



FORM A: DEVELOPMENT PERMIT APPLICATION

Pursuant to Land Use Bylaw No. 1722

OFFICE USE		
Application No:	Roll No:	Use: <input type="checkbox"/> Permitted <input type="checkbox"/> Discretionary <input type="checkbox"/> Similar <input type="checkbox"/> Prohibited
Application Fee: \$	Date Received:	<input type="checkbox"/> Abandoned Well Information
Application Deemed Complete:		Land Use District: <input type="checkbox"/> Rural Agricultural <input type="checkbox"/> Hamlet Industrial <input type="checkbox"/> Rural Urban Fringe <input type="checkbox"/> Hamlet Public and Institutional <input type="checkbox"/> Grouped Country Residential <input type="checkbox"/> Hamlet Transitional/Agricultural <input type="checkbox"/> Grouped Rural Industrial <input type="checkbox"/> Private Commercial Recreation <input type="checkbox"/> Rural Highway Commercial <input type="checkbox"/> Locality of Retlaw Direct Control <input type="checkbox"/> Hamlet Residential <input type="checkbox"/> Linear Parcel Direct Control <input type="checkbox"/> Hamlet Commercial <input type="checkbox"/> Direct Control
20-Day Completeness Period:	40-Day Time Period:	
IDP Referral: <input type="checkbox"/> Yes <input type="checkbox"/> No		

1. APPLICANT & LAND INFORMATION

Applicant's Name: _____ **Phone:** _____

Mailing Address: _____

E-mail Address: _____

Registered Owner's Name: _____ **Phone:** _____

Mailing Address: _____

Applicant's interest in the proposed development if not the registered owner:

☐ Agent ☐ Contractor ☐ Tenant ☐ Other: _____

Quarter: _____ Section: _____ Township: _____ Range: _____ W4

Lot(s) _____ Block: _____ Plan: _____

Street address, if applicable: _____

Titled Area of Parcel: _____ Acres _____ Hectares Land Use District: _____

Are any of the following within 1/2 a mile of the proposed development? ☐ Provincial Highway

☐ Confined Feeding Operation ☐ Sour gas well or pipeline ☐ Sewage treatment plant or Landfill

2. DEVELOPMENT INFORMATION

Existing Development

Please list the existing buildings, structures and use(s) of the land and whether any are to be removed or relocated.



FORM A: DEVELOPMENT PERMIT APPLICATION

Pursuant to Land Use Bylaw No. 1722

Proposed Development

Please describe the proposed development including uses, buildings, structures, and any planned renovations and additions that are to be constructed on the lot; including the dimensions of each.

Please check the applicable box below:

- ☐ Single Detached Dwelling (site built) ☐ Manufactured Dwelling: ☐ New ☐ Used
☐ Moved-in Dwelling (previously occupied) ☐ Ancillary Structure/Building (eg: deck/garage/shop)
☐ Other Building Type: _____ ☐ Addition: _____

FOR NON-RESIDENTIAL DEVELOPMENT ONLY please check the applicable box below if the proposed development is for one of the following **AND** complete the supplementary form:

- ☐ Commercial (Form A1) ☐ Industrial (Form A1) ☐ Public & Institutional (Form A1) ☐ Home Occupation (Form A2) ☐ Sign(s) (Form A3)

Building Details

Dimensions	Principal Building or Addition	Ancillary Building or Addition	Office Use
Building/Addition Size	<input type="checkbox"/> m ² <input type="checkbox"/> sq. ft	<input type="checkbox"/> m ² <input type="checkbox"/> sq. ft	
Height of Building	<input type="checkbox"/> m <input type="checkbox"/> ft	<input type="checkbox"/> m <input type="checkbox"/> ft	
Wall Height		<input type="checkbox"/> m <input type="checkbox"/> ft	
Proposed Setbacks from Property Lines	Principal Building	Ancillary Building	
Front	<input type="checkbox"/> m <input type="checkbox"/> ft	<input type="checkbox"/> m <input type="checkbox"/> ft	
Rear	<input type="checkbox"/> m <input type="checkbox"/> ft	<input type="checkbox"/> m <input type="checkbox"/> ft	
Side	<input type="checkbox"/> m <input type="checkbox"/> ft	<input type="checkbox"/> m <input type="checkbox"/> ft	
Side	<input type="checkbox"/> m <input type="checkbox"/> ft	<input type="checkbox"/> m <input type="checkbox"/> ft	
Parcel Type:	<input type="checkbox"/> Interior Lot	<input type="checkbox"/> Corner Lot	
Development Details			
Approach or driveway required to the development? <input type="checkbox"/> No <input type="checkbox"/> Yes (specify)			
For Solar or Wind Development: Do you currently possess an Alberta Utilities Commission Approval under Rule 24 (net zero contract), or is approval pending? Please ✓ one: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Pending			
Estimated total cost of development:			



FORM A: DEVELOPMENT PERMIT APPLICATION

Pursuant to Land Use Bylaw No. 1722

Exterior Finish, Fencing & Landscaping

Describe generally the types, colors, and materials, as applicable, of:

Exterior finishes of the proposed building(s): _____

Proposed fencing and height: _____

Proposed landscaping: _____

Describe any proposed improvements to the exterior of the dwelling where application is for a previously occupied dwelling (moved-in, modular or manufactured home): _____

Services

Indicate the proposed sewer system and potable water supply:

Sewer System:

☐ Private Septic ☐ Municipal

(specify): _____

Water Supply:

☐ Cistern ☐ Water well ☐ Dugout ☐ Municipal/Regional/Co-op

☐ Other(specify): _____

Waivers

Is a waiver to one or more standards in the Land Use Bylaw being requested? ☐ No ☐ Yes

If yes, please specify: _____

3. DECLARATION OF APPLICANT/OWNER

I/We have read and understand the terms noted below and hereby apply for a development permit to carry out the development described within this application including any attached supplementary forms, plans, and documents.

I/We hereby certify that the registered owner of the land is aware of, and in agreement with this application.

*Further I/We hereby give my/our consent to allow authorized persons the **right to enter** upon the subject land and/or building(s) for the purpose of an inspection with respect to this application only.*

Date: _____

Applicant's Signature: _____

Registered Owner's Signature: _____
(if different from applicant)

IMPORTANT: This information may also be shared with appropriate government/ other agencies and may also be kept on file by the agencies. This information may also be used by and for any or all municipal programs and services. The application and related file content will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions about the collection of this information, please contact the Municipal District of Taber.



FORM A: DEVELOPMENT PERMIT APPLICATION

Pursuant to Land Use Bylaw No. 1722

4. TERMS

1. Subject to the provisions of the Land Use Bylaw No. 1722 of the Municipal District of Taber, the term "development" includes any change in the use, or intensity of use, of buildings or land.
2. The Development Authority may deem a development permit application incomplete if any of the application requirements are incomplete or the quality of the information is deemed inadequate to properly evaluate the application. If an application is determined to be incomplete, the applicant will be issued a written notice, delivered by hand, postal service, or electronic means, stating that the application is incomplete and listing the outstanding documents and information that must be provided within a date set out in the notice in order for the application to be considered complete.
3. Pursuant to section 12(b) of the Land Use Bylaw No. 1722, the Development Authority may require additional information, such as but not limited to, a landscaping plan, a grading/drainage plan, traffic impact analysis, soils analysis for septic feasibility, geotechnical and engineering reports, and provincial and federal approvals, in order to accurately evaluate the application and determine compliance with the land use bylaw or other government regulations.
4. Although the designated officer is in a position to advise applicants of the process and requirements of the development application, such advice must not be taken as official consent, and is without prejudice to the decision in connection with the formal application.
5. Any development started before the issuance of a development permit and expiration of the appeal period is at the applicant's own risk.
6. **If a decision is not made within 40 days** from the date the application is deemed complete, or within such longer period as the applicant may approve in writing, **the applicant may deem the application to be refused** and the applicant may exercise the right of appeal as though the applicant had been mailed a refusal at the end of the 40-day period.
7. A development permit does not constitute a building permit or approval from any provincial or federal department. Construction undertaken subsequent to approval of this development permit application may be regulated by the **Alberta Safety Codes**. The applicant/owner/developer assumes all responsibilities pertaining to construction plan submissions, approval and inspections as may be required by the appropriate provincial body. The applicant is responsible for determining and obtaining any other applicable provincial and federal approvals prior to commencement.



Municipal District of Taber
4900B - 50th Street
Taber, Alberta T1G 1T2
403-223-3541

FORM A: DEVELOPMENT PERMIT APPLICATION

Pursuant to Land Use Bylaw No. 1722

Site Plan

(Or attach separate site plan)

A large rectangular area filled with a grid of small squares, intended for drawing a site plan.