

Planning and Development  
Information Session  
April 11, 2016  
**County of Two Hills No. 21**



Architectural blueprints are visible in the top left corner of the slide, showing various lines and text on a white background.

## *What is a Development Permit?*

A Development Permit is a written municipal approval that allows you to build on your property. The Development Permit approves the use of a site, as well as the size and location of any buildings or structures in accordance with the County's Land Use Bylaw.



# *When is a Development Permit needed?*

- an excavation or stockpile or gravel pits;
- a building or an addition to or replacement/repair;
- a change of use of land or a building;
- a change in the intensity of use of land or a building;
- fence higher than 1m in front and 2m in the side and rear yard;
- placing of refuse or waste material;

*(continued)*

- use of land for the storage or repair of motor vehicles or other machinery or equipment;
- placement of an already constructed or a partially constructed building;
- parking of trailers, bunk houses, portable dwellings, skid shacks, or any other type of portable building.



# Questions?!



Unsure if you need a permit....  
please call to book a meeting  
regarding your application.

# How do I apply for a Development Permit?

Applications are available on our website

[www.thcounty.ab.ca](http://www.thcounty.ab.ca)

-Planning Tab-  
or drop by the office  
to pick up a form.

COUNTY OF TWO HILLS NO. 21  
Box 490  
4818-50 Avenue  
Two Hills, AB T0B 4K0  
PH:637-3358 FX:657-3504

**DEVELOPMENT PERMIT APPLICATION PACKAGE**

**Internal Use Only**  
Our File Number: \_\_\_\_\_ Your File Number: \_\_\_\_\_ Roll Number: \_\_\_\_\_

**Applicant Information**  
Applicant Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/Town: \_\_\_\_\_ Phone: \_\_\_\_\_  
Email address: \_\_\_\_\_ Postal Code: \_\_\_\_\_ Cell Phone: \_\_\_\_\_  
Signature: \_\_\_\_\_  
As a landowner/Agent, I am the applicant/owner/authorised person of the registered owner and has the information shown on this form to the best of my knowledge, a true statement of the facts relating to this application.

**Registered Landowner Information**  
Registered Owner: \_\_\_\_\_  Owner same as applicant  
Address: \_\_\_\_\_  
City/Town: \_\_\_\_\_ Phone: \_\_\_\_\_  
Postal Code: \_\_\_\_\_ Fax: \_\_\_\_\_  
Signature: \_\_\_\_\_

**Right of Entry**  
Pursuant to Section 542 of the Municipal Government Act, I hereby do \_\_\_\_\_ or do not \_\_\_\_\_ grant consent for a designated officer of County of Two Hills No. 21 to enter upon the land as described above, for a site inspection.  
Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_

**Section A - Property Information**  
Legal lot \_\_\_\_\_ block \_\_\_\_\_ plan \_\_\_\_\_  
Subdivision Name (if applicable) or Area of Development and Part of \_\_\_\_\_ % Sec \_\_\_\_\_ Twp \_\_\_\_\_ Rge \_\_\_\_\_ W4M  
Rural Address/Street Address \_\_\_\_\_ Parcel Size: \_\_\_\_\_  
Number of existing dwellings on property (please describe) \_\_\_\_\_  
Has any previous application been filed in connection with this property?  Yes  No  
If yes, please describe the details of the application and file number: \_\_\_\_\_

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## *Development Permit vs. Building Permit*

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- Permit issued by the County
- Written municipal approval in accordance with the Land Use Bylaw

- Permit issued by Building Safety Codes Officer, The Inspections Group
- Written approval in accordance with the Alberta Building Code

**ALBERTA**  
**ONECALL**

2 days  
notice



--Before you start digging--

Click Before You Dig: [albertaonecall.com](http://albertaonecall.com)

Call Before You Dig: 1-800-242-3447



# *How long does it take to process my application?*

The length of time it takes to process an application depends on how large the project is and whether the application is clear and complete at the time it is submitted. A small project with all the complete information will take fewer days to approve than a larger project or one that is missing information.



## *Type of Application*

Permitted Use  
up to 40 days

Discretionary Use &  
Variance Requests  
up to 2-4 months

# Plan Ahead



## *What happens if I start my project before I have an issued permit?*



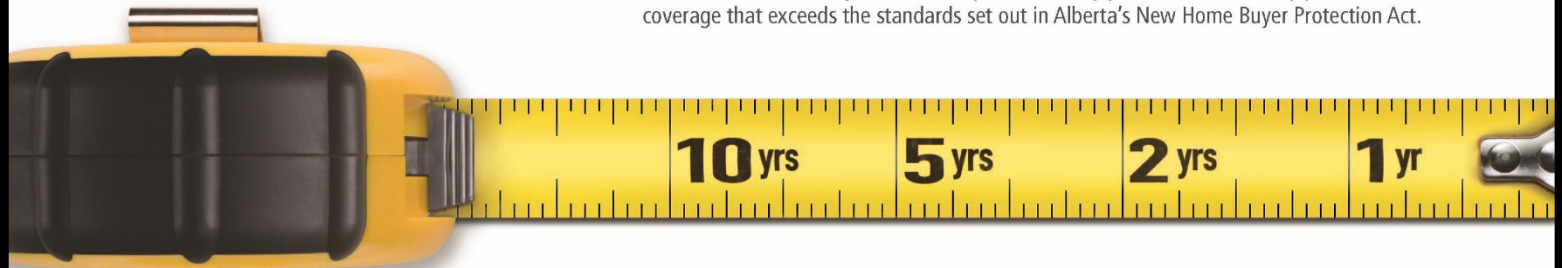
- Development Officer conducts site visit with Bylaw Enforcement Officer and Verbal Warning is given
- Written Warning Letter is sent, 14 days are given to obtain necessary permits
- Stop Order is issued, with possible fines



# Ph. 1-866-421-6929

## Every new home in Alberta is covered

Alberta regulates warranty standards for new homes. While the minimum coverage is mandatory, builders may partner with warranty providers to offer coverage that exceeds the standards set out in Alberta's New Home Buyer Protection Act.



## Coverage is as easy as 1, 2, 5, 10

The minimum warranty for every new home built in Alberta will cover:

### Better warranty standards. Built for Albertans.

A builder's guide to Alberta's  
*New Home Buyer Protection Act*

# 1

YEAR

#### LABOUR & MATERIALS

This takes care of finishes throughout the home, including any defects in flooring, paint or trim.

# 2

YEARS

#### DELIVERY & DISTRIBUTION

This primarily covers defects in labour and materials related to heating, plumbing and electrical systems.

# 5

YEARS

#### BUILDING ENVELOPE

Building envelope covers the exterior shell of the home, including the roof and walls. Two additional years of coverage must be made available for homebuyers to purchase.

# 10

YEARS

#### STRUCTURAL COMPONENTS

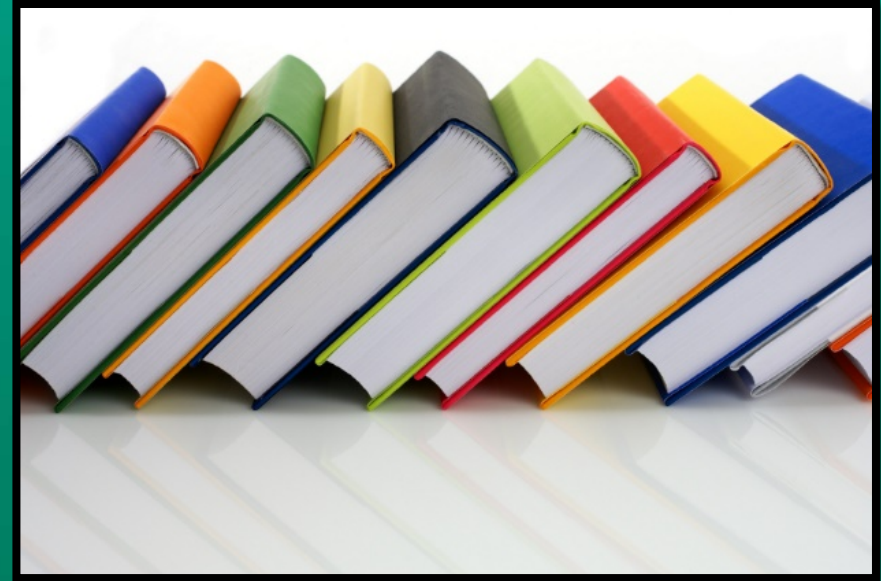
This covers the major structural components of the home, particularly its frame and foundation.



# February 1, 2014

## *The rules may change....*

The Council of County of Two Hills has committed to undertake a review of the Land Use Bylaw and Municipal Development Plan (Planning Documents) in 2016-2017 as a grant was received to complete this work. Please check with the Development Officer before any work is started to verify if a permit is needed.





Aline Brousseau  
Development Officer  
Ph. 780-657-3358

