

May 13, 2022

County of Athabasca
3602 – 48 Avenue
Athabasca, AB
T9S 1M8

Hi Tara,

Please find included in this package of documents the development permit application for our residential house build at the noted property.

In order to better provide some more context for this build I have included below a high-level plan to complete the full build which might go into Oct 2023. As this is our first time in completing a full house build we would appreciate any feedback.

1. The house will be built as described in the application.
2. Cheryl and I will be completing the interior finishings (flooring, wall coverings, etc.) over the next year
3. We are getting natural gas installed from the Pembina Natural Gas Co-Op this year.
4. We will be getting our electricity from Fortis this year.
5. We will be getting a well drilled sometime in the spring of 2023 or earlier. Not sure if permits are required for this.
6. We will be installing a septic system sometime in the spring of 2023 or earlier. Not sure what type of septic system but we will have separate grey water (for gardening, outdoor use) and black water (sewage) piping installed.

Please let us know if you have any questions or concerns.

Also, all documents and details of the build are also on our website at:
<http://www.nicholsoft.ca/HomePlans>

Thank you kindly.

David and Cheryl Nicholson



DEVELOPMENT PERMIT APPLICATION

Phone: 780-675-2273 Toll Free: 1-844-662-2273 Fax: 780-675-5512

3602 - 48 Avenue, Athabasca, Alberta T9S 1M8

www.athabascacounty.com

Development Permit No _____

Tax Roll No _____

Application Date _____

Please read the attached instruction guidelines before completing this form. An application will only be processed if submitted in complete form and accompanied by the applicable fee

Applicant Contact Information (Type or Print)	Property Owner Contact Information (if different from Applicant)
Name: <u>David & Cheryl Nicholson</u>	Name: _____
Mailing Address: <u>1319 Kings Heights Rd SE</u>	Mailing Address: _____
Town/City: <u>Airdrie</u> Prov: <u>AB</u>	Town/City: _____ Prov: _____
Postal Code: <u>T4A 0E9</u> Cell: <u>403-614-9160</u>	Postal Code: _____ Cell: _____
Daytime Ph: _____ Fax: _____	Daytime Ph: _____ Fax: _____
Email: <u>david@nicholsoft.ca</u>	Email: _____

Qtr	Sec	Twp	Rg	W4	Plan <u>0740388</u>	Block <u>1</u>	Lot <u>1</u>
Rural Address <u>Rge Rd 233 Township RR630A</u>					Property Size <u>4.77 acres</u>	Community <u>Rural Rochester</u>	
Current Use of Land or Buildings <u>Bare Land</u>					Proposed Use of Land or Buildings <u>Residential House</u>		
The land is adjacent to: <input type="checkbox"/> A Primary Highway <input type="checkbox"/> A Secondary Highway <input type="checkbox"/> A Municipal Road							

Type of Development Proposed: ☒ Residential ☐ Recreational ☐ Commercial ☐ Industrial ☐ Agricultural

Dwelling Size: <u>960 Sq Ft</u>	Accessory Building _____ x _____	<input type="checkbox"/> Minor Home Occupation
<input checked="" type="checkbox"/> 1 Storey <input type="checkbox"/> 2 Storey Ht <u>19'</u>	<input type="checkbox"/> 1 Storey <input type="checkbox"/> 2 Storey Ht _____	<input type="checkbox"/> Major Home Occupation
<input checked="" type="checkbox"/> On-Site Construction	<input type="checkbox"/> Attached Garage <input type="checkbox"/> Detached Garage	<input type="checkbox"/> Natural Resource Extraction
<input type="checkbox"/> Modular Home	<input type="checkbox"/> Shed <input type="checkbox"/> Shop Building	<input type="checkbox"/> Sign Size _____ x _____
<input type="checkbox"/> Manufactured Home Year: _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other (Specify) _____
# of Dwellings on the Property _____		<input type="checkbox"/> Variance Request - _____
<input type="checkbox"/> Moving Existing Residence	<input type="checkbox"/> Recreational Vehicle Placement	Details: _____
from: _____	Model _____ Yr _____	
<input type="checkbox"/> Addition Size: _____ x _____	Size _____	

☒ Building Drawings Submitted ☒ Site Plan Submitted Estimated Value of Development: \$ \$250,000

Construction Start Date: June 1st, 2022 Completion Date: Oct 30, 2023

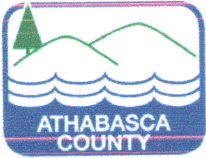
I/We hereby declare that the above information is, to the best of my/our knowledge, factual and correct and hereby give my/our consent to allow all authorized persons the right to enter the above land and/or buildings for the purpose of investigation and enforcement related to this development.

Signature of Applicant(s) [Signature] / David Nicholson / Cheryl Nicholson

Signature of Owners(s) [Signature] / David Nicholson / Cheryl Nicholson

Personal Information required on this application form is collected under the authority of sections 33(a) and (c) of the Alberta Freedom of Information and Protection of Privacy (FOIP) Act (the "FOIP Act"). Your personal information will be used to process your application. Please be advised that your name, address and details related to your permit will be disclosed to the Alberta Safety Codes Authority for the purpose of compliance with the Safety Codes Act. Disclosure of your personal information is completed under the authority of section 40(1)(c) of the FOIP Act.

FOR OFFICE USE ONLY		
Decision & Dates	Zoning	Fees
<input type="checkbox"/> Approved <input type="checkbox"/> with Conditions	<input type="checkbox"/> District _____	<input type="checkbox"/> Fee: _____
<input type="checkbox"/> Refused	<input type="checkbox"/> Division Number: _____	<input type="checkbox"/> Date Paid: _____
<input type="checkbox"/> Appealed	<input type="checkbox"/> Permitted Use	<input type="checkbox"/> Payment Type
<input type="checkbox"/> Decision Date: _____	<input type="checkbox"/> Discretionary Use	<input type="checkbox"/> Cash <input type="checkbox"/> Debit <input type="checkbox"/> MC <input type="checkbox"/> Visa <input type="checkbox"/> Cheque
	<input type="checkbox"/> Variance	<input type="checkbox"/> Receipt Number: _____
	<input type="checkbox"/> Prohibited	



DEVELOPMENT PERMIT APPLICATION - SITE PLAN SKETCH

1/4 _____ Sec _____ Twp _____ Rg _____ W4
Plan 0740388 Blk 1 Lot 1
Rural Address: Rge Rd 233 Township RR630A

Please indicate the following items on the sketch:

- ☐ Location and Use of Existing Buildings
- ☒ Location and Use of Proposed Buildings
- ☐ Location of Existing Private Sewage Disposal System Components
- ☒ Location & Type of Public Roads & Highways
- ☒ Location of Driveway or Access to Road
- ☒ Distances from Buildings to Property Lines & Each Other
- ☐ Drainage, Grading and Landscaping
- ☐ Lakes, Sloughs, Bush Areas, Rivers, Streams etc.
- ☐ Pipelines, Right-of-ways or Easements

Please indicate which services are planned for this project.

- ☒ Electrical Wiring/Power
- ☒ Natural Gas Appliances/Heating
- ☐ Propane Appliances/Heating
- ☒ Plumbing Fixtures
- ☐ New Private Sewage Disposal System

Property Dimensions 106 m x 182 m

Property Size 4.77 acres

N

W

E

S

Signature of Applicant

May 12, 2022

Date

