



CLEAR HILLS COUNTY

Dear Applicant:

RE: DEVELOPMENT PERMIT APPLICATION
CLEAR HILLS COUNTY

The Municipal Government Act states that all municipalities must pass a land use bylaw. The purpose of the Clear Hills County Land Use Bylaw 278-23 is to regulate and control the use, conservation and development of land and buildings within the County to achieve orderly, planned and economic development of land.

The County requires a development permit for certain types of development and for various reasons, including the following:

1. To determine any potential problems in the early part of the development process, such as access onto highways and conflicts with existing, adjacent land uses;
2. To evaluate the proposed development for compliance with the Land Use Bylaw;
3. To allow input from affected landowners in the area;
4. To give the Municipal Planning Commission (MPC) the opportunity to view a proposed development.

The development permit application outlines the information that is required regarding your proposal. A sketch plan of your proposal is very important as it gives the Development Authority a diagram to look at and determine the layout of your proposed development. The sketch plan should include any important dimensions, such as setbacks from the road; locations of existing or proposed buildings; existing or proposed accesses; locations of existing or proposed sewage systems; the features of the site such as shelterbelts, sloughs, treed areas, etc; and any other information that will assist the Development Authority when reviewing your proposal. For your convenience, please find attached a base map on which you can outline your proposal on a quarter section or lot basis.

Your application should include information on the type of water supply and sewage disposal systems you are using, or propose to use, to service your development. A chart is attached for your convenience.

All parts of the Development Permit Application may not apply to your proposal. If you require additional information or assistance please contact the Development Officer.

Fees for Development are:

- **Development Permit:**

Agricultural, Residential & Commercial	no charge
Industrial - Per \$100,000 of construction cost, or portion thereof	\$100.00

We trust this information will assist you in completion of the application, and hope the material provided will make the development permit process more convenient for you.

Yours truly,

Shelby Janzen
Development Officer
/sj

CLEAR HILLS COUNTY
LAND USE BYLAW
No. 278-23

PART ONE: GENERAL

1. GENERAL POLICY STATEMENT

Clear Hills County is an agricultural community, and one which strongly desires the retention and maintenance of the agricultural sector. Thus it should be realized that the first priority use for all lands capable for agricultural production should be for farming. The normal sights, sounds and smells of agricultural operations are part of the County's rural character. In accordance with the principle that agriculture and activities associated with agriculture in all its forms has priority in rural areas, no legitimate activity, related to the production of food should be curtailed solely because of objections of near-by landowners.

The occupation of food production includes, but is not limited to, the use of irrigation pumps and equipment, aerial and ground seeding and spraying, tractors and motors, the raising of livestock and poultry, and the application of such inputs as chemical and natural fertilizers, and pesticides including insecticides, herbicides and fungicides. When conducted in accordance with generally accepted agricultural practices, these activities may occur on holidays, Sundays and weekdays, at night and in the day, and noise, odours, dust and fumes caused by them are permitted as part of the activities directed to the production of food. This policy statement is a reminder to those who wish to move to the country that they must recognize that agriculture has priority and that agricultural activities shall be permitted in the County.



CLEAR HILLS COUNTY
 Box 240
 Worsley AB T0H 3W0
 Telephone: 780-685-3925
 Fax: 780-685-3960
 Email: info@clearhillscounty.ab.ca

**APPLICATION FOR
 DEVELOPMENT PERMIT**

FOR ADMINISTRATIVE USE ONLY

APPLICATION NO.:			
DATE RECEIVED:			
FEE PAID:	YES	NO	N/A

I/We hereby make application under the provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and forming part of this application.

I/We understand that this application will not be accepted without the following:

- (a) application fee;
- (b) site plan sketch that includes all relevant details for the proposed development (e.g.: proposed and existing structure, property lines, creeks/ravines, parking and vehicle access, building plans, etc.).

APPLICANT INFORMATION					COMPLETE IF DIFFERENT FROM APPLICANT			
NAME OF APPLICANT					NAME OF REGISTERED LAND OWNER			
ADDRESS					ADDRESS			
POSTAL CODE	EMAIL				POSTAL CODE	EMAIL		
CONTACT NUMBERS					CONTACT NUMBERS			
Home					Home			
Business					Business			
Cell					Cell			
LAND INFORMATION								
Legal description of proposed development site								
QTR/L.S.	SEC.	TWP.	RG.	M.	OR	REGISTERED PLAN NO.	BLOCK	LOT
Size of the proposed development site:								
LENGTH	m	WIDTH	m	NUMBER OF HECTARES		OR ACRES		
	ft		ft					
Lot type:						LAND USE DISTRICT:		
INTERIOR CORNER THROUGH								
Describe the existing use of the land:								

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DEVELOPMENT INFORMATION

Describe the proposed use of the land:

Check (✓) any proposed use(s) not identified above:

Dwelling unit(s) Accessory structure(s) / use(s) Home Occupation(s)
 Sign(s) Commercial or industrial structure(s) / use(s)
 Other (specify)

Indicate the proposed setback from the property line:

FRONT YARD	m	REAR YARD	m	SIDE YARD (1)	m	SIDE YARD (2)	m
	ft		ft		ft		ft

Off street parking: Size of space Number of spaces

Off street loading: Size of space Number of spaces

Accessory use:

PERCENTAGE OF LOT OCCUPIED:	HEIGHT OF ACCESSORY BLDG:	SETBACK FROM SIDE LOT LINE:	SETBACK FROM REAR LOT LINE:
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The land is adjacent to:

PRIMARY HIGHWAY SECONDARY HIGHWAY RURAL ROAD

Estimate the Project:

COMMENCEMENT DATE	COMPLETION DATE	CONSTRUCTION COSTS
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Attached is

(a) SITE PLAN	Yes	No	N/A	(b) FLOOR PLAN	Yes	No	N/A
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DECLARATION

I/WE hereby declare that the above information is, to the best of my/our knowledge, factual and correct.

DATE:	SIGNATURE OF APPLICANT:
DATE:	SIGNATURE OF REGISTERED LAND OWNER:

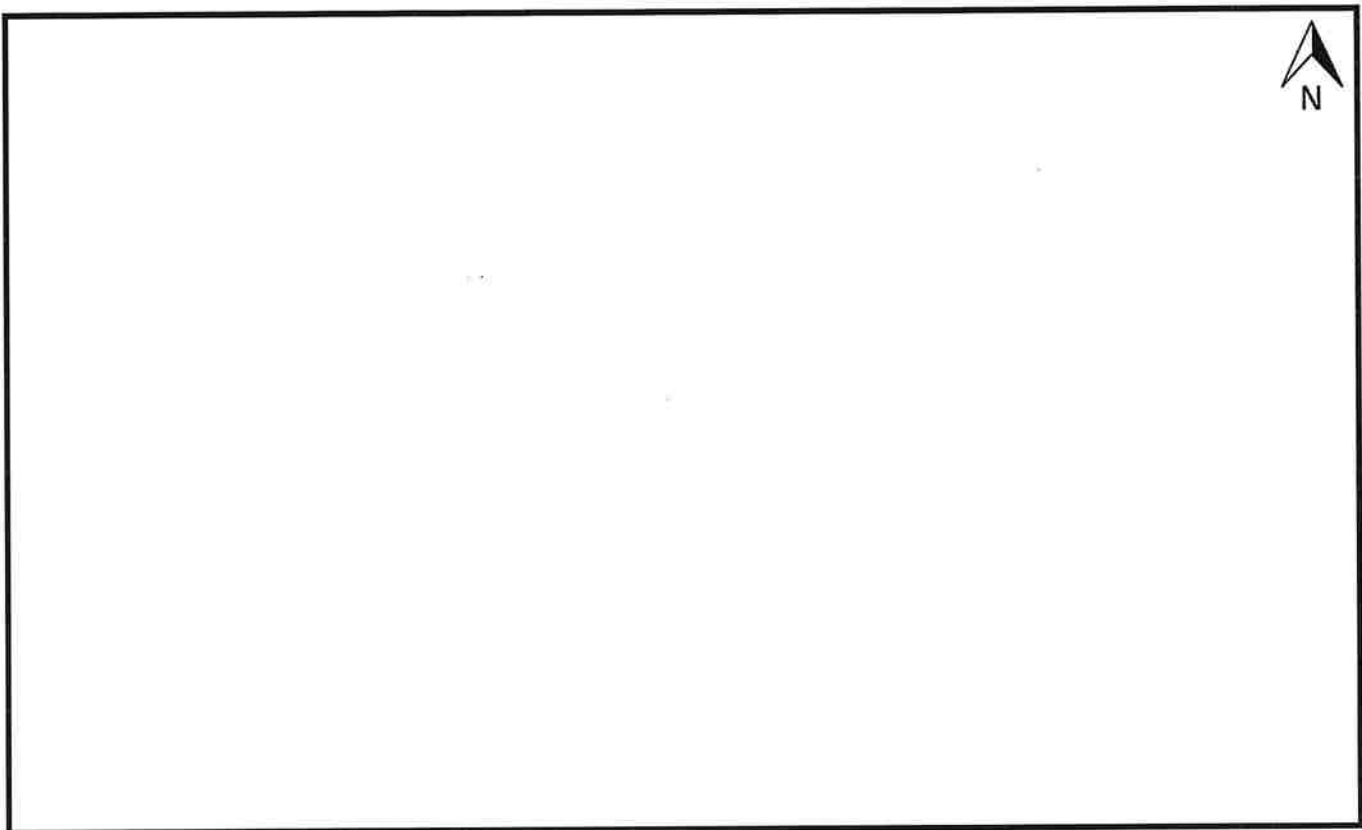
**APPLICATION FOR
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SITE MAP

LEGAL LAND DESCRIPTION: _____

For industrial or commercial development, attach engineered drawings of proposed development.

For residential and agricultural development, draw a sketch plan of proposed development.



Please indicate the following if they apply to your proposed development:

- Location of water source & distance from property line and sewer system
- Location of sewer system & distance from water source and property line
- Access location(s)
- Location of existing or proposed buildings:
- Setbacks from the road allowance
- Location of roads in the area
- Location Shelterbelts
- Location of Treed Areas/ Sloughs/ Bush/ other vegetation
- Location of River/ Lakes/ other watercourses

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ADDITIONAL INFORMATION REQUIRED

ABANDONED WELLS

If the building/addition is greater than 47m² (505.9 ft²) a map from the Alberta Energy Regulator (AER) identifying the locations of, or confirming the absence of, any abandoned oil or gas wells on or within 25m (82 ft) of the site boundary is to be included. Go to www.geodiscover.alberta.ca for abandoned well location and status information.

WATER AND SEWAGE

Indicate below the type of water supply and sewage disposal to be used by your development proposal and if it is existing or proposed.

Existing	Proposed	TYPE OF WATER SUPPLY
		DUGOUT
		WELL
		CISTERN & HAULING
		COUNTY SERVICE
		OTHER (Please specify)

Existing	Proposed	TYPE OF SEWAGE DISPOSAL
		OPEN DISCHARGE/SEPTIC TANK
		SUB-SURFACE DISPOSAL/SEPTIC TANK
		ABOVE GROUND/SEPTIC TANK
		SEWAGE LAGOON
		OUTDOOR PRIVY
		COUNTY SERVICE
		OTHER (Please Specify)

FOR ADDITIONAL INFORMATION CONTACT ALBERTA MUNICIPAL AFFAIRS – CODES AND PERMITS AT 1-866-421-6929 (EMAIL safety.services@gov.ab.ca) OR A LICENSED PERMITTING AGENCY.

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RURAL SEWAGE, WATER AND YARD SETBACKS

SEWAGE SETBACKS

Following is a description of the setbacks required for different sewage disposal systems as found in the Alberta Private Sewage Treatment and Disposal Regulations:

- **Mounds**
 - 3.05 metres (10 ft.) from the property line
 - 9.14 metres (30 ft.) from a dwelling
 - 3.05 metres (10 ft.) from other buildings
 - 3.05 metres (10 ft.) from a septic tank
 - 15.24 metres (50 ft.) from a water course
 - 15.24 metres (50 ft.) from a water source

- **Field**
 - 1.5 metres (5 ft.) from a property line
 - 9.14 metres (30 ft.) from a dwelling
 - 1 metre (3.25 ft.) from other buildings
 - 1 metre (3.25 ft.) from a septic tank
 - 15.24 metres (50 ft.) from a water course
 - 15.24 metres (50 ft.) from a water source

- **Lagoon**
 - 30.5 metres (100 ft.) from a property line
 - 45.72 metres (150 ft.) from a dwelling
 - 91.4 metres (300 ft.) from a water course
 - 91.4 metres (300 ft.) from a water source

- **Effluent Discharge**
 - 91.4 metres (300 ft.) from a property line
 - 45.72 metres (150 ft.) from a dwelling
 - 45.72 metres (150 ft.) from a water course
 - 45.72 metres (150 ft.) from a water source

- **Septic tanks**
 - 1 metre (3.25 ft.) from a property line
 - 1 metre (3.25 ft.) from a dwelling
 - 9.14 metres (30 ft.) from a water course
 - 9.14 metres (30 ft.) from a water source

DUGOUT SETBACKS

The setback for a dugout as set forth in the Provincial regulations is:

- **Front Yard** - 40.8 metres (134 feet) from the road right-of-way (developed or undeveloped)
- **Interior Side Yard** - 15.24 metres (50 feet) or as required by the Municipal Planning Commission
- **Rear Yard** - 15.24 metres (50 feet) or as required by the Municipal Planning Commission

YARD SETBACKS

- **Front yard:** the development shall not be located within 40.8m (134 feet) of the property line of any public roadway:
- **Side Yard:** The development shall not be located within 15.24 metres (50 feet) of a property line:
- **Rear Yard:** The development shall not be located within 15.24 metres (50 feet) of a property line: The developer is responsible for waste disposal, and the construction of access roads and approaches. This Development Permit does not guarantee, imply or suggest that Clear Hills County will undertake any road improvements at or near the subject property to improve the applicant's accessibility to his or her property.

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RELOCATED BUILDINGS

If any of the buildings pertaining to the development permit are being moved-in (relocated) from another location please complete this form and return with the completed development permit and application fee.

- a) Colour photographs of the building(s)
- b) Canadian Safety Association Identification Number (CSA) _____
- c) Present location of the building

- d) Proposed relocation route

Please note:

1. Any building to be moved-in (relocated) and placed on a parcel within any district established by this Bylaw, other than a farm building in an Agricultural District must be approved by the Municipal Planning Commission.
2. The moved-in (relocated) building shall conform to Alberta Safety Codes Act and Regulations and the current Alberta Building Code Regulation.

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RIGHT OF ENTRY FORM

As a site inspection of land that is the subject of a development permit application may be required, we request that you complete the following authorization and submit it with your application for Development Permit approval.

Section 653(2) of the Municipal Government Act indicates that if consent is given by this form, a notice of inspection is not required to be given under Section 542(1).

I, _____, do grant consent for an authorized
(Name in block letters)

person of Clear Hills County to enter upon subject land for the purpose of a site inspection.

Legal Land Description: _____

DATE:

SIGNATURE OF APPLICANT:

New Home Buyer Protection Program
New Home Buyer Protection Office
Alberta Municipal Affairs
16th Floor, Commerce Place
10155 - 102 St. NW, Edmonton, AB T5J 4L4

From: Monte Krueger
Registrar
New Home Buyer Protection Program

To: Chief Administrative Officers

Date: February 6, 2018

Subject: Information about Owner Builder Authorizations

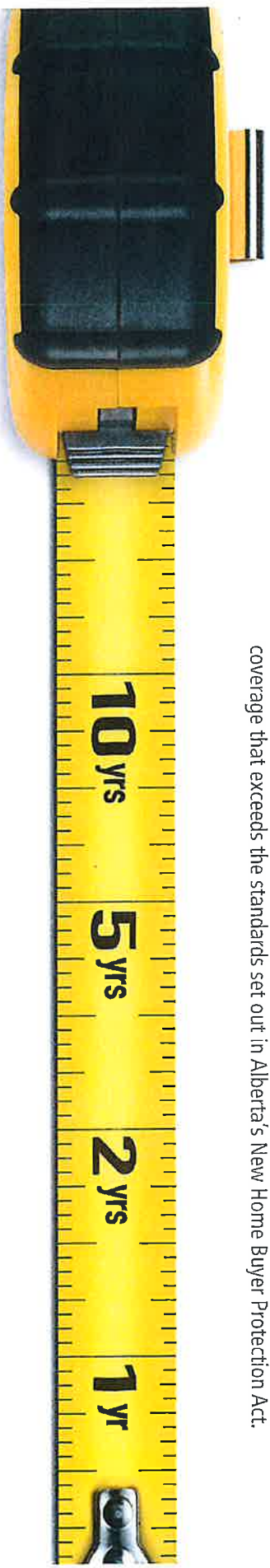
With the Government of Alberta's introduction of builder licensing on December 1, 2017, residential builders in Alberta are now required to have either a valid builder licence or an Owner Builder Authorization (OBA) in order to receive a building permit. Through a series of webinars and explanatory memos, program staff have been working with permit issuers to provide clarification on licensing procedures and to ensure that legislated requirements are followed.

In the spirit of ongoing information sharing and support, I want to take this opportunity to provide clarification on some key things to know about OBAs, as we have recently received several questions from permit issuers.

- Under the *New Home Buyer Protection Act*, owner builders must apply to the Registrar for authorization to construct their own home. Owner builders interested in applying for an authorization must follow the [Owner Builder Authorization Application Process](#).
- If an OBA application receives approval, an authorization certificate will be issued to the owner builder. The authorization allows owner builders to construct their own home, either with or without warranty. Permit issuers are only able to provide the necessary permits if an authorization has been approved.
- Certificates issued by the New Home Buyer Protection Program for approved OBAs are referred to as "Approved Application for Authorization" or "Approved New Home Registration".
- To help permit issuers confirm that they are looking at the correct type of authorization certificate, all owner builder certificates issued after December 1, 2017, contain letters "AA" in the Application ID number.
 - Prior to December 1, 2017, owner built homes constructed with warranty received a certificate that contained the letters "RF" in the Application ID number (e.g. 17RFxxxxxx). Owner builders constructing without warranty received a certificate that contained the letters "AA" (e.g. 17AAxxxxxx).
- All homes approved for an OBA can be searched on the [Public Registry](#) using the legal land description. The Registry provides location information and contact information for the warranty provider, if applicable, including how much warranty coverage remains.

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.



Your role as a builder

Your responsibility as a builder is to partner with a warranty provider who will offer a home warranty that meets the minimum requirements set out in Alberta's *New Home Buyer Protection Act*.

The Act pertains to homes constructed with a building permit applied for after February 1, 2014. All new residential construction projects must be entered into the registry at HomeWarranty.Alberta.ca

Throughout the construction process, builders are the primary point of contact for questions or concerns homebuyers may have. Homebuyers can also contact their builder about defects in their homes after the start of their warranty.

To make a claim you must contact your warranty provider.

In Alberta, there are a number of warranty providers that you may partner with for coverage:

- Blanket Home Warranty Ltd.
- National Home Warranty Group Inc.
- Progressive Home Warranty Solutions Inc.
- The Alberta New Home Warranty Program
- Travelers Insurance Company of Canada
- WBI Home Warranty Ltd.

These warranty providers are responsible for creating policies and responding to claims from homeowners.

The government's role

Alberta's *New Home Buyer Protection Act* mandates and regulates new home warranties in the province. The Government of Alberta monitors and tracks warranties on new homes. Alberta Municipal Affairs also provides tools and support to permit issuers, who will ensure warranty coverage is in place before issuing building permits for new homes. Finally, the government will enforce penalties against builders, warranty providers and others for not complying with the Act—up to \$100,000 for first offences and up to \$500,000 for subsequent offences.

Are you building your own home?

If you are an owner-builder constructing your own home to live in, you have two options. You can get home warranty coverage for your home or you can apply for an owner-builder authorization to build your home without a warranty. If you sell your house within 10 years, you will need to obtain the remaining warranty coverage for your buyer.

HOMES COVERED INCLUDE:

Single family homes, duplexes, multi-family homes, condominiums, manufactured homes, and recreational properties.

Access the registry
and learn more at
HomeWarranty.Alberta.ca





Being an owner-builder means having the right tools in your belt

An Owner-Builder's Guide to Alberta's New Home Buyer Protection Act

Understanding your options

If you are building your own home to live in, and acting as the general contractor, you may be an owner-builder. You already know the tools in your belt; you should also know your role in the process.

KNOW YOUR ROLE

When building your own home as an owner-builder, you are eligible to be exempt from home warranty coverage.

It's important to know that the owner-builder bears all liability for the home's construction—warranty coverage can help protect your investment.

Minimum warranties requirements in Alberta are one year for labour and materials, two years on delivery and distribution system, five years on building envelop and ten years on structural components.

If you choose to sell your home within ten years, you will need to provide the remaining warranty for your buyer. This coverage could be more expensive and more challenging to obtain if you don't have it from the start.

REVIEWING YOUR APPLICATION

The New Home Buyer Protection Office will review your application to ensure you are eligible for owner-builder authorization. Once the review is complete, the office will contact you and inform you of their decision.

A site visit by a compliance officer may follow to verify that you're building your own home in compliance with the Act.

Know the process before you build

The owner-builder authorization process allows Albertans to build homes for their own personal use.

To apply for an owner-builder authorization, you must complete the following:

- Register for The New Home Buyer Protection System through the builder Portal at municipalaffairs.alberta.ca/builders-portal-information.cfm
- Complete and sign the questionnaire (for each co-applicant).
- Swear and sign the affidavit of execution, sworn by a witness in front of a Commissioner for Oaths or Notary Public in and for the province of Alberta.
- Pay the non-refundable application fee online, by cheque, certified cheque or money order.
- Submit the application to The New Home Buyer Protection Office with signed original copies of the questionnaire(s) and the affidavit.

Owner-builder authorizations are issued by the Registrar if you:

- Register your new home with the Registrar
- Meet the prescribed criteria
- Pay the non-refundable application fee

Owner-builder fees

There is a non-refundable \$750 fee to apply for owner-builder authorization. This includes a \$655 application fee which covers compliance work required to ensure an owner-builder is complying with the Act including:

- Reviewing the application
- Providing advice on the application process and requirements
- Document searches
- Potential site visits to prevent fraudulent activities
- It also includes a \$95 registration fee. This fee:
 - Is charged to all builders to enter their unit into the online registry
 - Supports the development and maintenance of the program

Access the registry and learn more at HomeWarranty.Alberta.ca



STILL NOT SURE ABOUT SOMETHING?

If you have questions regarding an owner-builder application please visit the owner-builder section on HomeWarranty.Alberta.ca or call Municipal Affairs at 1.866.421.6929

