

2. e. What is the zoning district for the parcel under the current Land Use Bylaw?

Please choose **one** district only. If you are unsure, leave blank, or inquire with planning staff to find your zoning district.

District Type	Zoning
Agricultural	☐ Agricultural (AG) ☐ Agricultural Holdings (AGH)
Residential	☐ Country Residential (CR) ☐ Compact Country Residential (CCR) ☐ Hamlet Residential (HR)
	☐ Birchwood Country Condominium (BCC) ☐ Manufactured Home Park (MHP) ☐ Tiny Dwelling (TD)
Commercial	☐ Commercial (C)
Industrial	☐ Rural Industrial (RI) ☐ Light Industrial (LI)
Exclusive	☐ Recreation (R) ☐ Crown Lands (CL) ☐ Direct Control (DC) ☐ Public Institutional (I) ☐ Urban Reserve (UR)

- f. Describe the existing use(s) of the property:

(e.g. undeveloped, residential, commercial): _____

- g. Estimated Cost of Development: \$ _____

- h. Estimated Start Date: _____, 20____ Estimated Completion Date: _____, 20____

3. Proposed Development Details

a. Residential Development

Residence/Dwelling: <i>Please specify area separately for each item with unit of measurement.</i>		Area (ft ² /m ²)	Height to Peak (ft/m)	New (N) or Existing (E)
☐ Manufactured Home				
☐ Single-Detached Dwelling <i>(Indicate n/a if no basement)</i>	Main Floor			
	2 nd Floor			
	Developed Basement or			
	Undeveloped Basement			
☐ Other Dwelling <i>(e.g. Semi-Detached, Townhouse, Tiny Home, Cabin)</i> Type: _____	Main Floor			
	2 nd Floor			
	Developed Basement or			
	Undeveloped Basement			
How many homes will be on the property, including the one being applied for? _____				
Attachment to Dwelling: <i>(Any enclosed/roofed attached structure)</i> <i>Please specify area separately for each item with unit of measurement.</i>		Area (ft ² /m ²)	Height to Peak (ft/m)	New (N) or Existing (E)
☐ Addition(s)				
☐ Covered Deck(s) <i>Uncovered decks exempt</i>				
☐ Veranda				
☐ Attached Garage				
Accessory Structure: <i>(Any enclosed/roofed detached structure not attached to a dwelling)</i> <i>Please specify area separately for each item with unit of measurement.</i>		Area (ft ² /m ²)	Height to Peak (ft/m)	New (N) or Existing (E)
☐ Detached Garage				
☐ Shop(s) or Shed(s)				
☐ Other: _____				

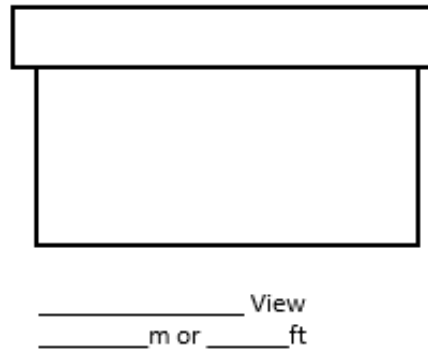
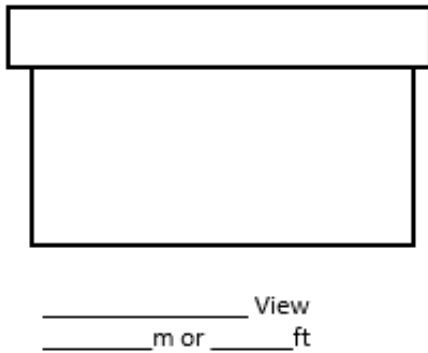
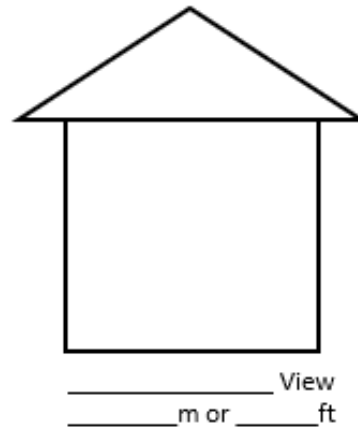
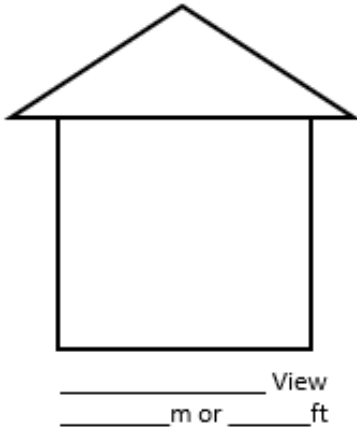
b. Business, Commercial and Industrial Development

Business Operation:	
☐ Home Occupation Minor, Medium or Major (Complete Sec 7)	☐ Industrial (Complete Sec 7)
	☐ Recreational (Complete Sec 7)
☐ Commercial (Complete Sec 7)	☐ Natural Resource Extraction & Processing (Complete Separate Application)
Will signs be installed? ☐ Yes ☐ No If yes, complete Sec 8.	
Structures to be Developed:	Area (ft ² /m ²) Height to Peak (ft/m) New (N) or Existing (E)
☐ Principal Building _____ <i>Including commercial and industrial buildings, shops, etc.</i>	
☐ Addition(s) – <i>this includes any enclosed/roofed structure</i>	
☐ Accessory Shop(s) or Shed(s) _____	
☐ Other: _____	

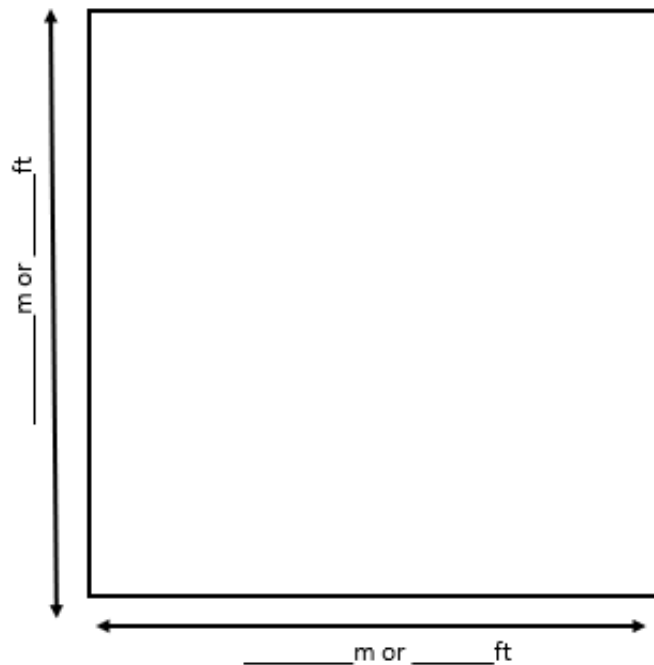
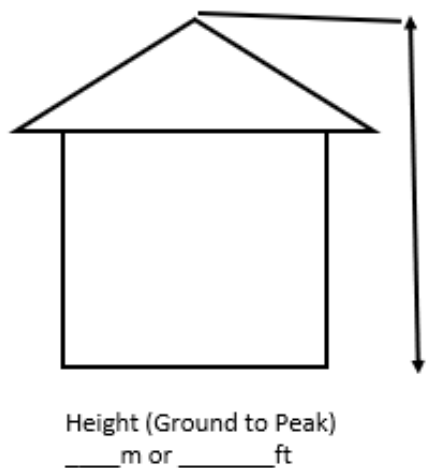
c. **Site Plans and Building Plans**

Applications **must** be accompanied by:

- ☐ Site Plan (attach or use Schedule A – Section 10) **AND**
☐ Building/Floor Plans (attach ☐ Third Party Detailed Plan, ☐ Pre-Ordered Package Drawing
OR ☐ Personal Design using the drawings below or adding your own):



Floor Plan (include dimensions in m or ft); if there are no walls, please indicate "open concept".



4. VARIANCE REQUIRED

Please discuss this section with planning staff when submitting your application

- a. Is a variance required? ☐ Yes ☐ No
- b. If yes, please detail the required variance(s) on the table below.

Building/Structure	Type of Variance Required (i.e. height, front yard setback, etc)

- c. Please describe the reasons causing the variance to be required: _____
- _____
- _____
- _____

5. DEMOLITION OR REMOVAL OF BUILDING(S) AND/OR STRUCTURE(S)

No development permit is required for the demolition or removal of a structure in the Agricultural Districts.

- a. A site plan is required. Please complete Section 10 of this application or attach a separate Site Plan.
- b. In the table below please detail the existing structures on the land, and identify those scheduled for demolition or removal

Existing building/structure(s) (e.g. house, garage, shed)	Area (ft ² /m ²)	Demolition (D) or Removal (R)

- c. Who will be undertaking the demolition or removal?
(e.g. contractor, yourself): _____
- d. Demolition/removal plan details:
- i. Equipment and transportation requirements: _____
- _____
- ii. Stockpiling or storage of demolition/removal materials: _____
- _____
- iii. Demolition/removal materials disposal: _____
- e. Please identify actions that will be taken to mitigate negative impacts of the demolition/removal:
(e.g. dust, noise, unsightly conditions)
- _____
- f. Please outline the site restoration plan (e.g. backfilling, landscaping): _____
- _____
- g. Estimated commencement date: _____ Estimated completion date: _____

6. SITE GRADING & MAN-MADE WATER FEATURES

(NOTE: Site Grading refers to altering lot grade (drainage/slope/leveling) and excludes basic site preparation. Site Grading applies outside AG districts when >250 m³ disturbed.)

- a. A site plan is required. Please complete Section 10 of this application. Please note that you may also be required to submit a lot grading and/or drainage plan prepared by a qualified professional.
- b. Please answer the following questions with regard to the existing conditions on the lands:
 - i. Is there a waterbody adjacent to or contained on the lands? ☐ Yes ☐ No
 - ii. Is there an existing drainage ditch (natural or manmade) on the lands? ☐ Yes ☐ No
 - iii. Is there a slope on the lands greater than 30%? ☐ Yes ☐ No
- c. Please describe the type of vegetation currently on the lands? (e.g. cleared pasture, treed, brush):

d. Please describe the total area to be graded in Sq. Feet Sq. Metres Acres Hectares

e. If fill or overburden must be transported to/or from the lands, please provide transportation details (e.g. number of trucks, haul route, haul times):

f. Please outline the site restoration plans (e.g. landscaping, seeding) :

g. Please identify actions that will be taken to mitigate negative impacts of the site grading (e.g. dust, noise, weeds, unsightly conditions):

7. BUSINESS, COMMERCIAL OR INDUSTRIAL USE

You may submit other information in another format such as a business plan in addition to the questions below to support your application.

- a. Business operating name: _____
- b. Brief business description: _____
- c. Standard days of operation: _____ On call days? _____
- d. Standard hours of operation: _____ On call hours? _____
- e. Number of Employees: Full Time: _____ Part Time: _____
- f. What work will be done on the premises? _____

g. If all work is not done on the premises, where else will it take place?

h. How many vehicles and types are involved in the business? _____

i. Where are they parked?

j. Excluding vehicles, what equipment, trailers or materials are required for the business?

7. k. Will hazardous materials be used or stored on site? ☐ Yes ☐ No
If yes, please describe types and amounts (examples include fuel tanks, bulk oil, chemicals, explosives, etc).
Include the types of containers or tanks used and show location on site plan:

- l. Are you constructing a building or an addition to accommodate the business? ☐ Yes ☐ No ☐ Existing
If yes, please complete section 3 of this application (proposed development details).
- m. Will there be an exterior sign to indicate the business? ☐ Yes ☐ No
If yes, please complete section 8 of this application (signs).

Home Occupations (*Home Based Businesses only*)

- n. Are there any employees of the business who are not members of the family or bona fide occupants of the dwelling? ☐ Yes Full time: _____ Part time: _____ ☐ No
If yes, where do they work? _____

If they are working from the residence, where do they park their vehicles? _____

- o. Will there be any clients coming to the home? ☐ Yes ☐ No
If yes, how many and what time(s) of the day will they be coming to the home? _____

Where will they park? _____

- p. Please list how many vehicles described above fall within each vehicle weight class

1 ton _____ 2 ton _____ Over 2 ton _____

- q. Are there any other home occupations operating from this location? ☐ Yes ☐ No

- r. Will there be any exterior indication of this home occupation (noise, exterior activity or storage, smoke, odours, traffic, etc)? ☐ Yes ☐ No

If yes, please provide details. **Note:** Failure to disclose anticipated impacts shall be ground for immediate revocation of the permit. _____

OFFICE USE ONLY:

The above proposed business activity is classified as _____

Use(s), which is:

☐ Permitted ☐ Discretionary ☐ Neither

within the _____ District.

8. SIGN INSTALLATION

Fill in the details below to include the sign in this permit application or indicate if the sign will be applied for on a future application.

☐ Sign to be included on a future application.

- a. Please ensure that you complete the site plan in Section 10, of this application. For freestanding signs, please ensure that you include the distance from aerial power lines (see application checklist).

- b. What type of sign? ☐ Freestanding ☐ Attached to Building ☐ Digital

- c. Dimensions of sign: _____

- d. Height of sign: _____

- e. Will the sign be illuminated? ☐ Yes ☐ No If yes, what is the method of illumination: _____

- f. Are there any other signs on site? ☐ Yes ☐ No

If yes, how many and what type (freestanding, attached) _____

8. g. Is the sign for a business? ☐ Yes ☐ No
 If yes, does the business have a permit? ☐ Yes ☐ No ☐ Applying for One
- h. Please provide a drawing of your sign and include the following features:
- ☐ The overall sign design with dimensions and total area
 - ☐ Height (above grade) to the top and bottom of the sign at the face of the building or sign
 - ☐ Text and graphics
 - ☐ Colours and materials of sign structure
 - ☐ Details of illumination if not lit internally
- i. If near a highway, do you have approval from Alberta Transportation? ☐ Yes ☐ No ☐ Pending

9. DECLARATION

*NOTE: Signatures must be hand drawn in ink. Digital or device drawn signatures will not be accepted.
 Photos or scanned copies of ink signatures can be sent via email.*

- I/We declare that the information given on this form and accompanying plan(s) and other documents are to the best of my/our knowledge a true statement of facts concerning the proposed development;
- I/We give my/our consent to allow a person appointed by the County the right to enter upon the said property with respect to this application only;
- I /We hereby consent to the public release and disclosure of all¹ information contained within this application and supporting documentation as part of the application process; and
- I/We hereby authorize the Applicant(s) named in this application to act as Agent(s) on my/our behalf in the matter of the development of the above referenced lands.

Registered Landowner Name and Signature	Date
Registered Landowner Name and Signature	Date
Applicant Name and Signature	Date
Applicant Name and Signature	Date

Do you require notice of the date and time of the site inspection indicated above? ☐ Yes ☐ No

If 'Yes' how and when would you like to be notified of the inspection?

****The personal information being collected on this Development Permit Application form will be used for the purpose of the Development Permit Application. This collection is authorized by Section 4(c) of the Protection of Privacy Act (POPA) and the disclosure of information is authorized by Section 20(2)(f)(ii) of the Access to Information Act. If you have any questions about the collection and use of this information, please contact Brazeau County's Access & Privacy Information Officer at 780.542.7777 or email kvallee@brazeau.ab.ca. ****

¹Subject to redactions applied as prescribed under POPA and the Access to Information Act (ATIA).

10. SITE PLAN

The Site Plan may be provided on this page or attached as a separate page. Please review the Development Permit Checklist and the sample site plan to ensure that all required information is shown.

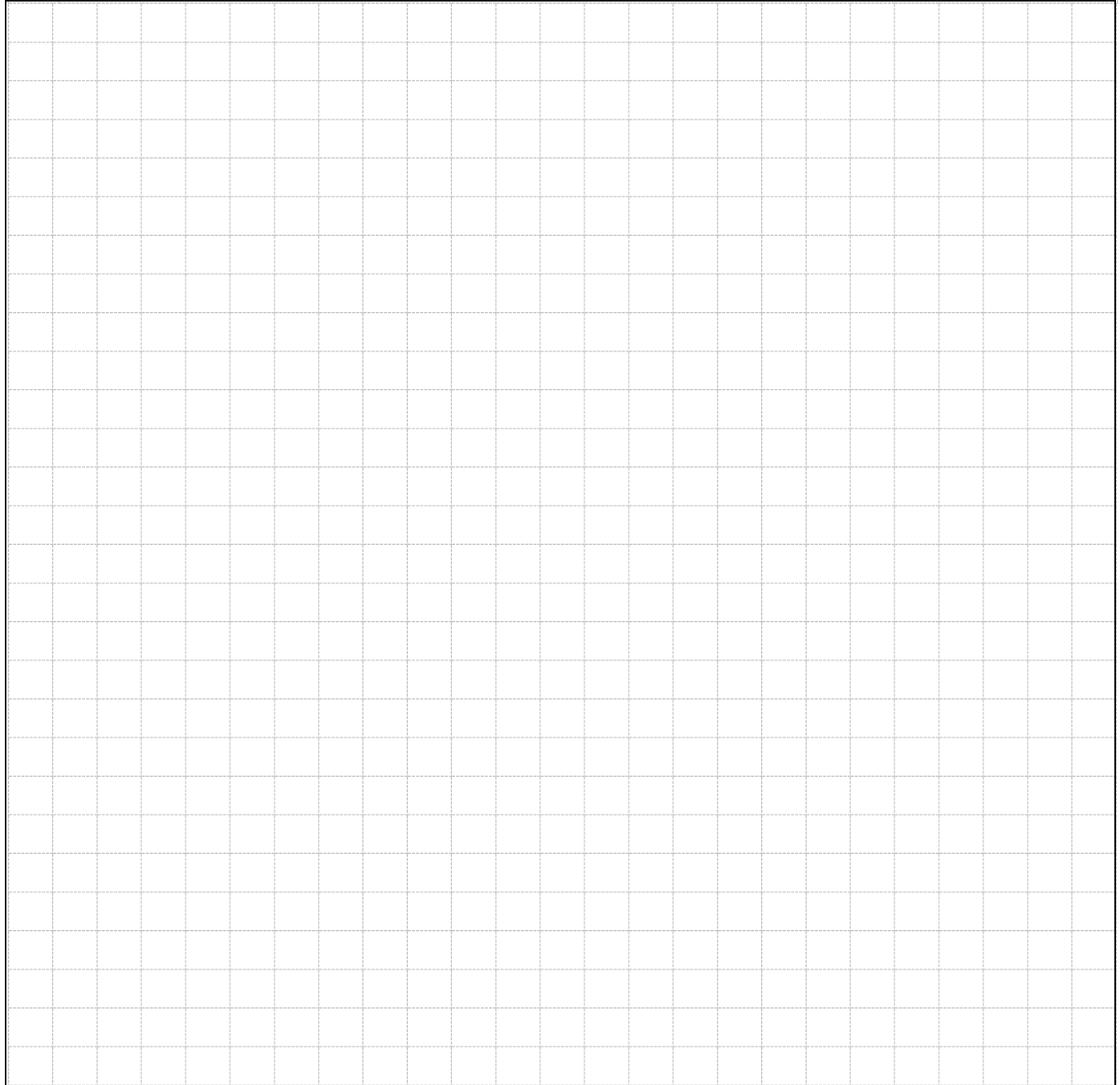
Brazeau County Public Map is a useful mapping tool to assist with your site plan. Visit www.brazeau.ab.ca and choose "Planning & Development map" in the Featured > Interactive maps section.

SCHEDULE A

This section is for office use only:

Date Approved:

Approved By:



Lot___ Block___ Plan_____ Quarter:___ Section:___ Township:___ Range:___-W5M

Scale:_____ OR ☐ Not to Scale

Completed by Applicant	Office Use Only	Site Plan Requirements
☐	☐	North arrow
☐	☐	Scale of site plan (i.e. 1 square = 10 m, or 1 cm = 10 m) or “Not to scale”
☐	☐	Legal location of the property (<i>long legal as well as lot/block/plan if applicable</i>)
☐	☐	Property lines of the entire parcel (<i>please add 2nd page for detail if necessary</i>)
☐	☐	Labels for:
☐	☐	Location of the approach to the property (labelled as existing or proposed)
☐	☐	Name of the county road or highway providing access to and/or adjacent to the property;
☐	☐	Existing structure(s): Location and dimensions (labelled as existing)
☐	☐	Proposed structure(s): Location and dimensions (labelled as proposed)
☐	☐	Location of any easements, rights-of-way, or public utility lines
☐	☐	Location and type of hazard land (ravines, water bodies, wetlands, dugouts, etc.)
☐	☐	Setbacks and labels from proposed structure(s) to:
☐	☐	Front, side, and rear yard property lines
☐	☐	Oil and gas pipelines and facilities (well sites, battery sites, processing plants, pipelines, etc.) <i>A minimum 30m setback must be maintained from any operating pipeline, and 100m from an active wellsite. Variance requests to this must be obtained in writing from Alberta Energy Regulators (AER) and/or the operator of the pipeline or wellsite.</i>
☐	☐	Any water body or water course measured from the top of the bank
☐	☐	Steep embankments measured from the top of bank
☐	☐	Overhead Powerlines (Section 9 - Sign applications only)

SAMPLE SITE PLAN

Legal Land Description: NE 34-48-08-W5M Scale: 1 cm = 10 m

