



DEVELOPMENT PERMIT APPLICATION

NEW DEVELOPMENT Land Use Bylaw 07:2018

Town of Irricana
Box 100
Irricana, Alberta T0M 1B0

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I/We hereby make application for a development permit under the provisions of the Land Use Bylaw in accordance with the plans and supporting information submitted herewith which form part of this application. It is understood that the Development Authority will not accept incomplete applications.

PERMIT NO. _____ FEES: _____ RECEIPT NO. _____

1. APPLICANT INFORMATION:

Name:	
Mailing Address:	
Phone:	Alternate:
Fax:	E-Mail:

2. REGISTERED OWNER INFORMATION: (if different from above)

Name:	
Mailing Address:	
Phone:	Alternate:
Fax:	E-Mail:

3. LAND DESCRIPTION:

Property Address:		
Legal Description: Plan:	Block:	Lot:

4. PROPOSED USE:

Land Use District:
Existing Use:
Proposed Use:

5. ESTIMATED DATE OF:

Commencement:
Completion:

AUTHORIZATION:

I hereby certify that I am the Registered Owner or am the applicant and authorized to act on behalf of the Registered Owner.

Signed: _____ Date: _____

6. RIGHT OF ENTRY:

I hereby authorize, as registered owner or applicant authorized to act on behalf of the registered owner, the Town of Irricana to enter my land for the purpose of conducting a site inspection I connection with my application for development approval. This right is granted pursuant to the Municipal Government Act.

Signed: _____ Date: _____

This personal information is being collected under the authority of the Freedom of Information and Protection of Privacy Act, Section 32 and will be used to administer municipal land use, planning bylaws and activities. It is protected by the privacy provisions of the Freedom of Information and Protection of Privacy Act. If you have any questions about the collection of information please contact the FOIP Coordinator, 260-1st Avenue, Irricana, AB, T0M 1B0, (403) 935-4672.

8. INFORMATION REQUIRED FOR DEVELOPMENT APPLICATION:

Note: All of the following information is necessary to facilitate a thorough evaluation and timely decision on your application. Applicants are required to check off the "Applicant" column confirming that the information has been provided.

To expedite the evaluation, all materials submitted must be clear, legible and precise. Accurate and legible drawings are required (rough sketches are not acceptable). If any of the required information is not provided, your application will not be accepted. If upon review there is found to be missing information you will be contacted and the processing will not proceed until the information is received.

Applicant	REQUIRED ITEMS-Two (2) copies of the following:	Office
	Site Plan drawn to scale showing:	
	- legal description of property boundaries with North arrow	
	- setbacks and yard dimensions	
	- the location of all buildings and structures in relation to the property lines	
	- dimensioned layout of parking, driveways, entrances, exits, roadways and sidewalks	
	- floor plans, elevations and exterior finish materials	
	- locations of services	
	- site drainage, finished lot grades, grades of roads, streets and sewers	
	- Commercial: location of garbage, loading, storage, outdoor display, fences, screening, retaining walls, landscaping, building operations and nature of business	
	- if applicable, cutting down of trees	
	- development impact assessment	
	Other:	

9. SITE REQUIREMENTS CALCULATION:

Area of Site:
Area of all Buildings:
% Site Coverage of all buildings:
Area of Accessory Building:
% Site Coverage of Accessory Building:
Finished height of building(s):
Parking spaces provided:
Yard Setbacks: FRONT: BACK: SIDE: SIDE:

9. FIRE INSPECTIONS

Your development may require a fire inspection. The Notice of Decision will be forwarded to the local fire department for review and you will be contacted if an inspection is deemed appropriate.

10. TIME LIMITS

DEVELOPMENT AUTHORIZED BY A DEVELOPMENT PERMIT MUST COMMENCE WITHIN TWELVE (12) MONTHS FROM THE DATE OF ITS ISSUE AND BE COMPLETED WITHIN TWENTY-FOUR (24) MONTHS OF THE ISSUE.

11. BUILDING STANDARDS:

In addition to compliance of all provincial building codes, the following local by-laws pertain to construction in the Town of Irricana:

ANY DEVELOPER DISTURBING TOWN OF IRRICANA PROPERTY IS RESPONSIBLE FOR ITS RESTORATION. ALL PAVEMENT/CONCRETE MUST BE REPLACED. ALL BACKFILL MUST BE COMPACTED.

Garbage and Refuse Disposal Bylaw #8:2003

4.11 (a) Building waste resulting from the construction, repair, decorating, clearing or grading of a building or premises;

- (i) The owner of any premises producing building waste shall provide and maintain on the premises in good condition, a sufficient number of waste receptacles or commercial containers, to store the building waste;
- (ii) Not allow his premises or adjacent premises to become untidy and unsightly because of accumulated building waste;
- (iii) Periodically deliver and dispose of all building waste to a disposal site at his own expense;
- (iv) Recapture any building waste which is blown off the premises and immediately place the same in a waste receptacle or commercial container.

Water Meters in New Construction and Relocated Buildings Bylaw #1:2002

a) Effective April 1, 2002 all water service connections for new construction and relocated buildings, residential or commercial, shall be connected to water meters as supplied by the Town upon paying a service connection fee outlined in Schedule "A".

Water Conservation Measures Bylaw #3:2000

Effective February 22, 2000 all Building Permits issued for new construction will be required to have water efficient plumbing fixtures which meet the following minimum requirements:

All flush type toilets must be either of the "ultra low-flush" type or fitted with water conservation devices to provide for a water usage not exceeding 1.6 US gallons or 6.05 litres per flush.

All shower heads must be rated not to exceed a flow of 2 US gallons or 7.57 litres per minute at a pressure of 75 pounds per square inch. In any area of the Village of Irricana where static water system pressures exceed 75

pounds per square inch, individual services shall be equipped with a pressure regulator pre-set at not more than 65 pounds per square inch.

Land Use Bylaw #07:2018 – Drainage

In no case shall any part of any structure encroach or cause runoff on an adjoining property.

Any area requiring landscaping or topographic reconstruction shall be landscaped or reconstructed so that the finished surface contours do not direct surface drainage onto an adjoining site.

Roof drainage from all buildings and structures shall be directed by means of eaves troughs, drain-spouts, or such other suitable means, onto the property where the building or structure is located.

Bylaw #5:94 - Section 5. - Storm Drainage

(a) Except as otherwise provided herein, no person shall direct, allow or suffer any storm water to be placed in the sewerage system.

Building Requirements for Weeping Tile must flow and drain into storm system, sump pump to be installed and apparatus for pumping out to splash pad installed.

THIS IS NOT A BUILDING PERMIT.

ALL APPLICABLE BUILDING, ELECTRICAL, GAS AND PLUMBING PERMITS MUST BE APPLIED FOR AND OBTAINED SEPARATELY BEFORE COMMENCING CONSTRUCTION.

For Office Use Only:

Property Address: _____

Permit No.: _____

PLANNING DOCUMENT REVIEW

- Alberta Land Use Framework
- Calgary Metropolitan Plan
- Municipal Sustainability Plan
- Municipal Development Plan
- Land Use Bylaw

The proposed development is located within a _____ District.

The proposed development is listed as:

- Permitted
- Discretionary
- Discretionary MPC (referral)
- Other MPC referral

Reason(s):

NOTICE OF DECISION

This development permit application is:

- Approved
- Approved with Conditions:
- Refused for the following reasons:
- Tabled for further information:

Date of Decision: _____ Permit Issued: _____

Development Authority Signature: _____

Important Information:

Except for a Development Permit that has been approved without conditions or variances of a Permitted Use, this Development Permit for any other approved uses does not come into effect until it is determined that no Notice of Appeal has been served to the relevant Appeal body within the 21 day appeal period after the Notice of Decision has been given pursuant to MGA 686(1)(a) (i)(A).

If no Appeal has been received by _____*

This Permit comes into effect: _____

*Any person affected by this decision may file a NOTICE OF APPEAL to the relevant Appeal body at the Town of Irricana, Box 100, Irricana, Alberta T0M 1B0. The notice of appeal and the requisite fee of \$250.00 must be received by the Town no later than _____.