

THE SUMMER VILLAGE OF ITASKA BEACH
APPLICATION FOR DEVELOPMENT PERMIT
LAND USE BYLAW NO. 2021-01 AND AMENDMENTS THERETO

Permit No.: _____
 (For Office Use Only)

I/We hereby make application for a Development Permit for the use noted below:

Name of Applicant: _____ **Phone:** _____

Permanent Address: _____
 (Street)

 (City, Province, Postal Code)

Legal Description of Property to be Developed:

Lot _____ **Block** _____ **Plan** _____ **Municipal Address:** _____

Owner of Land:

Same as Applicant above or:
 Name: _____ Phone: _____
 Interest of Applicant: _____
 Permanent Address: _____

Builder:

Same as Applicant above or:
 Name: _____ Phone: _____
 Permanent Address: _____

Proposed Development:

 (e.g.: addition to existing dwelling, new residence, new garage, etc.)

I/We hereby authorize the Development Authority to enter on to the property during construction to ensue that all development is in accordance with the Land Use By-Law

Signature of Applicant: _____ **Date:** _____

Development Permit Fees	Examples:				
\$250 for the first \$25,000	0-25,000	\$250.00		=	\$ 250.00
\$4.00 per thousand in excess of \$25,000 of the cost of development as estimated by the Development Officer With a minimum fee of \$250	30,000	\$250.00	+	\$ 20 =	\$ 270.00
	50,000	\$250.00	+	\$ 100 =	\$ 350.00
	100,000	\$250.00	+	\$ 300 =	\$ 550.00
	500,000	\$250.00	+	\$1900 =	\$2,150.00

The following plans, specification, documents and agreements **must** be submitted with this application:

- Site Plan:** A site plan to scale, showing the proposed front, rear and side yards, locations of all existing buildings, and any provisions for off-street loading and vehicle parking and access and egress points to the site. Site plan must also show the location of the overhead powerline, and the distance of the building from the powerline. Minimum required distance is 3 metres, plus swing distance.
- Construction Drawings:** Floor plans, elevation and sections, including all height and horizontal dimensions, from a certified draftsman or architect.
- Elevation Drawings:** A topographical grade analysis, which a surveyor or architectural engineer can provide with a 3-D survey. This elevation drawing shows, from the viewpoint of the lake/and or the road, the proposed buildings in relation to the existing buildings on the site, as well as the grade of property compared to property on either side;
- Real Property Report:** A real property report prepared by an Alberta Land Surveyor where the proposed development is an addition to an existing building on the site;
- Accuracy of Building Placement:** If the proposed development is for a new building, you will be required to submit a real property report prepared by an Alberta Land Surveyor:
 - After the footing has been installed, **but before any flooring or framing work has commenced**, certifying that the building under construction meets the yard and setback requirements of the Land Use By-law and the Alberta Building Code;
 - **After construction is complete**, to confirm that the development is in compliance with this development permit, you will be required to submit an updated Real Property Report;
- Security Deposit Agreement:** Must be signed, and deposit received.

Estimated Value of Construction: \$ _____

Estimated Commencement Date: _____

Estimated Completion Date: _____

A Development Permit is not a Building Permit. You are required to apply to Superior Safety Codes Inc. who has been authorized to issue permits and provide compliance monitoring for permits required in the building, electrical, plumbing or gas disciplines in the summer village. Application forms for the following required permits are available from Superior Safety Codes Inc. (1-866-999-4777).

- | | |
|----------------------|---|
| 1. Building Permit | 4. Plumbing Permit |
| 2. Electrical Permit | 5. Municipal Sewer Permit: Northeast Pigeon Lake Regional Sewer Commission – Gary Ellison, 780-352-3321 |
| 3. Gas Permit | |

A Development Permit does not become effective until you have submitted proof that you have applied for the above noted permits. You must submit such proof within 30 days after you have applied for and received a development permit. Non-compliance will result in cancellation of a development permit.

TAKE NOTE: The Summer Village of Itaska Beach is not responsible for Alberta Building Safety Code compliance monitoring or inspections. All required permits are required by the Province of Alberta and are the sole responsibility of the Owner(s).

Payment can be sent by:

- Cheque to the Summer Village Office, make payable to: The Summer Village of Itaska Beach
- E-transfer to: cao@itaska.ca