

TOWN OF CALMAR DEVELOPMENT APPLICATION

LAND USE ZONE _____ TAX ROLL # _____ PERMIT # _____

I/we hereby make application under the provisions of the Land Use Bylaw of the Town of Calmar to develop in accordance with the plans and information submitted, and which form part of this application.

LOT _____ BLOCK _____ PLAN _____ CIVIC ADDRESS _____

Existing Use of Land/Building: _____

Proposed Development: _____

Owner of Land: _____ Mailing Address: _____

City/Province: _____ Postal Code: _____

Telephone# _____ Fax: _____

Applicants Name: _____

Estimated Construction Value: _____

VOLUNTARY WAIVER CLAUSE (when applicable). It is understood that if this application is approved by the **Development Officer** it may be appealed to the **Development Appeal Board**, if such appeal is made within 14 days of the notice of the Officers decision being posted. Should I proceed upon approval of a building and/or development permit being used, any claim or right to compensation is hereby waived should an appeal result in this permit being modified or revoked.

I hereby agree that should I not appeal the conditions of approval of the **Development Officer** within 14 days from the date of issue, I will undertake to perform and fulfill all conditions of approval.

I hereby give consent to any authorized person, to enter the said land/building.

It is the Developers responsibility to ensure that the development does not have any conflict with existing or abandoned oilfield related structures. eg. abandoned well bores etc. The ERCB can be contacted by calling 780-460-3800.

DATE: _____ SIGNATURE: _____

FOR OFFICE USE ONLY

DEVELOPMENT PERMIT FEE: _____

OFFSITE COSTS: _____

DAMAGE DEPOSIT: _____

TOTAL: _____

REFUSED: _____ APPROVED: _____ APPROVED WITH CONDITIONS: _____

COMMENTS: _____

DATE OF ISSUE: _____ DEVELOPMENT OFFICER: _____

PLEASE READ REVERSE SIDE AND SIGN:

CONDITIONS

- 1) Neither the issuance nor the granting of a permit, nor the examination of plans and specifications shall be constructed to be a permit for, or an approval of any violation of any of the provisions of the Alberta Uniform Building Standards Act, regulations made pursuant thereto, ministerial orders, or Land Use Bylaw of the Town of Calmar.
- 2) The issuance of a permit shall not prevent an Inspector from stopping building construction operations which are in violation of the Alberta Uniform Building Standards Act, regulations made pursuant thereto, ministerial orders, or Land Use Bylaw of the Town of Calmar.
- 3) By written notice, a Building Inspector may suspend or revoke a permit issued in error or issued on the basis of incorrect information supplied or when in violation of any provision of any legislation, regulation, ministerial order, or bylaw.
- 4) Every permit shall automatically lapse either if active work is not commenced within 90 days from date of issue, or if the building authorized by the permit is suspended or abandoned for a period of 120 days at any time after the work is commenced. Before work can be started again a new permit shall be obtained.
- 5) The approved drawings for which this permit is issued must be posted on the job for use of the Building Inspector and no deviation from these drawings, including the site plans, shall be made without written approval from the Inspector.
- 6) Before any excavation or construction is started the following should be checked:
 - a) **Utilities, - location, height or depth, and protection from damage of all utilities, ie. sewers, water, power, telephone, cable, etc.**
 - b) **Levels - Respecting proposed elevations of finished lanes, streets or avenues, sanitary or storm sewer connections.**
- 7) The Town of Calmar accepts no responsibility if private services cannot be connected.
- 8) This permit is not a permit for heating and air conditioning, gas, plumbing, or electrical work; permits for this work must be obtained from the appropriate authorities.
- 9) Neither the granting of a permit nor the examination of plans and specifications nor any inspections carried out shall in any way relieve the owner of the building from full responsibility for carrying out the work or having the work carried out in accordance with the requirements of the Alberta Uniform Building Standards Act, regulations made pursuant thereto, ministerial orders, and Land Use Bylaw of the Town of Calmar.
- 10) Any person who commits a breach of any of the provisions of the Alberta Uniform Building Standards Act, or regulations made pursuant thereto or of the conditions of a permit is guilty of an offence under Section 12 of the Act and shall be liable on summary conviction to a fine not exceeding \$1,000.00, and in default of payment, to imprisonment for a term not exceeding 90 days, or to both the fine and imprisonment.
- 11) No building or part of a building shall be used or occupied, and no change in the existing occupancy classification of a building or any part thereto shall be made until the Occupancy permit has been issued, or permission to use or occupy the building has been received from the authority having jurisdiction.
- 12) It is the Developers responsibility to obtain clearance from the ERCB to ensure that there is no conflict with any current or abandoned oilfield structures including Abandoned Well Bores, Pipelines etc. Clearance can be acquired by calling 780-460-3800.

I _____ *HEREBY KNOWLEDGE THAT I HAVE REVIEWED AND UNDERSTAND THE CONDITIONS ASSOCIATED WITH THIS APPLICATION FOR DEVELOPMENT PERMIT.*



Development Fees:

	<u>Development Fee</u>	<u>Damage Deposit</u>	<u>Off Site Levy**</u>
Single Family Dwelling including Modular and Manufactured Homes	\$70.00	\$1000.00	\$79,453.92 per hectare *\$775.00 for subdivided lots prior to 2008
Residential Family, Duplex Triplex, Fourplex, Bareland Condos	(\$70.00 + \$50 per unit)	\$1000.00	\$79,453.92 per hectare *\$775.00 for subdivided lots prior to 2008
Commercial	\$100.00	\$1500.00	\$113,157.24 per hectare
Industrial	\$100.00	\$1500.00	\$62,602.25 per hectare
Manufactured Homes Mobile Home Park Only	\$70.00	\$500.00 (Refunded when skirted)	N/A
Residential Additions Residential Renovation up to \$5000 Residential Renovation over \$5000	\$50.00	N/A	N/A
Garages	\$50.00	\$200.00	N/A
Home Occupations	\$200.00	N/A	N/A
Hut Tubs	N/A	N/A	N/A
Decks – Attached or Detached	\$25.00	N/A	N/A
Demolition – Residential	\$100.00	\$1000.00	N/A
Demolition – Commercial	\$100.00	\$1000.00	N/A
Basement Renovations	\$50.00	N/A	N/A
Amendment to Land Use Bylaw	\$400.00	+ Advertising costs based on size of advertisement	
Development Appeals	\$35.00		
Development Appeal Hearing	\$250.00		
Sheds of 10m (108 ft)	\$40.00	N/A	N/A
Signs	\$30.00	N/A	N/A

** Please contact Town Office to further determine the appropriate off site levy for development.