



Development Permit Application

Land Use Bylaw 2017/48

FOR OFFICE USE ONLY

Application #: _____

Tax roll #: _____

Fees: \$ _____

Receipt #: _____

DESCRIPTION OF PROPOSED DEVELOPMENT

Please attach supporting information as required on page 2 of this application form.

APPLICANT INFORMATION

Applicant name: _____ Contact name: _____
(if different from applicant)

Mailing address: _____

Tel: _____ Cel: _____ Email: _____

LANDOWNER INFORMATION (if different from applicant)

Landowner name: _____ Contact name: _____
(if different from landowner)

Mailing address: _____

Tel: _____ Cel: _____ Email: _____

LAND INFORMATION

Blue sign address: _____ Subdivision/Hamlet: _____

Lot: _____ Block/Unit: _____ Plan: _____

Quarter: _____ Section: _____ Township: _____ Range: _____ West of _____ meridian

AUTHORIZATION

By signing this application, I/we:

- understand that the proposed development shall not commence unless a development permit has been issued;
- understand that the application may be refused if the development does not conform to all aspects of the Land Use Bylaw;
- hereby authorize representatives of the County of Wetaskiwin No. 10 to enter the above described lands with respect to this application only; and,
- understand the personal information on this form is collected under the authority of Section 33 (c) of the Alberta Freedom of Information and Protection of Privacy Act. The information will be used to process the application and the names and addresses may be included on reports that are available to the public. If you have any questions on the collection and use of this information, please contact the FOIP Coordinator at (780) 352-3321.

Signature of authorized applicant(s)

Signature of landowner(s)

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Date received: _____ Land use district: _____ Division: _____

Received by: _____ Use in LUB: _____ Rural Address Sign: _____

Deemed complete: _____ Permitted Discretionary Levy Paid: _____

Comments: _____

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APPLICATION REQUIREMENTS

Developments that include the construction or location of a building on a property requires at a minimum the following information as part of the application:

- a site plan showing the legal description of the site, the location of the development(s), the front, rear and side yard setbacks, and access to and from the site;
- floor plans, elevations and sections;
- the prescribed fees; and,
- a completed application form; *(If the property is owned by more than one landowner, ALL landowners must be identified on application form and must sign the application)*

The following additional information may be required by a Development Officer to sufficiently review an application:

- estimated start-up and completion dates for the development;
- estimated cost of the project;
- photographs, and a statement of what improvements will be made, if necessary, to structures that are relocated;
- a site plan showing how off-street loading and/or parking is to be provided;
- a Real Property Report;
- an engineer's report and/or environmental impact assessment that certifies a safe building site;
- an engineer's report and/or environmental impact assessment which establishes the boundaries of a 1:100 year floodplain;
- a detailed landscaping plan indicating grading, loading and parking areas, tree planting and/or removal and playgrounds and parks;
- where a golf course is proposed in the Pigeon Lake or Wizard Lake drainage basins, a nutrient budget prepared by a professional agrologist; and,
- any additional information which, in the opinion of the Development Officer, is necessary to make a decision on an application for a development permit (see below).

Applications are **NOT** considered complete until **ALL** of the required information and fees have been provided. An incomplete application form and/or illegible supporting information may result in the application being returned to the applicant.

ADDITIONAL INFORMATION, DOCUMENTATION, OR REPORTS

In accordance with the above you may be required to submit some or all of the following, depending on the nature of the application:

- Where a variance or relaxation to any requirement of the Land Use Bylaw is requested, a letter explaining the reasons for the variance or relaxation.
- Area structure plan
- Hydrogeological report
- Biophysical assessment
- Master sign plan
- Parking plan
- Business Plan (Commercial/Industrial/Home Occupation Uses)
- Stormwater management plan
- Geotechnical report
- Traffic impact assessment
- Other:

Should any additional information be required, you will be contacted directly by the Planning and Economic Development Department via phone, email, fax or regular mail.

NOT A BUILDING PERMIT

A Development Permit is not a Building Permit. For Safety Codes Permits including Building, Plumbing, Gas and Electrical Permits please contact Superior Safety Codes in Edmonton 780-489-4777 or Red Deer 403-358-5545.