



SIGNAGE APPLICATION

WHEN DEVELOPMENT PERMITS ARE REQUIRED

Development Permits are required for any disruption of land, construction, and change of use and / or land, buildings or premises. Land in excess of 8.09 hectares (20 acres), where the land use is assessed for municipal taxation purposes as farmland and is used for farming, does not require a Development Permit. Please note the construction, erection, placement of farm dwelling and / or mobile home, and / or addition / alteration thereto, and intensive livestock operations are not included within the 'assessed farmland' exemption. An application for a Development Permit must be made, and a subsequent Development Permit issued, PRIOR to any commencement of development.

THE PERMIT PROCESS:

- FEES:** Processing fees are listed below. *The Red Deer County Land Use Bylaw determines permitted and discretionary uses.* Land use is determined by land **zoning**. To find out your zoning, tell us your legal land description and we can look it up for you.
- COLOUR RENDERINGS:** We do require colour renderings for all sign developments.
- SURROUNDING LAND USE:** A surrounding land use map is required to show land uses of each quarter section proposed for development and all the surrounding quarters. In the case of multi-lot subdivisions, a photocopy of the County map of that subdivision may be used instead.
- COPY OF TITLE:** Red Deer County requires a **current** copy of Title to your land. This Title must be **less than 30 days old**. **If you do not own the land** on which you are proposing to develop, the landowner(s) signature(s) as authorization must be provided on your application.
- ALBERTA TRANSPORTATION:** If you are **within 1/2 mile of a primary or secondary highway**, you will require approval from Alberta Transportation (Lee Bowman – (403) 340-4966 - 4th Floor Provincial Building). We can provide a form package to you or you can obtain one at Alberta Transportation office.
- CONFINED LIVESTOCK OPERATIONS (CFO's):** Contact **Natural Resources Conservation Board**, 301 Provincial Building, 4920 – 51 Street, Red Deer or call Sandi Roberts @ (403) 340-7018 or Alex Bolton @ (403) 340-5325.
- ADDRESS CHANGE:** All **address changes** must be submitted to Red Deer County **Assessment Department** in **writing** either by mail or by fax @ (403) 346-9840.

SIGNAGE

COMMERCIAL/INDUSTRIAL

\$ 500.00

HOME OCCUPATION/FARM IDENTIFICATION

100.00



PLANNING & DEVELOPMENT SERVICES
38106 Rge Rd 275, Red Deer County, AB T4S 2L9
Phone: (403) 350-2170 Fax: (403) 346-9840

PUBLIC NOTICE – DEVELOPMENT PERMITS

The following will be the manner in which notice will be given for the issuance of Development Permits:

- **PERMITTED USES:** Immediately upon the issuance of a Development Permit, the details will be posted on the Public Bulletin Board, in the County office.
- **DISCRETIONARY USES:** Upon an approved decision of an application the details of the application will be advertised in the *Red Deer Express*.

A person or persons affected by an order, decision or development permit may submit their appeal **in writing within 14 days of the date of advertising to:**

**Secretary, Development Appeal Board
Red Deer County
38106 Rge Rd. 275
Red Deer County, AB T4S 2L9**

For further information, please contact Community Development & Planning.

ADDITIONAL PERMIT REQUIREMENTS

Please be advised your development project may require approvals and permits other than those issued by Red Deer County. Approval may be required from the following agencies, but not limited to:

- Alberta Environment
- Alberta Transportation
- NRCB
- Alberta Agriculture
- Alberta Energy and Utilities Board
- David Thompson Health Region
- Alberta Safety Codes Act
 - Building Permits
 - Plumbing Permits
 - Gas Permits
 - Electrical Permits
- Other Agencies as Required

It is your responsibility to obtain any necessary permits as Community Development & Planning may require copies from you. All projects should commence with consideration of the Home Owners FireSmart Guidelines and the Provincial Fire Code.

Section 54

ADVERTISING BYLAW

- 1) No signs or advertising structures shall be placed within a road right-of-way except those owned, placed or authorized to be placed by the County or the appropriate federal or provincial government department having jurisdiction over the placement and maintenance of signs or advertising structures within road rights-of-way. The County may, prior to authorizing the placement of any sign or advertising structure within road rights-of-way, require the person(s) requesting the placement, to enter into an agreement with the County containing such terms, covenants and assurances as the County may require.
- 2) No signs or advertising structures of a commercial direction or informative nature shall be placed on land or affixed to any exterior surface of any building or structure unless an application for this purpose has been approved and a development permit has been issued.
- 3) In the case of an intersection the sign must be set back 10 metres (33 feet) from the property line abutting one public road and 0.5 metres (1.6 feet) from the property line abutting the other public road.
- 4) Notwithstanding subsection (3) no signs or advertising structures of any kind shall be permitted within 10 metres (33 feet) of a highway unless otherwise approved by Alberta Infrastructure.
- 5) No signs or advertising structures larger than 1 square meter in size shall be permitted in Hamlet Residential, Country Residential, Country Residence Agricultural or Seasonal Residence districts.
- 6) The setback from property lines for signs that are not adjacent to constructed public roads shall be at the discretion of the Development Authority.
- 7) Excepted as outlined in Subsections (5), (8) and (12) no sign will exceed 3.0 square metres (32 square feet) in size. **(Amendment 2002 / 3)**
- 8) Subsection 7 notwithstanding, within any commercial, highway commercial or industrial district a freestanding identification signs shall not exceed 12 square meters (130 sq. ft.).
- 9) No signs or advertising structures shall have flashing or running lights.
- 10) There shall be a limit of one freestanding sign per lot.
- 11) Notwithstanding the provisions of subsections (1) through (8), the following signs may be affixed to the exterior surface of a building or structure without application for a development permit provided that no such signs shall be illuminated, namely:

TYPE OF SIGN

RESTRICTIONS

i. Temporary signs such as:

- | | |
|---|--|
| a) signs advertising that land or premises are for sale or lease; | signs not to exceed 3.0 square metres (32 sq. ft.) |
| b) signs announcing the sale of goods or live stock on land or premises which are not normally used for commercial purposes; | and must be removed by the advertiser within 15 days of completion of the event or works to which the advertisement relates. |
| c) signs relating to the carrying out of building, engineering or construction works; and | |
| d) signs intended to advertise any local event being held for charitable purposes, which may be religious, educational, cultural, political, social or recreational, but not for any commercial purposes. | |

- | | |
|--|--|
| ii. Functional signs needed by public bodies such as local authorities and utility companies to give information or companies to give information or directions about the services they provide. | signs not to exceed 3.0 square metres (32 sq. ft.) |
|--|--|

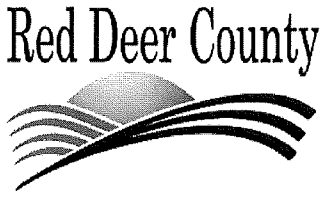
- 12) For Lots that front upon Highway 2 between Township Roads 374 and 380 (Gasoline Alley), the following regulations apply:
 - a. Height of Sign 15 meters (45 feet)
 - b. Area of Sign 29 square meters (312 square feet)
 - c. Front Yard Setback 10 meters (30 feet) or as Alberta Transportation requirements. **(Amendment 2002 / 3)**



PLANNING & DEVELOPMENT SERVICES
 38106 Rge Rd 275, Red Deer County, AB T4S 2L9
 Phone: (403)350-2170 Fax: (403)346-9840

SETBACK REQUIREMENTS (See Red Deer County Land Use Bylaw for further setbacks)

Zoning	Rear Yard	Side Yard	Prov Hiway w/Service Road	Prov Hiways	Collector Market Gravel Road	Paved Road	Internal Sub Div Road	Min. Lot Area	Max. Lot Area
Ag "A" Agricultural District "A"	7.5 m 25 ft.	7.5 m 25 ft.		46.0 m 150 ft	46.0 m 150 ft	20.0 m 60 ft	7.0 m 23 ft	0.81 ha 2.0 acres	
Ag "B" Agricultural District "B"	7.5 m 25 ft.	7.5 m 25 ft.		46.0 m 150 ft	46.0 m 150 ft	20.0 m 60 ft	7.0 m 23 ft	0.81 ha 2.0 acres	
Ag "S" Agricultural Small Holdings	7.5 m 25 ft.	7.5 m 25 ft.		46.0 m 150 ft	46.0 m 150 ft	20.0 m 60 ft	7.0m 23 ft	4.0 ha 10.0 acres	12.0 ha 30 acres
BA - Business Agricultural District	7.5 m 25 ft.	6.0 m 20 ft		46.0 m 150 ft	46.0 m 150 ft	20.0 m 60 ft	7.0 m 23 ft	1.2 ha 3.0 acres	
CR "A" Country Residence District A	7.5 m 25 ft.	3.0 m 10 ft		46.0 m 150 ft	46.0 m 150 ft	25.0 m 75 ft	7.0 m 23 ft	0.81 ha 2.0 acres	1.21 ha 3.0 acres
CR "B" Country Residence District B	7.5 m 25 ft.	3.0 m 10 ft		46.0 m 150 ft	46.0 m 150 ft	25.0 m 75 ft	7.0 m 23 ft	0.81 ha 2.0 acres	1.21 ha 3.0 acres
"CRAG" Country Residence Agricultural District	7.5 m 25 ft.	6.0 m 20 ft		46.0 m 150 ft	46.0 m 150 ft	25.0 m 75 ft	7.0 m 23 ft	1.2 ha 3.0 acres	2.0 ha 5 acres
"S. RES" Seasonal Residence	7.5 m 25 ft.	3.0 m 10 ft		46.0 m 150 ft	46.0 m 150 ft	25.0 m 75 ft	7.0 m 23 ft	0.81 ha 2.0 acres	1.21 ha 3.0 acres
"HR" Hamlet Residential	7.5 m 25 ft.	1.5 m 5 ft	10.0 m 32 ft	30.0 m 100 ft	10.0 m 32 ft	7.0 m 23 ft	7.0 m 23 ft		
"HR-M" Hamlet Residential District - Medium	Please refer to the LUB								
"MHP" Mobile Home Park	Please refer to the LUB								



SIGNAGE PERMIT APPLICATION

SECTION A: CONTACT AND OWNERSHIP INFORMATION

APPLICANT: CONTACT NAME:
ADDRESS: PHONE NUMBER:
ALTERNATE:
FAX:

I, the registered owner of the lands in question, hereby authorize the above-mentioned party to make application for the following development:
REGISTERED OWNER OF LAND: (please print) (signature)

SECTION B: SITE INFORMATION

LEGAL DESCRIPTION: Lot Block Registered Plan
1/4 Section Twp Range W of Meridian
LAND USE DISTRICT: PARCEL SIZE:

SECTION C: DEVELOPMENT

PROPOSED DEVELOPMENT
Freestanding Sign Fascia Sign Other:

EXISTING BUILDINGS & PRESENT USE
VALUE OF DEVELOPMENT: SQUARE FOOTAGE

SECTION D: GEOGRAPHIC

ARE ANY OF THE FOLLOWING WITHIN 1/2 MILE OF THE PROPOSED DEVELOPMENT:
Provincial Highway Multi Lot Residential Subdivision

SECTION E: FINAL AUTHORIZATION

I hereby allow right of entry for inspection purposes *
I hereby make application and acknowledge all plans and information submitted are, to the best of my knowledge, true and accurate:
Date Applicant's Signature

OFFICE USE ONLY

Application Fee: Receipt No.



IMPORTANT NOTES:

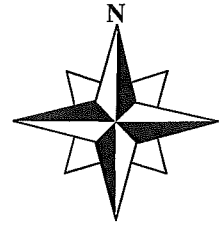
The works outlined on front page are subject to the following conditions:

- a) A development permit issued for a permitted use with conditions, or a decision by the Development Authority allowing a variance or a development permit issued for a discretionary use with or without conditions, does not come into effect until all the conditions, except those of a continuing nature, have been met and no notice of appeal has been filed with the Subdivision and Development Appeal Board within the appeal period;
- b) This permit is valid for a period of **twelve (12) months** from the date of issue. If, at the expiry of this period, the development has not been commenced, or carried out with reasonable diligence, the permit shall **expire and cease to be valid**. If additional time is required, you may apply for an extension of time. In accordance with Section 66 of the Land Use Bylaw, all requests for additional time must be made **prior to the expiry date** listed on this permit. Requests for time extensions made after this permit has expired and ceases to be valid will not be considered as outlined in Section 66(4) of the Bylaw;
- c) Where the development permit is issued for the construction of a building, the exterior of the building, including painting, shall be completed within **one year** of the date of issue of the development permit;
- d) The Development Officer may require the cessation of work or development, or suspension of work or development for which this permit is issued, and may make recommendation to the Municipal Planning Commission and the Municipal Planning Commission may, by resolution, require the revocation or modification of the permit where the development for which the permit has been issued is not being carried out or completed to the extent or in the manner originally approved;
- e) In consideration of any permit issued in respect to this application, the Applicant shall indemnify and hold harmless Red Deer County, its employees and agents from any and all claims, demands, actions and costs whatsoever that may arise, directly or indirectly from anything done or omitted to be done in the construction, maintenance, alteration or operation of the works authorized. The Applicant consents hereby also to a person designated by the Red Deer County to enter upon land for the purpose of inspection during the processing of this application;
- f) Applicant shall ensure that all setbacks required by the Energy Resources Conservation Board and the Alberta Energy and Utilities Board are provided to the proposed development.

NOTE: A person claiming to be affected by the decision of a Development Officer or a Municipal Planning Commission, made under the Land Use Bylaw, other than where the development permit is issued for the reason that the proposed use complies with the provisions of the Bylaw relating to permitted uses, may appeal to the Subdivision and Development Appeal Board within fourteen (14) days of decision being advertised.



PLANNING & DEVELOPMENT SERVICES
38106 Rge Rd 275, Red Deer County, AB T4S 2L9
Phone: (403) 350-2170 Fax: (403) 346-9840



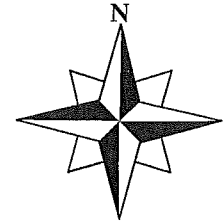
SITE PLAN

1. Please use the above square to represent the **quarter section** where development may occur. Draw where your parcel and show its dimensions (this does not need to be to scale). (In the case of **multi-lot subdivisions**, use the above square to represent your entire lot.)
2. Indicate where buildings are and distances **from all property boundaries**. Also show distance **between** dwelling unit and all other buildings.
3. Include the location of all roads and / or road allowances. Show the location of the access to your property.
4. Include shelterbelts, septic systems, utility lines, watercourses, steep slopes or any other feature used to determine the location of the proposed development.

(Note: There is a sample site plan on the back of this form)

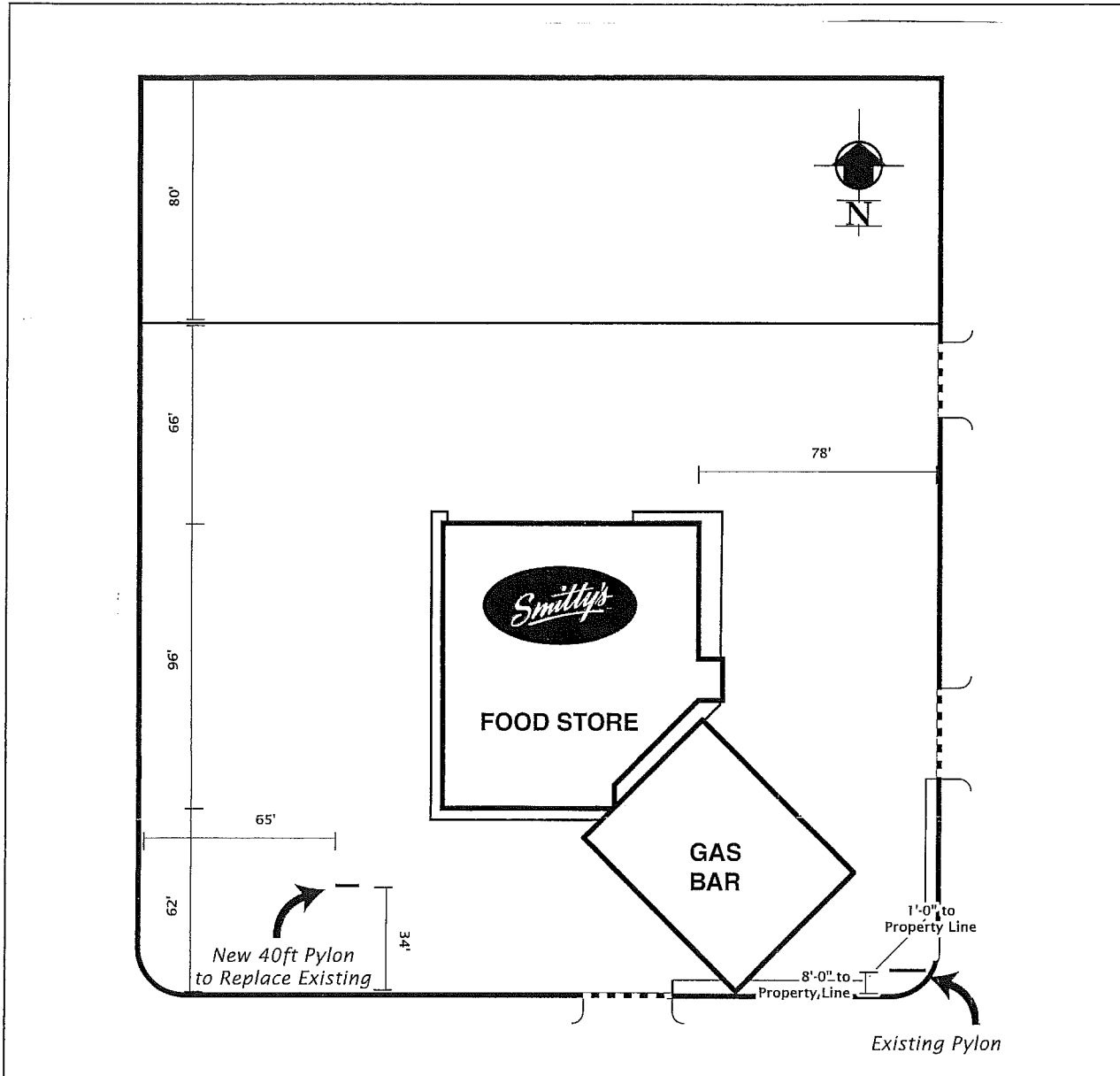


PLANNING & DEVELOPMENT SERVICES
38106 Rge Rd 275, Red Deer County, AB T4S 2L9
Phone: (403) 350-2170 Fax: (403) 346-9840



SITE PLAN

SAMPLE

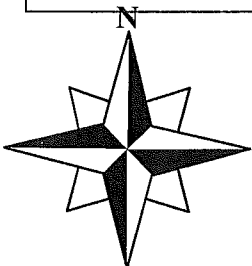


1. Please use the above square to represent the **quarter section** where development may occur. Draw where your parcel and show its dimensions (this does not need to be to scale). (In the case of **multi-lot subdivisions**, use the above square to represent your entire lot.)
2. Indicate where buildings are and distances **from all property boundaries**. Also show distance **between** dwelling unit and all other buildings.
3. Include the location of all roads and / or road allowances. Show the location of the access to your property.
4. Include shelterbelts, septic systems, utility lines, watercourses, steep slopes or any other feature used to determine the location of the proposed development.

(Note: There is a sample site plan on the back of this form)



SURROUNDING LAND USE MAP

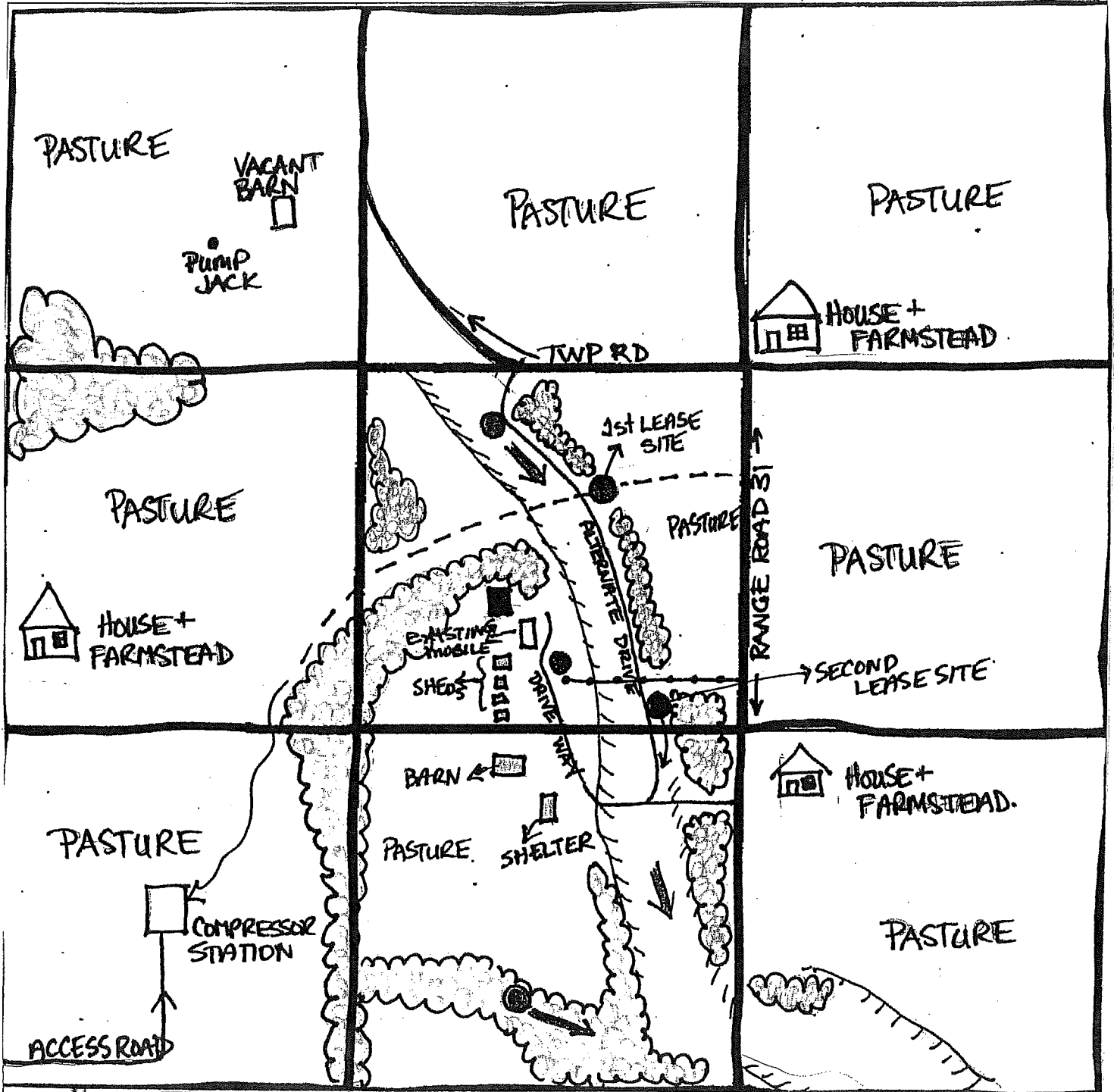


Use the darkened square above to represent the quarter which you are proposing to develop or subdivide. The other squares represent the surrounding lands.

Please draw a map showing land uses (e.g. houses, intensive livestock operations, landfills (old and new), waste transfer stations, producing and or abandoned well sites, oil/gas facilities, pipelines, roads watercourses, etc.) within 1/2 mile of the proposed subdivision or development. A sample map is on the reverse for your reference.

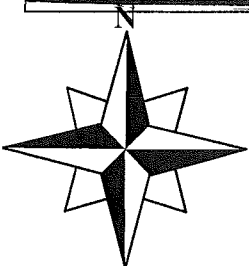


SAMPLE



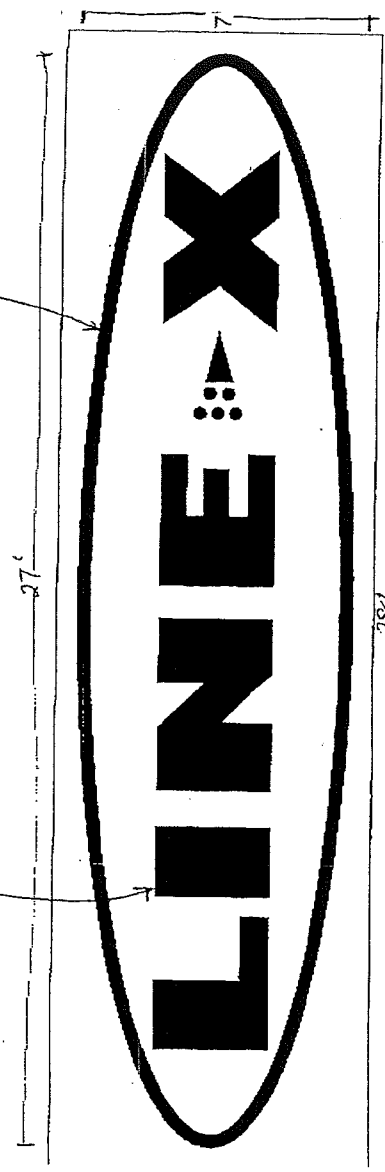
Use the darkened square above to represent the quarter which you are proposing to develop or subdivide. The other squares represent the surrounding lands.

Please draw a map showing land uses (e.g. houses, intensive livestock operations, landfills (old and new), waste transfer stations, producing and or abandoned well sites, oil/gas facilities, pipelines, roads watercourses, etc.) within 1/2 mile of the proposed subdivision or development. A sample map is on the reverse for your reference.

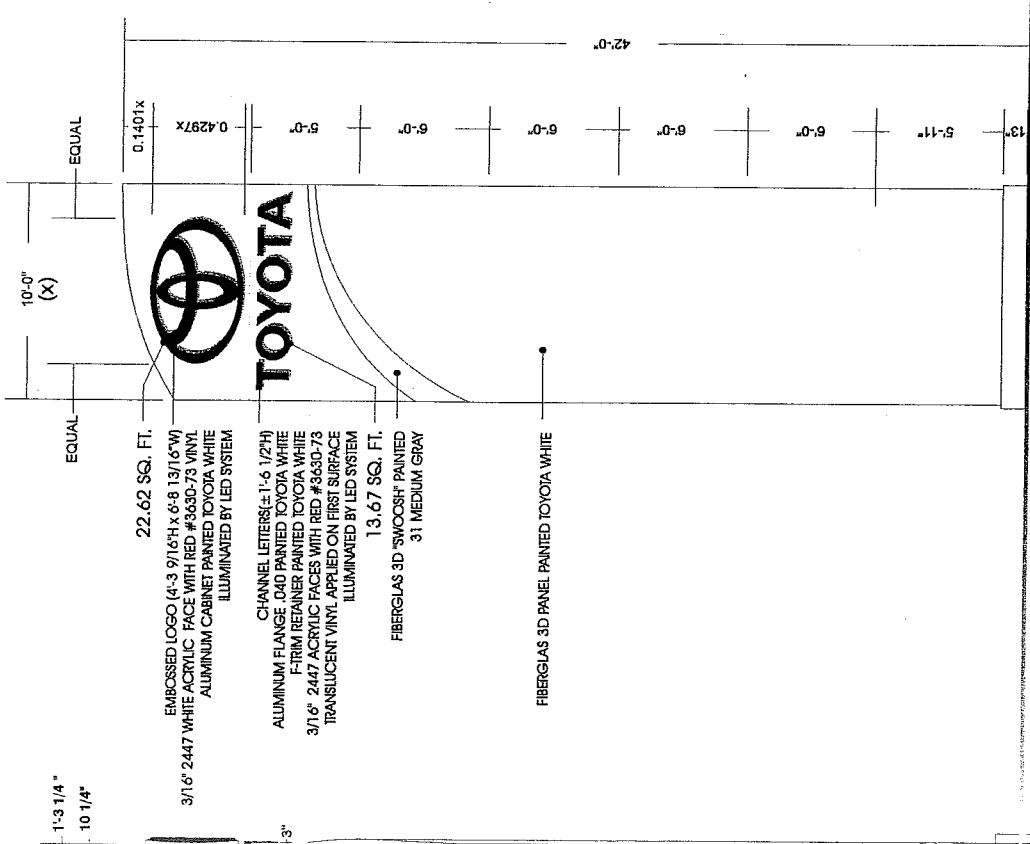
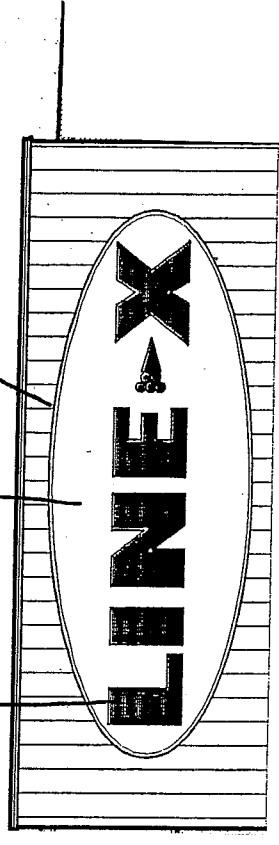


4" BORDER.

35" letters.



Black letters
Yellow panel
Black 4" oval



1-6
1-11
2-6 1/2

NOTICE

Compliance Monitoring

Agencies Authorized by Alberta Municipal Affairs to Issue Permits and Provide Compliance Monitoring in Non-Accredited Municipalities

Agency Name	Phone	Fax	Building Permits	Electrical Permits	Gas Permits	Plumbing Permits
Alberta Permit Pro	+1 (780) 455-6363 1-800-461-8706	(780) 447-2373 1-800-292-6754	Yes	Yes	Yes	Yes
Davis Inspection Services Ltd.	+1 (403) 275-3338 1-800-639-0912	(403) 275-9790	Yes	Yes	Yes	Yes
Dransfield Inspection Serv. Ltd.	+1 (403) 342-2244	(403) 342-2244	Yes	No	No	No
IJD Inspections Ltd.	+1 (403) 346-6533 1-877-617-8776	(403) 347-2533	Yes	Yes	Yes	Yes
Park Enterprises	+1 (403) 329-3747 1-800-621-5440	(403) 329-8514 (780) 674-5545	No	No	Yes	Yes
Superior Safety Codes Inc.	+1 (780) 489-4777 1-866-999-4777	(780) 489-4711 1-866-900-4711	Yes	Yes	Yes	Yes
The Inspections Group Inc.	+1 (780) 454-5048 1-866-554-5048	(780) 454-5222 1-866-454-5222	Yes	Yes	Yes	Yes

<http://www.municipalaffairs.gov.ab.ca/ss/permit.cfm>