



Development Permit Application

Village of Warburg
Box 29
Warburg, AB T0C 2T0
Phone: 780-848-2841
Fax: 780-848-2296
office@warburg.ca

I/We hereby make application for a development permit under the provisions of the Land Use Bylaw in accordance with the plans and supporting information submitted herewith and which from part of this application.

PLEASE PRINT

Permit No. _____

Date: _____

APPLICANT: _____ PHONE NO. _____

MAILING ADDRESS: _____ POSTAL CODE: _____

EMAIL ADDRESS: _____

REGISTERED OWNER OF LAND: _____ PHONE NO. _____

MAILING ADDRESS: _____ POSTAL CODE: _____

CELL PHONE NO: _____

Legal Description

ROLL: _____

Lot	Block	Plan	Civic Address

LAND USE DISTRICT _____ PARTICULARS CONCERNING DEVELOPMENT: Maximum Height of Structures on Site _____

EXISTING use of land and buildings on the property: _____

PROPOSED development on the property: _____

“PLEASE SUBMIT A SITE PLAN, ONE SET OF BLUEPRINTS, BUSINESS INFORMATION AND OTHER INFORMATION AS REQUIRED BY THE DEVELOPMENT OFFICER WITH THIS APPLICATION”

SIGNATURE OF APPLICANT: _____
PLEASE SIGN _____ PLEASE PRINT _____

SIGNATURE OF LAND OWNER: _____
PLEASE SIGN _____ PLEASE PRINT _____

The above application has been examined as to its compliance with the Village of Warburg Land Use Bylaw, as amended and is:

APPROVED SUBJECT TO THE CONDITIONS AS NOTED ON THE ATTACHED NOTICE OF DECISION

REFUSED FOR THE REASONS AS NOTED ON THE ATTACHED NOTICE OF DECISION

DATE OF DECISION: _____ DEVELOPMENT OFFICER: _____

This permit is void unless attached to the Notice of Decision

Where an appeal on a development permit can be considered by the Subdivision and Development Appeal board, the permit does not come into effect until fifteen days after the date of decision, and any development proceeded with, prior to the effective date of the permit, is done solely at the risk of the applicant.

Permit Fee: _____ Date Paid: _____

Total: _____ Receipt No. : _____ Pmt Method: _____

The following information is required to be shown on a site plan in accordance with Village of Warburg Application Requirements:

- Legal description of property;
- Municipal Address:
- North arrow
- Scale of plan
- Lot lines show with dimensions
- Adjacent roads
- Existing and proposed approaches
- Proposed front, side and rear yards, with dimensions
- Location, identification and dimensions of all existing and proposed buildings and structures and outdoor storage areas, and their setbacks from all property boundaries
- Location and details of proposed landscaping, fencing, and screening
- Location of all registered utility easements and rights-of-way
- **FURTHER INFORMATION MAY ALSO BE REQUIRED**

NOTE: a) The Development Officer may refuse to accept an application for a Development Permit where the required information is not supplied or where, in his/her opinion, the quality of the materials supplied is inadequate to properly evaluate the application.
b) The Development Officer may deal with an application without all the information required, if he/she is of the opinion that a decision on the application can be properly made without such information.

CONDITIONS

1. Neither the issuance nor the granting of a permit, nor the examination of plans and specifications shall be construed 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 Bylaws of the Village of Warburg.
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 Village of Warburg
3. By written notice, a building inspector may suspend or revoke a permit issued in error or issued based on 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 commences within 90 days from the 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 start 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 Village of Warburg accepts no responsibility if private services cannot be connected.
8. This permit is not a building permit. For heating and air conditioning, gas, plumbing or electrical work; permits must be obtained from Leduc County.
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 Lad Use Bylaw of the Village of Warburg.
10. Any person who commits a breach of any o the provisions of the Alberta Uniform Building Standards Act, or regulation 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.

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

DATE: _____ **SIGNATURE:** _____

FOR OFFICE USE ONLY

Refused: _____ Approved: _____ Approved with Conditions: _____

Comments: _____

The personal information contained on this form is collected pursuant to Section 32c of the Freedom of Information and Protection Privacy Act, Part 17 of the Municipal Government Act, and will be used for the purpose of application review and analysis and may include notification to various Village or Provincial Departments or agencies; and adjacent landowners in which the application and/or related correspondence is copied and circulated. If you have any questions about this collection, please contact Christine Pankewitz, Municipal Administrator, Village of Warburg at 780-848-2841.

