



Royal Oaks Development Permit Process

COUNTY CENTRE
Suite 101, 1101 – 5th Street
Nisku, Alberta T9E 2X3
Phone: 780-979-2113 or 1-800-379-9052
Fax: 780-955-8866

- ✓ The Landowner submits the following information for a Development Permit:
 - The 11x17 (minimum 8x14) individual Lot Grading Plan identifying lot grades, floor elevations, setbacks and house location prepared by a registered Alberta Land Surveyor.
 - Development Permit Application form
 - One (1) complete set of building plans in either digital or paper format (maximum paper size is 11x17)
 - Province of Alberta Subdivision & Development Regulation form
 - Application fee of \$200.00 plus \$10.00 (if applicable) for a current title search

- ✓ After the foundation is poured, and before an inspection is done, Landowner must submit a Surveyors' Real Property Report confirming location of foundation and grades. Development Authority will review the report to ensure the building is in the pocket at the correct elevation.

- ✓ When the project is complete the landowner submits a final Surveyors' Real Property Report. Development Authority will review the real property report. Note that Final Grade must be completed within two years of the issuance of a development permit. The specific tolerance is +/- 50mm.

- ✓ Submit the Water/Sewer Line Connection & Inspection Application to connect to the existing water and sewer lines. Submit to Utilities Officer at Public Works & Engineering.

Contact Information:

Planning and Development:
(780) 979-2113



FORM A
Development Permit Application
Land Use Bylaw No. 7-08
Residential

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MO. ____ DAY ____ YEAR ____

PERMIT NO. D16 -

Legal Description

| | | | | | | |
|-----|-----|-----|----|---|-----------|----------|
| 1/4 | Sec | Twp | Rg | W | No. ac/ha | Roll No. |
|-----|-----|-----|----|---|-----------|----------|

| | | | |
|-----|-------|------|--------------------|
| Lot | Block | Plan | Subdivision/Hamlet |
|-----|-------|------|--------------------|

Civic Address of Project: _____ Rural Addressing Required: Yes No

| | |
|-----------------|-------------------|
| Applicant _____ | |
| Address _____ | |
| City/Town _____ | Postal Code _____ |

| | |
|---------|-------|
| Phone 1 | _____ |
| Phone 2 | _____ |
| Fax | _____ |
| Email | _____ |

| | |
|----------------------------|-------------------|
| Registered Landowner _____ | |
| Address _____ | |
| City/Town _____ | Postal Code _____ |

| | |
|---------|-------|
| Phone 1 | _____ |
| Phone 2 | _____ |
| Fax | _____ |
| Email | _____ |

| | | |
|----------------------------------|-------|-------------------------------------|
| Land Use District | | Maximum Height of Proposed Building |
| Existing Buildings and Land Use: | _____ | |
| Proposed Development: | _____ | |
| FOR OFFICE USE ONLY | _____ | |

| Dwelling Type | □ ft ² | □ m ² | Addition | □ ft ² | □ m ² | Accessory Building | □ ft ² | □ m ² | Site Alteration |
|--|-------------------|------------------|--|-------------------|------------------|--|-------------------|------------------|--|
| <input type="checkbox"/> Manufactured Home | | | <input type="checkbox"/> Addition | | | <input type="checkbox"/> Detached Garage | | | <input type="checkbox"/> Lot Grading/Infill <input type="checkbox"/> Excavation <input type="checkbox"/> Stockpiling <input type="checkbox"/> Landscaping |
| <input type="checkbox"/> Modular Home | | | <input type="checkbox"/> Deck(s) | | | <input type="checkbox"/> Shop | | | <input type="checkbox"/> Signs |
| <input type="checkbox"/> Relocated Home | | | <input type="checkbox"/> Other (specify) | | | <input type="checkbox"/> Other (specify) | | | Home Occupation |
| <input type="checkbox"/> Constructed on Site | | | | | | | | | <input type="checkbox"/> Type 2 3 4 |

The personal information contained on this form is collected pursuant to Section 32c of the *Freedom of Information and Protection of Privacy Act, Part 17 of the Municipal Government Act*, and will be used for the purpose of application review and analysis and may include notification to various County or Provincial Departments or agencies; and adjacent landowners and/or municipalities in which the application and/or related correspondence is copied and circulated. The application process can be viewed on our website at www.leduc-county.com. If you have any questions about this collection, please contact the Planning and Development Department, Leduc County at (780) 979-2113.

I/ we hereby make application for a development permit under the provisions of the Land Use Bylaw in accordance with the plans and supporting information submitted herewith and which form part of this application.

| | | |
|-------------------------------|---|--|
| Signature of Applicant: _____ | Signature of Applicant _____ | Printed Name of Applicant _____ |
| Signature of Owner: _____ | Signature of Registered Landowner _____ | Printed Name of Registered Landowner _____ |



County Centre
Suite 101-1101-5 Street, Nisku, Alberta T9E 2X3
Telephone: (780) 955-3555 · Fax: (780) 955-8866

Applicant's Authorization

I (we) _____, being the registered owner(s) of
(name of registered owners)

(Legal Description of Property)

do hereby authorize _____
(individual person making application)

to make application for development affecting the above mentioned property.

Registered Owner(s) Name(s)

Address

Date

Signature(s)

**PROVINCE OF ALBERTA
SUBDIVISION AND DEVELOPMENT REGULATION**

ADDITIONAL INFORMATION REQUIRED FOR DEVELOPMENT PERMIT APPLICATIONS

In order to expedite the review process, please answer the following questions with your application:

Questions: (Please attach site plans to show each or all of the information)

| Check all spaces V (yes) X (no) ? (not sure) | Questions to be answered by all applicants: | <i>For Office Use only:</i> <i>(Actions required)</i> | <i>For Office Use only:</i> <i>(Results)</i> |
|--|---|--|---|
| _____ | Is any proposed permanent additional overnight accommodation or public facilities within 100m of an oil or gas well head? S. 10(1)(2) | | |
| _____ | Is any proposed permanent additional overnight accommodation or public facilities within 1.5 km of a sour gas facility (including any well, battery, pipeline and plant)? S. 9(1) | | |
| _____ | Is any proposed residential, food establishment, school or hospital building within 300 m of the working area of a sewage treatment plant? S. 12(3) | | |
| _____ | Is any proposed residential, food establishment, school and hospital building site within 450 m of the working area of an operating or non-operating hazardous waste management facility or an operating sanitary landfill, modified sanitary landfill or dry waste site; or 300 m of the disposal area of an operating or non-operating sanitary landfill, modified sanitary landfill, dry waste site or an operating waste processing site, waste storage site, waste sorting station or waste transfer station. S. 13(3) | | |

In compliance with the Alberta Municipal Government Act and the Subdivision and Development Regulation, the above answers/information are provided as being accurate.

I (We) understand that the County, Province and/or other review Agencies may require additional information from me (us) in their review of this application.

Date

Signature(s) of Applicant(s)



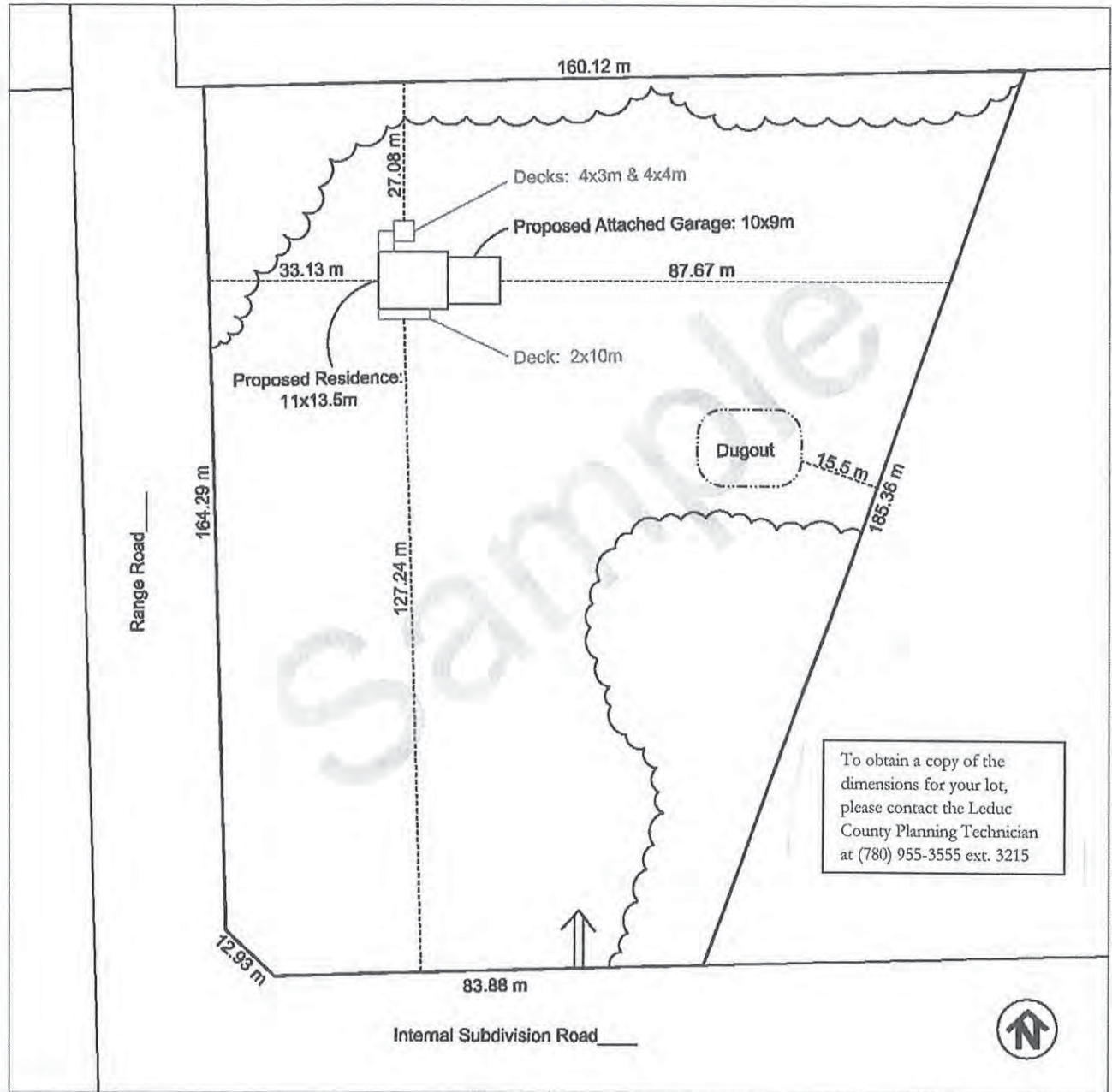
Leduc County Site Plan and Drainage Plan Requirements

Site Plans:






| $\sqrt{\text{ or X (n/a)}}$ | A SITE PLAN MUST SHOW THE FOLLOWING: |
|-----------------------------|--|
| | North Arrow |
| | Lot dimensions |
| | Location, identification and dimensions of all existing and proposed developments including but not limited to infill, excavations, landscaping features, buildings, additions, outdoor storage and decks. |
| | Development setbacks from all property lines |
| | Location of roadways |
| | Location of existing and proposed approaches |
| | Location of existing and proposed rights of way, easements, pipelines, well sites and utility lines |
| | Location of water courses and water bodies including wetlands |
| | Location of vegetation including tree stands |
| | Dimensions of vegetation to be removed |
| | Development setbacks from the top of bank and lakeshores |
| | Location of proposed parking and loading as per Section 6.9 of the Land Use Bylaw |
| | Location of proposed landscaping as per Section 6.6 of the Land Use Bylaw |
| | Location of screening and fencing |
| | Location of existing and proposed signs |

Drainage Plans:

| $\sqrt{\text{ or X (n/a)}}$ | A DRAINAGE PLAN MUST SHOW THE FOLLOWING: |
|-----------------------------|---|
| | Drainage in and around the proposed development |
| | General lot drainage |
| | Multi Lot Subdivisions & Non Residential Uses – drainage plans must be produced by a qualified person (Engineer or Legal Land Surveyor) |



LEGEND

-  Access/Approach
-  Slough/Low Land
-  Drainage Course/Creek
-  Treed Area
-  Building

SITE PLAN

Development Permit Application

File Number: _____

Legal Description: _____

Lot, Block, Plan: _____

Applicant: _____