

VILLAGE OF GADSBY
DEVELOPMENT PERMIT APPLICATION

FOR OFFICE USE ONLY

Application # _____

Date Received _____

I/We hereby make application under the provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting documentation submitted herewith and which form part of this application. This form must be completed in full by the registered owner(s) of the land, or by authorized person acting on behalf of the registered owners. Incomplete applications will not be accepted by the Development Officer.

Name of registered Landowner(s): _____

Mailing Address: _____

Phone # _____ Cell # _____

Email Address: _____

Name of Applicant/Authorized person acting on behalf of the registered landowner(s)

Address: _____

Phone No. _____ Cell No. _____

Email Address: _____

LOCATION

Address of Property: _____

Legal Land Description: Lot _____ Block _____ Plan _____

All/Part of the _____ 1/4sec. _____ Twp. _____ Range _____ West of _____ Meridian

TYPE OF DEVELOPMENT

Residential

- Dwelling, Single Detached
- Dwelling, Semi-Detached
- Garage
- Other: _____

- Dwelling, Manufactured
- Dwelling, Modular
- Deck

Commercial
 Residential/Commercial

Industrial
 General

Proposed use of Land

Setbacks

New (size in m/ft squared _____)

Front _____ m/ft.

Renovations (size in m/ft squared _____)

Rear _____ m/ft.

Addition (size in m/ft squared _____)

Right _____ m/ft.

Left _____ m/ft.

DESCRIPTION OF WORK

Please describe in detail what is being constructed.

Provide photographs of all four sides of the building, modular, etc.

Describe proposed use of land: _____

Lot Width: _____ Lot Length: _____ Lot Area: _____

Front Yard: _____ Side Yard: _____ Rear Yard: _____

Floor area: _____ Percent of Lot Occupied: _____

Off-Street Parking: Size of Space: _____ Number of Stalls: _____

Estimated cost of project: _____ Estimated start Date: _____

AUTHORIZATON

(please ensure that all names and signatures of those listed on the Certificate of Title are included below.)

I/We, _____

Being the registered owner(s) of: _____

Do hereby authorize _____

To act as Applicant(s) on my/our behalf regarding the re-designation application of the above mentioned lands. The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for the development approval.

Signature of Owner(s): _____ Date: _____

Signature of Co-Owner(s): _____ Date: _____

RIGHT OF ENTRY

I/We being the registered owner(s) or person(s) in possession of herein land and Building(s) there on, hereby consent to an authorized person designated by the Village of Gadsby entering upon the said property for the purpose of inspection during the processing of this application.

Signature of Applicant: _____ Date: _____

SIGNATURES

I have been informed of the Village Bylaws, Policies and Regulations regarding this application. I understand that this permit application may be refused if the proposed development does not conform to all of the requirements of the Land Use Bylaw. I hereby declare that the development identified in this application will be conducted in accordance with the plans submitted.

Applicant Name: _____

Signature: _____ Date: _____

This personal information is being collected under the authority of the Municipal Government Act. It will be used in the processing of this application. It is protected by the privacy provisions of the Freedom of Information and Privacy Act. The name of the permit holder and the nature of the permit are available to the public upon request. If you have any questions about collecting or use of this personal information, please contact the Village of Gadsby at 403-574-3793.

IMPORTANT NOTICE: This application does not permit the commencement of construction on the site, until a decision had been made regarding the proposed development by the Development Authority. A Building Permit may also be required for any development of site.

FOR OFFICE USE ONLY

Application Fee: _____ Receipt No: _____ Method of Payment: _____

NOTICE OF DECISION

Approved: _____ Subject to Conditions (see attached) _____

Refused: _____ Reason(s) for Refusal (see attached) _____

Decision Date: _____ Date Advertised: _____

You are hereby authorized to proceed with the development specified, provided all stated conditions are complied with, any appeal period has lapsed and is in accordance with any approved plans. Should an appeal be made against this decision to the Development Appeal Board, the Development Permit is then Null and Void.

CHECK THE LINE FOR A COMPLETE APPLICATION

1. The following information is required:

___ **Application Fee:** The application fee is to be included in accordance with the fee schedule in effect at the time of application.

___ **Application Form:** The names, addresses, phone numbers, of registered owner(s) and the authorized person acting on behalf of said owner(s). If a person is acting on behalf of the registered owner(s), the owners must sign a authorization form.

___ **Assessment:** A detailed assessment of the proposed development against the relevant Statutory Plan and any relevant Local Plans.

___ **Authorization:** Authorization from the owner of land for making application.

___ **Site Plan showing the following:** ___ Legal description, and Municipal address,

___ Scale with North Arrow,

___ Dimensions of the Parcel, including total parcel area,

___ All existing and proposed buildings with dimensions/walls, projections or cantilevers.

___ Perpendicular distance from adjacent front, rear and side property lines to each corner of the foundation/walls and eaves of proposed or existing buildings.

___ Location of access and egress points of sites, ___ Location of off-street vehicle parking,

___ Location of any registered utility right-of-way (including plan number).

Two (2) full copies, as issued, of building plans showing the following:

___ Floor plan(s) of the building, including living space, including Alberta Building Code related information.

___ Building elevation plans that indicate front, rear, side elevators, wall height (finished grade to eaves), roofing material and roof pitch,

___ Building cross section drawings.