



Commercial Development Permit Application

County of Wetaskiwin No. 10

Box 6960 Wetaskiwin, AB T9A 2G5

Phone: (780)352-3321 Fax: (780)352-3486

www.county.wetaskiwin.ab.ca

ALL PAYMENTS MUST BE RECEIVED AND PAID IN FULL BEFORE PERMIT APPLICATIONS WILL BE PROCESSED

Commercial <input type="checkbox"/> \$200.00	Rural Address Sign <input type="checkbox"/> \$150.00	Offsite Levy <input type="checkbox"/> \$2,034.00
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I hereby make an application under the provisions of the County of Wetaskiwin's Land Use Bylaw for a Development Permit, in accordance with the plans and supporting information submitted herewith and which form part of this application. Except as otherwise provided in the Land Use Bylaw, a person may not commence development unless the person has been issued a development permit; a decision will only be issued in writing. It is the responsibility of the applicant/owner to ensure that all development carried out complies with any caveat, easement, restrictive covenant or other encumbrance noted on the back of the Certificate of Title.

Applicant Information:

Name of Applicant(s)	Phone Number:	Email:
Mailing Address:	Are you the Registered Owner <input type="checkbox"/> Yes <input type="checkbox"/> No, the statement below must be filled out by the registered owner(s).	

The Registered Owner(s) according to Alberta Land Titles:

I (We)(please print) _____

as the registered owner(s) (as per Land Titles) of the aforementioned property, authorize (applicant(s) "as above") to develop which I have fully reviewed and fully endorse. If owner is a corporate body, he or she must be listed on the corporate registry as authorized person(s) to sign. Proof of authority to sign MAY BE required. If additional signatures are required, attach to application, as necessary.

Registered Owner(s) Signature(s)	Date Signed
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Land Information:

Quarter	Section	Township	Range	West of	Meridian
Plan	Block		Lot	Blue Sign Address:	

Is the property located within ½ mile or 800 metres of a highway or secondary highway? No Yes, you will be required to complete Alberta Transportation's Roadside Development Application. <http://www.transportation.alberta.ca/2629.htm>

Date Submitted to AT: _____ **Submitted By:** _____

Applicant Signature(s):

By signing this application, I hereby authorize representative(s) of the County of Wetaskiwin No. 10 to enter onto the above described land for the purpose of performing inspections. The personal information on this form is collected under the authority of Section 33 (c) of the **Alberta Freedom of Information and Protection of Privacy Act**. The information will be used to process your application(s) and your name and address may be included on reports that are available to the public. If you have any questions on the collection and use of this information, please contact the FOIP Coordinator at (780) 352-3321.

Date of Application: _____ **Applicant(s) Signature:** _____

For Office Use Only: Application No.: D2_/_/_ Roll No.: _____	Land Use District : _____
Receipt No.: _____ Received Date _____	Division: _____
Subdivision: _____	Per/Dis: _____
Rural Address Sign Required <input type="checkbox"/> NO <input type="checkbox"/> YES	SRM # _____ Levy Paid <input type="checkbox"/> NO <input type="checkbox"/> YES

PLEASE DESCRIBE THE FOLLOWING ABOUT THE PROPOSED BUSINESS:

Name of Business:	Type of Business <input type="checkbox"/> Home Business <input type="checkbox"/> Commercial <input type="checkbox"/> Mobile
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Indicate below which buildings on the property will be used for the Business. Indicate if the building will be new to the property, or an existing building will be used

PROPOSED DEVELOPMENT	DIMENSIONS ARE IN <input type="checkbox"/> METRES <input type="checkbox"/> FEET	BUILDING TYPE	PLUMBING	KITCHEN FACILITIES
	LENGTH	<input type="checkbox"/> Conventional Construction <input type="checkbox"/> Moved in, describe type: <input type="checkbox"/> Existing Building <input type="checkbox"/> New (Direct from factory) <input type="checkbox"/> Used: Year built <i>*pictures must be provided for all used buildings</i>	<input type="checkbox"/> No <input type="checkbox"/> Yes, if so please check that all apply <input type="checkbox"/> Sink <input type="checkbox"/> Toilet <input type="checkbox"/> Tap for Garden Hose <input type="checkbox"/> Other	<input type="checkbox"/> No <input type="checkbox"/> Yes
	WIDTH			
	HEIGHT			
	LENGTH	<input type="checkbox"/> Conventional Construction <input type="checkbox"/> Moved in, describe type: <input type="checkbox"/> Existing Building <input type="checkbox"/> New (Direct from factory) <input type="checkbox"/> Used: Year built <i>*pictures must be provided for all used buildings</i>	<input type="checkbox"/> No <input type="checkbox"/> Yes, if so please check that all apply <input type="checkbox"/> Sink <input type="checkbox"/> Toilet <input type="checkbox"/> Tap for Garden Hose <input type="checkbox"/> Other	<input type="checkbox"/> No <input type="checkbox"/> Yes
	WIDTH			
	HEIGHT			
	LENGTH	<input type="checkbox"/> Conventional Construction <input type="checkbox"/> Moved in, describe type: <input type="checkbox"/> Existing Building <input type="checkbox"/> New (Direct from factory) <input type="checkbox"/> Used: Year built <i>*pictures must be provided for all used buildings</i>	<input type="checkbox"/> No <input type="checkbox"/> Yes, if so please check that all apply <input type="checkbox"/> Sink <input type="checkbox"/> Toilet <input type="checkbox"/> Tap for Garden Hose <input type="checkbox"/> Other	<input type="checkbox"/> No <input type="checkbox"/> Yes
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	HEIGHT			
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	WIDTH			
	HEIGHT			
Estimated Cost of Project (for statistic purpose only): \$		Estimated Date of Completion		

Hours of Operation:

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Holidays
Open								
Closed								

<p>Is the Business: <input type="checkbox"/> Year Round <input type="checkbox"/> Seasonal, if yes please describe:</p>
<p>Number of Employees (excludes occupant of Dwelling/Principal Owner):</p>
<p>What type of equipment will be used on your premises for your business (i.e. Computers, welding equipment, Bull dozer, gas tanks, tools, etc.)?</p>
<p>Will there be outside storage of materials? <input type="checkbox"/> No <input type="checkbox"/> Yes, if yes where and indicate in detail on the site plan to be provided</p>
<p>Is there going to be excess noise created? <input type="checkbox"/> No <input type="checkbox"/> Yes, if yes please describe:</p>
<p>Is there going to be Increased Traffic? <input type="checkbox"/> No <input type="checkbox"/> Yes, If yes please describe:</p>
<p>Is there sufficient parking on the lots for employees/clients/customers and delivery trucks? <input type="checkbox"/> No <input type="checkbox"/> Yes, if yes Please indicated the number of Parking spaces & loading areas(s) on the site plan provided.</p>
<p>Estimated cost for Business (for statistic Purpose only): \$</p>
<p>In the space below please provide a detailed description of the nature of the business including: services provided, products manufactured, items repaired, and goods offered for sale. If there is insufficient space, please attach any additional pages needed.</p>

CONFINED FEEDING OPERATION:

Is the proposed development within 800 metres (1/2 mile) of a CFO? No or **If Yes**, please read the following and sign below:

I choose to build here knowing that I/we may suffer from smells, noise, flies, etc. from animals or manure; however, I realize that this is a farming area and that these nuisances are unavoidable if I choose to live here. I also understand that land cannot be subdivided if it is too close to a Confined Feeding Operation. **Applicant Signature(s):** _____

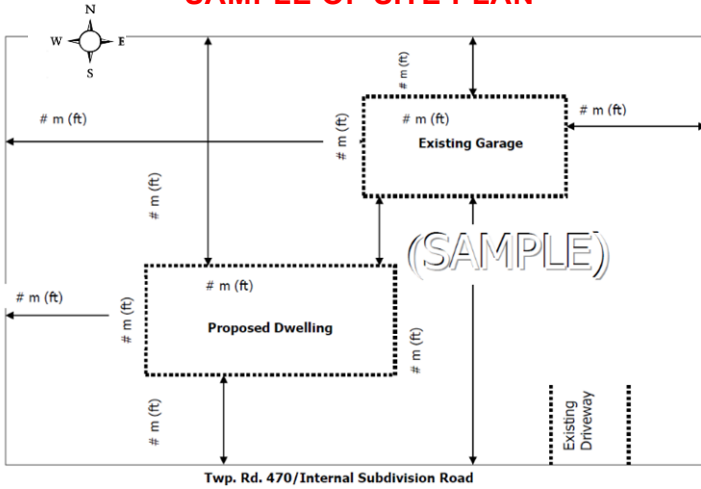
SECONDARY DWELLING:

Is this a secondary dwelling? No or **If Yes**, please read the following and sign below:

If approved by the County, I understand that if I build a second residence on my land, the residence will not stand on a separate parcel. It will stand on the same parcel as the first house and as such, the 2 residences cannot be sold separately unless the parcel is subdivided and 2 separate lots are created. I further understand that I have no automatic right to have the land subdivided, and an application to subdivide may be refused if it conflicts with the regional plan or any County by-law. **Applicant Signature(s):** _____

SITE PLAN

SAMPLE OF SITE PLAN



The applicant must include any relevant information from the aforementioned list. The county is not responsible for any relevant information not provided by the applicant. Site Plans can be submitted on the space provided below or on a separate page.

Alberta First Call must be done prior to permit issuance if oil and gas pipelines are on parcel of land where development is.

*Please note that by including development/building(s) solely on a drawing that this may not preclude it from the development permit application process nor does it approve its use, and it may be required to be applied for unless it is exempted according to the County of Wetaskiwin's Land Use Bylaw or is under Section 643 of the MGA. A person may not commence any development unless the person has been issued a development permit in respect of it pursuant to the Land Use Bylaw.

The site plan may be drawn on this page or submitted on a separate page

<input type="checkbox"/> Property lines;	<input type="checkbox"/> Label North on the Site Plan.
<input type="checkbox"/> Size of existing and proposed buildings (include height of buildings);	<input type="checkbox"/> Label County Roads /Highways/Internal Subdivision Road(s) (RR/TWP/Hwy);
<input type="checkbox"/> Location of existing driveway or proposal for driveway.	<input type="checkbox"/> Measurements and Setbacks: Front yard/Side Yard/Rear yard from all proposed development to ALL the property lines in metres or feet (please use one or the other not both), also indicate distance from any pipelines that may be located on the property;
<input type="checkbox"/> Rivers and bodies of water	<input type="checkbox"/> Bank breaks or valley ridges
<input type="checkbox"/> Parking Area	<input type="checkbox"/> Any outdoor Storage Areas

SITE PLAN MAY BE DRAWN HERE OR SUBMITTED ON A SEPARATE PAGE



Completed Development Permit Applications can be sent to the Planning and Development Department by:

- Dropping the application off at the County Office at 243019A HWY 13.
- Mail: Box 6960 Wetaskiwin, AB T9A 2G5 ATTN: P&D Department.
- Fax: 780-352-3486
- Emailed to wpermits@county10.ca

Development Permit applications will not be processed until all application fees are paid in full. The County accepts the following forms of payment:

- Cash
- Cheque
- Debit
- Credit Card (Please note a transaction fee is charged with Credit Card payments)
- Online/Telebanking <http://www.county.wetaskiwin.ab.ca/258/Internet-Telebanking>
(Please contact the *Planning and Development Department* to ask for Account Numbers for Online/Telebanking payments)

Payment may be submitted via mailed cheque or cash, you can use the same method as you pay taxes or utilities through your online banking (just use 999907 as the account number), or you can pay online via credit card. If you wish to pay via credit card, you can click on the OptionPay link on the County's website, <https://www.county.wetaskiwin.ab.ca/258/Payment-Options> click on the OptionPay logo. There you can enter your card info and payment info (\$200.00 total for the development permit. The type of payment will be 'Permits/Licenses' and the description being billing code 'PD07.')

Then enter your email address for a copy of the receipt. You can indicate 'Development Permit' in the comments box if you wish.

Sole Source Contract - Superior Safety Codes Inc.

Council has awarded a sole source contract to Superior Safety Codes Inc. for building, electrical, gas and plumbing Safety Code services in the County of Wetaskiwin for permits. Final accreditation with the Alberta Safety Codes Council and approval of final agreements was finalized on April 1, 2015.



Once you've obtained a development permit from the County, building permits, electrical permits, gas permits, plumbing permits, and sewage permits must be obtained through Superior Safety Codes Inc.

For Permit Applications:

Edmonton Office:
14613-134 Ave
Edmonton Ab T5L 4S9
Phone: 1-780-489-4777
Fax: 1-780-489-4711
Toll Free Phone: 1-866-999-4777
Toll Free Fax: 1-866-900-4711

Red Deer Office:
3, 6267-67 A Street
Red Deer AB T4P 3E
Phone: 1-403-358-5545
Fax: 1-403-352-5085
Toll Free Phone: 1-888-358-5545
Toll Free Fax: 1-866-358-5085

Email: info@superiorsafetycodes.com

Website: <http://www.superiorsafetycodes.com/applications.htm>