



Special Areas Board

APPLICATION FOR DEVELOPMENT PERMIT

SPECIAL AREAS 2, 3 AND 4
LAND USE ORDER M.O. # MSL:007/15

Rev. 2015

Fee: _____
Receipt #: _____
D.P.#: _____

The undersigned hereby makes application for a development permit in accordance with the plans and supporting information submitted herewith as outlined below.

APPLICANT: _____

ADDRESS: _____

PHONE NO.: _____

Proposed development and dimensions: Give specific information - size, type of building, etc.
(If mobile home, type, name and C.S.A standard) _____

*** For your information, as of Feb. 1, 2014, all new homes will require warranty coverage as per the New Home Buyer Protection Act which is a requirement to obtain a building permit

LEGAL DESCRIPTION:

Lot(s) _____ Block _____ Plan _____ HAMLET: _____
Part _____ Sec. _____ Twp. _____ Range _____ W4th.

SIZE OF PARCEL: Acres or dimensions: _____

OBTAINED ABANDONED WELL SITE INFORMATION WITHIN THIS PROPERTY YES NO
(see ERCB's Abandoned Well Viewer at www.ercb.ca or call 1-855-297-8311)

EXISTING LAND USE: General Agriculture Intensive Residential Other
PROPOSED LAND USE: General Agriculture Intensive Residential Other

REGISTERED OWNER OF LAND: Same as above:
Other: _____
Address: _____

ESTIMATED COMMENCEMENT DATE: _____ COMPLETION DATE: _____

ESTIMATED COST: _____

SITE PLAN ATTACHED: YES NO HOME OCCUPATION: YES NO

IS THE PROPOSED DEVELOPMENT WITHIN 2 MILES OF AN ADJACENT MUNICIPALITY?
YES NO

I hereby give my consent to allow all authorized persons the right to enter the above land and/or buildings, with respect to this application only.

Completed form received by:

Signature of Applicant _____ Date _____ Development Officer _____ Date _____

FOR OFFICE USE

NOTICE OF DECISION: The above application has been:

APPROVED: Subject to the following conditions: checked, and to the 14 day appeal period if applicable.

Applicant to obtain:

- Approved Building Permit & Inspections from Palliser Regional Municipal Services.
- Approved Plumbing and/or Sewage Disposal Permit from Palliser Regional Municipal Services.
- Approved Electrical Permit & Inspection from Palliser Regional Municipal Services.
- Approved Gas/Propane Hook-up Permit & Inspection from Palliser Regional Municipal Services.

Municipal Setbacks to be maintained as follows:

- _____ feet/meters from the boundary of the municipal road
- _____ feet/meters from the front and rear boundaries and _____ feet/meters from the side lot boundaries
- 25 feet (7.5 meters) from adjacent parcel
- Other: _____

REFUSED FOR THE FOLLOWING REASON(S): _____

Date of Decision

Development Officer

(SEE REVERSE FOR IMPORTANT NOTE)

IMPORTANT NOTE

1. The issuance of a Development Permit in accordance with the Notice of Decision is subject to the condition that **it does not become effective until 14 days after the date of issue of the Notice of Decision**. Any work completed by the applicant during this 14 day period is done entirely at the risk of the applicant. This does not apply to permits issued for permitted uses, where no appeal is available and the permit comes into effect on the day that the decision is communicated to the applicant.

2. You may appeal this decision to the Subdivision and Development Appeal Board in accordance with part IV, Section 11 of this Bylaw, with the exception of a permit issued for a permitted use in a land use district, where an appeal is not available. Such an appeal shall be made in writing and shall be delivered personally or mailed so as to reach the secretary of the Subdivision and Development Appeal Board at the Special Areas Administration Office in Hanna, **NO LATER THAN 14 DAYS FOLLOWING THE DATE OF ISSUE OF THIS NOTICE**. The Notice of Appeal shall contain a Statement of the grounds of the appeal.

3. Should the decision be appealed within 14 days after the Notice of Decision has been issued, this permit shall not become effective until the Subdivision and Development Appeal Board has determined the appeal and the permit may be modified or nullified thereby.

4. A permit issued in accordance with the notice of decision is valid for a period of twelve (12) months from the date of issue. If at the expiry of this period, the development has not been commenced, this permit shall be null and void.

5. Every application for a permit shall be accompanied by the following information:
a) Site plan showing:
 - (1) the legal description of the property;
 - (2) the dimensions of the site;
 - (3) the dimensions and relationship to property lines of all existing and proposed buildings and shelterbelts;
 - (4) where applicable, the location of all existing and proposed wells, septic tanks, disposal fields, culverts and crossings;
 - (5) on applications for development in Hamlets; the front, rear and side yards, off-street parking and loading facilities, access locations to and from the site, proposed exterior finishing materials for all buildings;
 - (6) documentation from ERCB identifying the presence or absence of abandoned wells.

6. Failure to complete this form in full, and to supply the required information and plans may mean that this application for a permit will not be considered and may cause delays in the processing of the application.

7. For the purposes of obtaining building, plumbing, gas, electrical or fire permits or inspections, the applicant should call Palliser Regional Municipal Services, Safety Codes Services, at 1-800-407-8361.

8. DEVELOPMENT PERMIT APPLICATION FEE:.....\$50.00

NOTE: This is not a building permit. The applicant is not excused from complying with the requirements of any Federal, Provincial or other municipal legislation, or the conditions of any easement, covenant, building scheme or agreement affecting the building or land.