion

**Hauling Details** – Provide information on access and hauling activities, including number of trucks, tonnage, hours of hauling, where materials to the site is being brought from, where stripped materials are going to, etc.

Please follow up with Parkland County’s Public Works Department at 780-968-8454 to determine the haul route, and if applicable, to obtain a haul agreement.

**Please note that upon review of information provided, you may be required to provide an engineered (stamped and signed) site grading plan (594 mm x 841mm in size)**

## Application Status (TO BE FILLED OUT BY OFFICE STAFF ONLY)

This application was received by the Development Authority and **deemed complete** on:

Date: \_\_\_\_\_ DA initial: \_\_\_\_\_

**OR**

This application was received by the Development Authority and **will be examined for completeness** in accordance with Section 683.1(1) of the *Municipal Government Act*.

Date: \_\_\_\_\_ DA initial: \_\_\_\_\_

Please see reverse for more information on Section 683.1 of the *Municipal Government Act*.

**This factsheet provides information on Section 683.1 ("*Development Applications*") of the *Municipal Government Act*.**

1. In accordance with Section 683.1(1) of the Municipal Government Act, the Development Authority must, within 20 days after receipt of an application for a development permit, make a determination whether the application is complete.
2. An application for development permit is complete if,
  - a) in the opinion of the Development Authority, the application contains the documents and information necessary to review the application and in accordance with this Section, or
  - b) the Development Authority does not make a determination within 20 days after receipt of an application for a development permit.
3. The time period to determine if the application is complete may be extended by an agreement in writing between the applicant and the Development Authority.
4. If the Development Authority determines the application is complete, the Development Authority must issue to the applicant an acknowledgment that the application is complete.
5. **If the Development Authority determines that the application is incomplete within the 20 days, the Development Authority must issue to the applicant a notice that the application is incomplete. The notice must state that the application is incomplete and any outstanding documents and information must be submitted by the date indicated on the notice.**
6. If the Development Authority determines that the information and documentation submitted under the notice stated in (5) above, is complete, the Development Authority must issue to the applicant an acknowledgement in accordance with Section 683.1(7) of the Municipal Government Act that the application is complete.
7. If the applicant fails to submit all the outstanding information and documentation on or before the date referred to in (5) above, the application is deemed to be refused.
8. If an application is deemed to be refused in accordance with (7) above, the Development Authority must issue to the applicant a notice stating that the application has been refused in accordance with Section 683.1(9) of the Municipal Government Act.
9. Notwithstanding Section 683.1 of the Municipal Government Act, in the course of reviewing the application, the Development Authority may request additional information or documentation from the applicant that the Development Authority considers necessary to review the application.

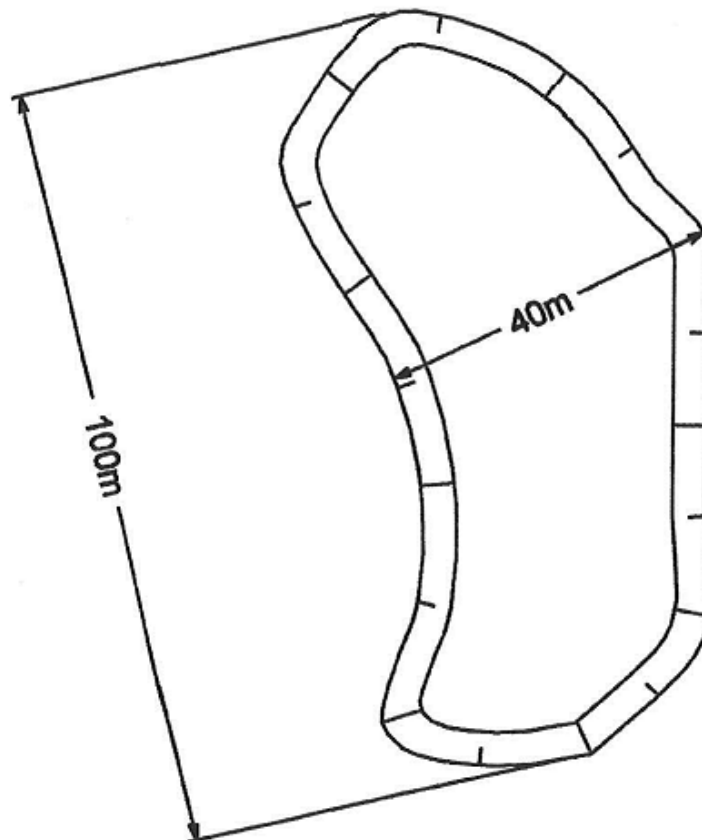
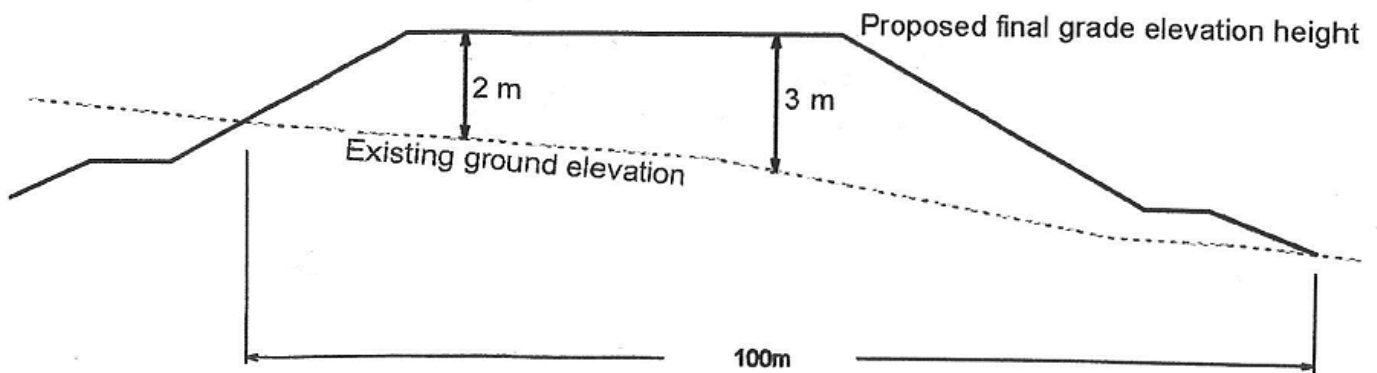
NOTE: This factsheet is provided for your information only. The full *Municipal Government Act* (current as of Jan 1, 2018) can be viewed electronically here: <http://www.qp.alberta.ca/documents/Acts/m26.pdf>.

## Pre and Post Elevation Requirements

Below are the standard requirements.

- Provide the dimensions of the proposed area to be filled, excavated, or recontoured.
- Provide the final top elevation of the changed lands or proposed berm.
- Provide description of the end land use.

### Example of Cross Sections and Elevations





# STRIPPING, FILLING, EXCAVATION AND GRADING APPLICATION PACKAGE

## Description of Biophysical Elements

Is the proposed project located in a previously disturbed area?  Yes  No

Please Explain: \_\_\_\_\_

Is the proposed project within an area where an ASP, outline plan, or multi-parcel subdivision has taken place?  Yes  No

Has a biophysical assessment been previously completed?  Yes  No

Is the proposed project located in or adjacent to:	Distance to Feature (m)	Description of Impact
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A high priority landscape area or ESA <sup>1</sup> ?	<input type="checkbox"/> Yes	
	<input type="checkbox"/> No	

A watercourse? <i>(may require Water Act/Public Lands Act approvals if wetland or waterbody is impacted)</i>	<input type="checkbox"/> Yes	
	<input type="checkbox"/> No	

A waterbody or wetland <sup>2</sup> ? <i>(may require Water Act/Public Lands Act approvals if wetland or waterbody is impacted)</i>	<input type="checkbox"/> Yes	
	<input type="checkbox"/> No	

A spatially contiguous wildlife corridor?	<input type="checkbox"/> Yes	
	<input type="checkbox"/> No	

Do any of the following occur within the Proposed Project area:	Description of Impact
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Presence of historically listed plant species <sup>3</sup> ?	<input type="checkbox"/> Yes	
	<input type="checkbox"/> No	

Presence of noxious/prohibited weed species <sup>4</sup> ?	<input type="checkbox"/> Yes	
	<input type="checkbox"/> No	

Presence of (or potential for) provincially/federally listed wildlife species <sup>5</sup> to occur based on availability of suitable habitat?	<input type="checkbox"/> Yes	
	<input type="checkbox"/> No	

Presence of sensitive terrain or soil features (e.g., steep or unstable slopes, saline soils)?	<input type="checkbox"/> Yes	
	<input type="checkbox"/> No	

Presence of potential fish habitat?	<input type="checkbox"/> Yes	
	<input type="checkbox"/> No	

Is clearing of vegetation required?	<input type="checkbox"/> Yes	
	<input type="checkbox"/> No	

<sup>1</sup> Please refer to Parkland County Environmentally Significant Areas (available at <http://maps.parklandcounty.com/discoverparkland/>)

<sup>2</sup> Please refer to Parkland County Wetland Inventory (available at <http://maps.parklandcounty.com/discoverparkland/>)

<sup>3</sup> Refer to Alberta Conservation Information Management System (ACIMS) for plant species information

<sup>4</sup> Refer to *Alberta Weed Act* for provincially regulated weeds

<sup>5</sup> Refer to Alberta Wildlife Species General Status Listing and the federal Species at Risk Act for species specific information