

DEVELOPMENT APPLICATION VERSUS SAFETY CODES PERMIT

Property owners and contractors sometimes become confused about development applications and Safety Codes Permits otherwise referred to as building, plumbing, electrical, gas, septic and holding tank permits. Are they the same thing? Is it necessary to obtain both a development application approval and a building permit, and what is the difference? It's easy to be confused, and why shouldn't it be. After all, how many times does a person build a house or a garage? Not often. So let me offer some clarification.

1. A **development application** is an application required by your municipality. The applicant outlines the nature of the development he or she wishes to undertake (ie. Dwelling, garage, boathouse, large shed etc.). The applicant also needs to identify the location (lot, block, and plan) and street address where the development is to occur. Unless it is a small development such as a shed, a scaled drawing of the lot showing its dimensions, and showing the location of the new development, and all existing developments, is required with the application. An Alberta Land Surveyor's Real Property Report is required, for major projects such as a house, boathouse, or garage/guesthouse as it is more accurate than many drawings and outlines all existing developments.

The primary purpose of the development application is to ensure that any new development complies with standards set out in the municipality's Land Use Bylaw. This includes the location of all buildings and other developments on a property. The development application is approved if the information provided in the application confirms that the development will meet the standards of the community, and addresses matters such as access to property, parking stalls, parking of motor homes on lots, location of fences and building and fence heights, and other matters that are set out in the Land Use Bylaw.

If you are seeking a development permit or information about development, contact your Development Officer.

2. A **Safety Codes Permit** is required for any development that will involve the construction or move in of a house, or any development requiring electricity, gas, plumbing, and septic or holding tanks. In Alberta, applications for building permits must be made to an accredited agency approved by the Alberta Safety Codes Council. Large municipalities may have staff with accreditation in one or more of the safety disciplines including building, electrical, plumbing, gas, and septic tanks. Smaller municipalities such as West Cove contract with a safety codes agency to review and approve these permits.

Therefore if your development involves building, or one of the utility infrastructure as outlined above, you or your contractor need to contact the company noted below for information and permits prior to commencing your development.