

## **Development Authority Pilot Project**

Palliser Regional Municipal Services

2026

Website Content

**Village of Standard**

# **Planning & Development**

## **Planning Documents**

Planning and Development in the Province of Alberta is legislated by the [Municipal Government Act](#). The Village of Standard uses the following plans and bylaws in making planning, subdivision, and development decisions.

### **Intermunicipal Development Plan**

An Intermunicipal Development Plan (IDP) addresses issues of mutual concern with respect to lands adjacent to boundaries between two or more municipalities. IDPs must provide for the future use of land, the manner of and proposals for future development, the provision of transportation systems and environmental matters, the co-ordination of intermunicipal programs, and other related matters.

- [Village of Standard & Wheatland County Intermunicipal Development Plan Bylaw 2020-03](#)

### **Municipal Development Plan**

The Village of Standard Municipal Development Plan (MDP) is a framework to fulfill community goals, enhance community strengths, and address the challenges and issues relating to the future use and development of land in the Village of Standard. The MDP informs the general public, private developers, and landowners of the overall strategy for development in the Village.

- [Municipal Development Plan Bylaw 2022-03](#)

### **Land Use Bylaw 2024-02**

The Village of Standard Land Use Bylaw (LUB), as amended, divides the Village into land use districts, provides regulations for each district, prescribing permitted and discretionary uses for land and outlines procedures for development of any parcel within the corporate limits of the Village of Standard. The LUB provides a specific means of implementing the policies that are expressed generally in the MDP.

- [Land Use Bylaw 2024-02](#)

For a land use district map or text amendment of the Land Use Bylaw, apply through [Palliser Regional Municipal Services \(PRMS\)](#).

## Development

A **development permit** is issued by the Village of Standard's Development Authority in accordance with [Land Use Bylaw 2024-02](#). It allows a specific type of use or building and may contain specific conditions under which that development can occur, such as the height of a building, setbacks to property lines, and how many dwellings can be on the parcel. Review the [Land Use Bylaw 2024-02](#) for more information.

As part of Palliser Regional Municipal Services' (PRMS) Development Authority Pilot Project (DAPP), the Development Officer roles and responsibilities of the Village of Standard have been delegated to PRMS for 2026. For more information, [click here](#).

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### Application Forms

- [Development Permit Application Form](#)

### Development Permit Application Submission & Fees

Submit your completed application form and fee with all necessary documents to the Village of Standard Office at 120 Elsinore Avenue, Standard, AB during office hours **or by email [cao@villageofstandard.ca](mailto:cao@villageofstandard.ca)**.

- [Master Rates Bylaw 2024-05](#)

### Helpful Links

- [Development Permit Application Flow Chart](#)
- [Webmap & GIS](#)
- [Village of Standard Policies](#)

**Commented [ZF2]:** PRMS Member Resources  
Documents\PRMS Member Resources\Development Permit Processing (Templates & Resources)\Permit Processing Templates

### Appeals

To appeal a decision of a development permit made by the Development Authority to the Subdivision and Development Appeal Board (SDAB), please submit **a written statement and the applicable fee** must be submitted to the Village of Standard.

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### Contact

For inquiries about development in the Village of Standard contact PRMS by email at [development@palliserservices.ca](mailto:development@palliserservices.ca) or call 403-854-3371.

## **Building Permits**

A **building permit** considers the construction, renovation, addition, and/or occupancy of a building in compliance with the Building Code in Alberta which addresses building and fire safety. Click [here](#) for more information on getting a building permit or other Safety Codes permits (electrical, gas, plumbing and private sewage) from Palliser Regional Municipal Services (PRMS).

## **Subdivision**

**Subdivision** is the process whereby a parcel of land is divided into two or more parcels in order to obtain separate legal titles for each parcel.

Palliser Regional Municipal Services (PRMS) acts as the Subdivision Authority for the Village of Standard. The service PRMS provides includes all aspects of the subdivision process including advice and discussions with applicants regarding statutory processing requirements including application review, circulation process, subdivision report and recommendations, circulation of the decision documents and final endorsement procedures. Click [here](#) for more information on applying for a subdivision through PRMS.

## Certificate of Compliance

A **Certificate of Compliance** is a letter issued by the Village that indicates whether a property complies or does not comply with the regulations of [Land Use Bylaw 2024-02](#) with respect to use and setbacks. A Certificate of Compliance is typically requested by a lender or purchaser of a property wanting to know if the property is in compliance before approving the mortgage or completing the sale. A Certificate of Compliance does not address compliance with Alberta Safety Codes disciplines, including building, gas, plumbing or electrical.

To request a Certificate of Compliance, forward to the Village of Standard a Real Property Report (RPR) prepared by an Alberta Land Surveyor that is less than six months old or with an Affidavit attached stating there have been no changes to the property. Digital RPR files are encouraged. The fee for a Certificate of Compliance is as described in the [Master Rates Bylaw 2024-05](#).

To request a Certificate of Compliance, contact the Village of Standard Office by email at [cao@villageofstandard.ca](mailto:cao@villageofstandard.ca) or by phone at 403-644-3968.

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