

Summer Village of Sunset Point

APPLICATION FOR DEVELOPMENT PERMIT

DEVELOPMENT PERMITS MUST BE DEEMED COMPLETE WITHIN 20 DAYS OF RECEIPT (FEE MUST BE INCLUDED) - DECISION 40 DAYS - COMPLETE

I HEREBY MAKE APPLICATION UNDER THE PROVISIONS OF THE LAND USE BYLAW FOR A DEVELOPMENT PERMIT, IN ACCORDANCE WITH THE PLANS AND SUPPORTING INFORMATION SUBMITTED HEREWITH AND WHICH FORM PART OF THIS APPLICATION.

Name: _____

Mailing Address: _____

Telephone @ Work: _____ Home: _____ Fax: _____

email address: _____

Registered Owner: _____

Mailing Address (if different from above): _____

Interest of Applicant (if not the registered owner): _____

Legal Description:

Lot: _____ Block: _____ Plan: _____

Municipal Address: _____

Description of proposed development: _____

Estimated cost of development: _____

Estimated commencement date: _____

Estimated completion date: _____

Lot Width: _____ Lot Length: _____

Area of Site: _____ Area of existing development: _____

Area of proposed development: _____ Total % of Site Coverage: _____

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(Maximum 40%)

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<u>Principal Building/Addition:</u> <u>Proposed</u>	<u>Bylaw Requirements</u>	<u>Conforms</u> <u>(Yes or No)</u>
Front Yard Setback: _____	> or = 8.0 M _____	_____
Lake Front Yard Setback: _____	> or = 8.0 M _____	_____
Rear Yard Setback: _____	> or = 1.5 M _____	_____
Side Yard Setback: _____	> or = 1.5 M _____	_____
Side Yard Setback: _____	> or = 1.5 M _____	_____
Floor Area: _____	> or = 93.9 M2 (1000 Ft2) _____	_____
Height of Building: _____	< or = 10.0 M (33') _____	_____
No. of Off-Street Parking Stalls: _____	> or = 2 stalls _____	_____

<u>Accessory Building:</u> <u>Proposed</u>	<u>Bylaw Requirements</u>	<u>Conforms</u> <u>(Yes or No)</u>
Shed or Boat House		
Front Yard Setback: _____	> or = 8.0 M _____	_____
Rear Yard Setback: _____	> or = 1.0 M _____	_____
Side Yard Setback: _____	> or = 1.0 M _____	_____
Side Yard Setback: _____	> or = 1.0 M _____	_____
Separation from other structure: _____	> or = 1.2 M _____	_____
Floor Area: _____	< or = 93 M2 (all buildings) _____	_____
Height (shed): _____	1 storey (< or = 4.6 M) _____	_____
Height (boat house): _____	1 storey (< or = 3.7 M) _____	_____

<u>Garage:</u> <u>Proposed</u>	<u>Bylaw Requirements</u>	<u>Conforms</u> <u>(Yes or No)</u>
Detached Garage		
Front Yard Setback: _____	> or = 8.0 M _____	_____
Rear Yard Setback: _____	> or = 1.0 M _____	_____
Side Yard Setback: _____	> or = 1.0 M _____	_____
Side Yard Setback: _____	> or = 1.0 M _____	_____
Separation from other structure: _____	> or = 1.2 M _____	_____
Floor Area: _____	< or = 93 M2 (all buildings) _____	_____
Height (shed): _____	1 storey (no taller than house) _____	_____

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APPLICATION FOR DEVELOPMENT PERMIT - **IMPORTANT NOTES**

1. February 1, 2014 the Province's "New Home Buyer Protection Act" requires that ALL new homes constructed require warranty coverage. This includes homes constructed by property owners for themselves. www.municipalaffairs.alberta.ca/NHBP for info.
2. All storage sheds and small accessory buildings must be located in the rear half of the property, regardless of the size (or requirement to secure Development Permit approvals).
3. The front yard of the property is the yard adjacent to the road except in the case of lake front properties where the front yard faces the lake. Where the front yard faces two roads, the front yard is the property adjacent to the road on which all adjacent properties are located.
4. Where the development requires a driveway or entrance, the owner must provide and install a culvert in the size and shape that is approved by the municipality.
5. In addition to completing this application in its entirety, an Application for a Development Permit shall be accompanied by the following information and documents, where relevant:
 - a) a lot plan at scale to the satisfaction of the Development Officer showing the size and shape of the lot, the front, rear and side yards, and provisions for off-street parking, access to the site, and the location of public utilities, water bodies and treed areas;
 - b) a scaled floor plan and elevations where construction is proposed together with a street scene elevation of all new buildings in relation to adjoining properties clearly demonstrating height and amenity;
 - c) at the discretion of the Development Officer, an acceptable Real Property Report as proof of location of existing development, before the Development Permit is issued;
 - d) at the discretion of the Development Officer, a Real Property Report as proof of location of the proposed development, after construction is complete;
 - e) a copy of the Duplicate Certificate of Title indicating ownership and encumbrances;
 - f) if the applicant is not the registered owner, a written statement, signed by the registered owner approving the applicant as the agent for the registered owner.
6. Where a decision on this application is not made within twenty (20) days of the date of acceptance and validation (FEE must be included) upon receiving all required plans and documents you may;
 - a) Consider this development application to be REFUSED by the Development Officer and appeal this decision to the Development Appeal Board within twenty-one (21) days of the date of refusal by contacting (780) 718-1894 (office@sunsetpoint.ca); or
 - b) Obtain and complete an extension agreement available from the Development Officer to extend the twenty (20) day decision period specified to allow the Development Officer additional time to reach a decision.

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7. NEW HOME CONSTRUCTION – requirements of “New Home Buyer Protection Act”

- a) Is this an application seeking to construct a new home? YES _____ NO _____
- b) If YES, please provide details of the builders’ (either contractor or property owner) new home warranty coverage as required by the Province of Alberta _____

- c) If the property owner is electing to proceed with construction – without the required new home warranty coverage – please ensure that the required waiver from the Province of Alberta (www.municipalaffairs.alberta.ca/NHBP) is forwarded with this application.
- d) Failure to provide this information to the satisfaction of the Development Officer will result in an immediate denial of the Development Permit application for any new home.

8. FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT NOTICE

Please be advised that the Development Authority gathers the information contained in this application for the purpose of rendering a decision on your application. For this purpose, your application may be forwarded to the following people / organizations,

- Adjacent Landowners
- Municipal Assessment Services for Assessment purposes
- Utility Companies
- Adjacent Municipalities Municipal Offices (*if applicable*)
- Government Departments
- Statistics Canada
- Other organizations as determined by the Development Officer
- Local newspapers for public advertisement

Under the authority of sections 606, 640(1), 653(4) of the Municipal Government Act Chapter M26.1, RSA2000, and the Subdivision and Development Regulation 212/95

I/we _____ have no objections to the above stated procedures being used in the review and decision-making process for this application.

Signature(s): _____

Date: _____

For information contact: Rudolf Liebenberg, RPP MCIP, FOIP Administrator, PO Box 596 Alberta Beach, AB, T0E 0A0 Telephone: (780) 718-1894 office@sunsetpoint.ca (prefer)

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9. Every Application for a Development Permit shall be accompanied by a non-returnable processing fee (please make payment out to “Summer Village of Sunset Point”);

PERMIT FEES DOUBLE IF CONSTRUCTION STARTS PRIOR TO APPROVAL

Development Permits – Major – Main Buildings	\$ 450.00
Development Permits – Commercial	\$ 400.00
Development Permits – Minor - Accessory Buildings or additions	\$ 175.00
Home Occupation, Signs, Decks, Fences, Cistern	\$ 175.00
Demolition Permits	\$ 175.00
Development Appeal Fee	\$ 450.00
Development Appeal Fee (Adjoining neighbour)	\$ 250.00

10. AUTHORIZATION AND RIGHT OF ENTRY:

I/we, _____ am/are the registered owner, or the agent for the registered owner, authorized to act on behalf of the registered owner, and the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to this application for a Development Permit.

I also consent to an authorized person(s), designated by the Municipality, to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application and completion of the proposed development.

Signature(s): _____

Date: _____