

TOWN OF COALDALE

APPLICATION FOR A DEVELOPMENT PERMIT

SCHEDULE 15
FORM A

LAND USE BYLAW NO. 545-P-04-05
APPLICATION NO. _____

APPLICANT: _____ TELEPHONE: _____

ADDRESS AND POSTAL CODE: _____

REGISTERED OWNER'S NAME: _____ TELEPHONE: _____

ADDRESS AND POSTAL CODE: _____

APPLICANT'S INTEREST IF NOT THE REGISTERED OWNER: _____

ADDRESS OF PROPERTY TO BE DEVELOPED: _____

LOT: _____ BLOCK: _____ PLAN: _____

EXISTING USE: _____ LAND USE DESIGNATION: _____

PROPOSED DEVELOPMENT: _____

Indicate on a scaled plot plan the sizes of all buildings, setbacks, direction, streets, etc.

LOT WIDTH: _____ LOT LENGTH: _____ LOT AREA: _____

SETBACKS: FRONT _____ SIDES _____ REAR _____

BUILDING AREA: _____ PERCENTAGE OF LOT OCCUPIED: _____

OFF-STREET PARKING: EXISTING SPACES _____ TOTAL PROPOSED _____ TOTAL REQUIRED _____

EXTERIOR FINISH: BUILDINGS _____

LANDSCAPING _____

ESTIMATED DATE OF COMMENCEMENT: _____ ESTIMATED VALUE: _____

DATE OF APPLICATION: _____ FEE: \$ _____

I have read and understand the terms noted below and hereby apply for permission to carry out the Development described above and on the attached plans and specifications. I further certify that the registered owner of the land described above is aware of, and in agreement with this application.

SIGNATURE OF APPLICANT: _____

SIGNATURE OF REGISTERED OWNER: * _____

* If the applicant is not the registered owner both signatures are required.

TERMS: see reverse

TERMS:

1. Subject to the provisions of the Land Use Bylaw of the Town of Coaldale, the term "Development" includes the making of any change in the use of buildings or land.
2. Although the Designated Officer is in a position to advise on the principle or details of any proposals, such advice must not be taken in any way as official consent, and is without prejudice to the decision in connection with the formal application. It must be clearly understood that any action taken by the applicant before a Development Permit is received, is at his own risk.
3. Plans and drawings, in sufficient detail to enable adequate consideration of the application, must be submitted in **duplicate** with this application, together with a plan sufficient to identify the land. It is desirable that the plans and drawings should be on a scale appropriate to the development. However, unless otherwise stipulated, it is not necessary for plans and drawings to be professionally prepared. In accordance with Part 5, Schedule 4, a grade plan is required for development in the R-1A, R-1B, R-1C, R-2, R-3, CR-1, CR-1A, CR-2, and I districts.
4. **If a decision is not made within 40 days from the date of the receipt of the application in its complete and final form, or within such longer period as the applicant may approve in writing, the application shall be deemed to be refused and the applicant may exercise his right of appeal as though he had been mailed a refusal at the end of the 40-day period.**
5. Construction undertaken subsequent to approval of this Development Permit application may be regulated by the provincial building requirements.
6. Any development carried out prior to the effective date of the appropriate Development Permit is done solely at the risk of the applicant and/or landowner.

ADDITIONAL INFORMATION:

In addition to the above requirements, the Designated Officer may also require:

1. Proof of ownership or right to the land in question and may require a current Real Property Report as proof of location of development on said land.
2. Landscape information and/or plans where landscaping is required by the Land Use Bylaw.
3. Additional plans and information may be required and requested due to the nature and magnitude of a proposed development of use.
4. Development drawings that include foundation and floor plans showing all occupancies and uses, elevations, cross sections, height by metres and the number of storeys.

Please note: Review of a Development proposal may be delayed if the form and/or additional information provided is incomplete.