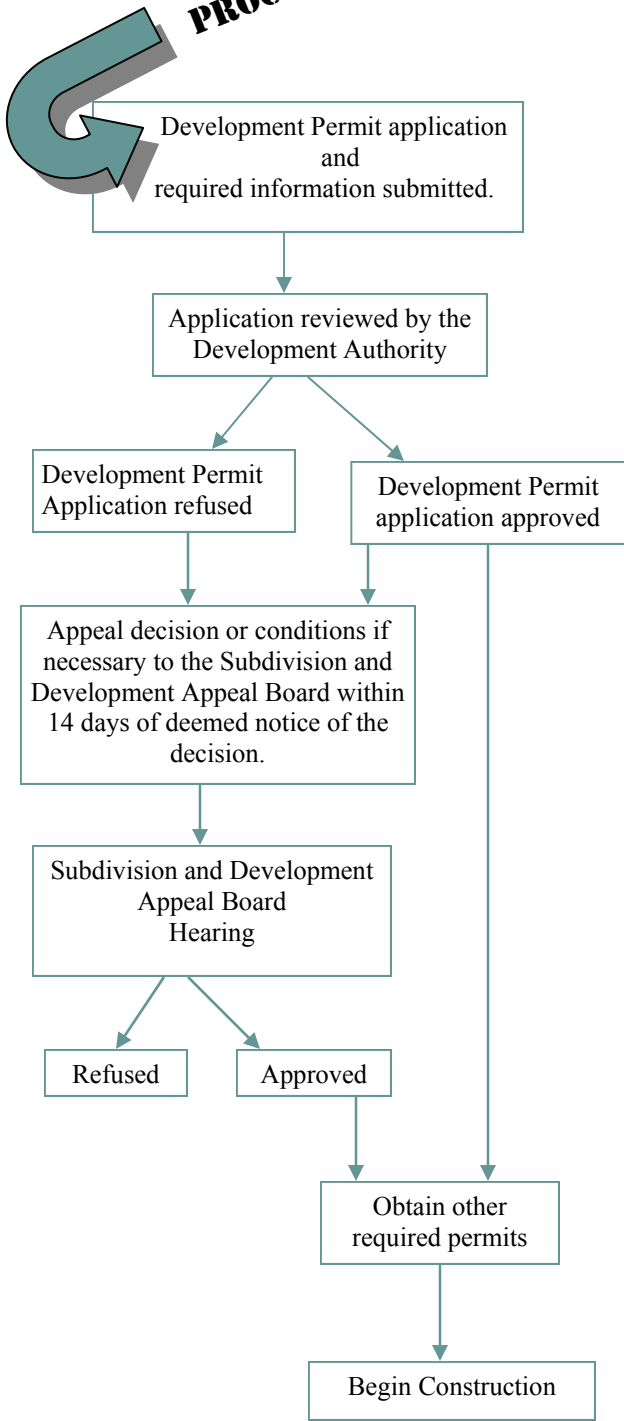
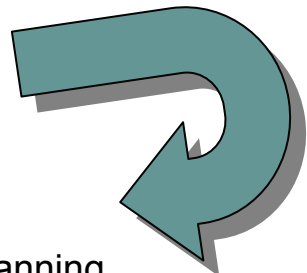


PROCESS



FOR MORE INFORMATION AND ASSISTANCE:



The staff of the Planning and Development Department will be pleased to explain the Land Use Bylaw regulations and how they may apply to you.

SADDLE HILLS COUNTY

Box 69
5201 - 47 Street
Spirit River AB T0H 3G0
Phone: 780-864-3760
Fax: 780-864-3904
E-mail: dsc@saddlehills.ab.ca

Please note: This brochure has no legal status and cannot be used as an official interpretation of the various regulations currently in effect. Users are advised to contact the Planning and Development Department for more information. Saddle Hills County accepts no responsibility for persons relying solely on this information.



Development Permit Information For Hamlet Residential Developments

Development Permit Information

Why?

Development Permits are required in Saddle Hills County pursuant to the Saddle Hills County Land Use Bylaw 173-2009. A development permit ensures that the proposed use of the land does not conflict with surrounding uses and that the proposed development is set back the appropriate distances from the property lines, roadways and meets the requirements of the Land Use Bylaw.

What to Submit:

A completed development permit application form with the property owners signature.

Application Fees

Prepared Site Plan which includes:

- ___ Proposed & existing buildings, additions, & distances to property lines.
- ___ Dimensions of the lot to be developed.
- ___ Dimensions of the proposed development
- ___ Location of any existing development on the lot.
- ___ Indicate the street(s) adjacent to the parcel, and access location (is it existing or proposed).
- ___ Photos of used manufactured homes (from all sides) are required.

Copy of floor plans & foundation plans.

Any additional information as may be required by the planning department.

Detailed Site Plan
Hamlet of Woking



Setbacks from Property Lines

- A. Minimum Front Yard—7.6 m (25 ft)
- B. Minimum Rear Yard—7.6 m (25 ft)
- C. Minimum Side Yard—1.5 m (5 ft)

Additional Information

- No accessory building shall be located in the front or exterior side yard.
- An accessory building can only be constructed after the principal dwelling
- Maximum Building Height is 10 m (33 ft)
- Maximum Lot Coverage is 40% to a maximum ground floor area of 750m² (8,073 ft²), including accessory building
- Must obtain approval from the County prior to connecting to municipal water & sewer services.

ADDITIONAL INFORMATION MAY BE REQUESTED DURING REVIEW OF YOUR APPLICATION

Manufactured Homes:

In Hamlet Residential District 1, the following are a few of the regulations which are in place:

- A) **Manufactured Homes older than 10 years shall not be approved**, unless at the Discretion of the Development Authority.
- B) Manufactured Homes shall be not less than 4.87 m (16 ft) in width.
- C) All Manufactured Homes must be placed on a permanent foundation
- D) All Manufactured Homes must conform to Canadian Standards Association Standards (CSA Z240)

Additional Permit Requirements

In addition to the Development Permit from Saddle Hills County, you may also require:

- Building Permit
- Gas Permit
- Electrical Permit
- Plumbing Permit

For further information on these permits or regulatory information, contact one of the agencies authorized by Alberta Municipal Affairs to issue these permits.

All developments located within 0.8 km of a provincial highway requires a Roadside Development Permit from Alberta Transportation.