



Development Permit

To ensure the orderly, economical and beneficial development of land, development permits are needed in the county for new developments. This process is guided by the Land Use Bylaw, which regulates and controls development or, where necessary, prohibits development without infringing on the rights of individuals for any public interest except to the extent that is necessary for the overall greater public interest.

What needs a development permit?

- New buildings
- Additions to existing buildings
- Decks/patios over 3.3ft above ground or with roof or walls
- Businesses

40 days

How long the county has to approve or deny a development permit.

Discretionary Use

Those uses of land, buildings or structures for which Permits may be issued only at the discretion of the Development Officer.

MPC

Municipal Planning Commission

Advertising

All development approvals are advertised in the Cypress Courier and on cypress.ab.ca

SDAB

Subdivision & Development Appeal Board

Contact the county office

Give us a call at 403-526-2888 and talk to our Development & Planning department to find out if you need a permit, and what the next steps are.

Apply for Development Permit

Gather information & documents

Include a letter of intent, drawings (with setbacks), land owner consent (if necessary), and as much detail as possible. Pay the application fee.

Answer any questions

You may be contacted by the county to answer questions about your application.

Permit is circulated

When the permit is complete and it aligns with the Land Use Bylaw and other relevant legislation, the permit is circulated to applicable parties.

Decision/Recommendations

Comments received from circulation are reviewed. The Development Officer approves, denies, or sends the application to MPC with recommendations.

Appeals

The following can be appealed:

1. Conditions of approval
2. Refusal of permit
3. Adjacent owners can appeal discretionary use

Circulation

Applications may be circulated to:

- Cypress County Public Works
- Fire
- Alberta Transportation
- Water Coop
- Gas companies
- City of MH/Redcliff

10% Variance

The Development Officer is authorized to allow variances to a maximum of 10% or 1m, whichever is greater. All applications greater than this will automatically go to the MPC for review.

Approved

With conditions of approval

Denied

With reasons

MPC

Shall administer the Land Use Bylaw and make decisions regarding certain development applications.

SDAB

Appeals are made after MPC or the Development Officer makes a decision on a development permit.