

# WHEN DO I GET A DEVELOPMENT PERMIT?

All development within Big Lakes County requires a development permit except for:

- The maintenance or repair of any building not including structural alterations
- Extensive agricultural operations
- Water reservoirs or dugouts for water supply
- Above ground pre-manufactured swimming pools with a water volume less than 6.11 cubic metres (72 cubic feet)
- Solar panels affixed to a roof or wall of existing buildings
- The erection of an uncovered deck which has a height of less than 0.6 m (1.97 ft.) above grade
- The construction of farm buildings in the AG district
- Hard-surfacing of any yard area on a parcel to provide vehicular access
- The erection of freestanding towers or poles not exceeding 6.1 m (20.0 ft.)
- Landscaping - not including changes in grade, drainage, stockpiling or excavation
- The construction of 10.0 m<sup>2</sup> (107.6 ft.<sup>2</sup>) maximum floor area storage or sheds
- A fence no higher than 1.83m (6 ft.)

...provided that these projects meet the requirements under our Land Use Bylaw.

For more information and to access the full list of exceptions refer to our Land Use Bylaw located on our website: [biglakescounty.ca](http://biglakescounty.ca)



For more information or to answer any questions please contact the Big Lakes County Subdivision and Development Officer at the County Administration Office.

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**BIG LAKES COUNTY**

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**HIGH PRAIRIE, AB T0G 1E0**

# DEVELOPMENT PERMITS

*Big Lakes County*



# WHAT IS REQUIRED FOR A DEVELOPMENT PERMIT APPLICATION?

- 1. A completed **APPLICATION FOR DEVELOPMENT PERMIT** form.
- 2. A **SITE PLAN** including:
  - a. legal description and dimensions of parcel
  - b. front, rear and side yard setbacks to any existing or proposed buildings
  - c. dimensions of existing or proposed buildings
  - d. access to the parcel; on-site parking spaces
  - e. storm-water drainage plan
  - f. location of water and sewage collection systems and
  - g. existing and proposed parcel elevations and grades
- 3. Appropriate **APPLICATION FEE**

# WHAT IS THE APPLICATION FEE SCHEDULE?

## DEVELOPMENT PERMITS

### Residential

Single Detached Family Dwelling	\$100
Additions and Accessory structures (incl. deck, covered deck, shed, detached garage, gazebo, garden suite, overheight fence)	\$50
Multi-family (row house, duplex, semi-detached)	\$200
Building Demolition	\$50
Recreational Vehicle Parking Space	\$50

## DEVELOPMENT PERMITS CONTINUED

### Commercial / Industrial / Institutional

New construction/development	\$500 + \$50 per \$100,000 of project cost
Accessory structure	
Relocatable Industrial Camp Facility (bunkhouse)	\$500
Natural Resource Extraction	\$250
Minor Home Occupation	\$250
Major Home Occupation	\$50
	\$100

### Miscellaneous

Change of Use (building or site)	
Demolition	\$100
Filling	\$50
Land Farming for remediation of oilfield waste & petroleum storage sites	\$50
	\$100

Development permit applications will continue to be accepted for multiple structures on the same application (i.e. dwelling and shed); however, permit fees for each structure/use will be applied.

Example: Dwelling	\$100 fee
Shed	<u>\$50 fee</u>
Total fee	\$150

# THE DEVELOPMENT PERMIT PROCESS

