



Town of Stony Plain

Development & Building Permit Application

4905 -51 Avenue
 Stony Plain, AB T7Z 1Y1
 Phone: 780-963-2151
 Fax: 780-963-0935

For Compliance:

Applicant _____ Mailing Address _____ Town/City _____ Postal Code _____ Phone _____ Fax _____ Contractor _____ Mailing Address _____ Town/City _____ Postal Code _____ Phone _____ Cell _____ Fax _____ Owner _____ Mailing Address _____ Town/City _____ Postal Code _____ Phone _____	LAND USE DISTRICT	TAX ROLL #	DEVELOPMENT PERMIT #	BUILDING PERMIT #
Property Address/Location of Construction: _____ Legal Land Description: Lot: _____ Block: _____ Plan: _____ Other: _____ Estimated Value of Construction \$ _____ Start Date _____ Completion Date _____				
		CONSTRUCT		RENOVATE
		HOME OCCUPATION		BUSINESS LICENCE
		SIGN		OTHER

Development/Construction Proposed (Please attach a page if you require additional writing space) _____

The applicant hereby agrees to protect and prevent from damage any public utilities or local improvements such as water shut-off valves, curbs, and curb stops, sidewalks, streets, lanes, and to prevent excess soil being spilled on public streets, lanes and sidewalks. Furthermore, the applicant agrees to prevent excess littering of the construction site or adjacent sites. Any damage to public utilities or local improvements which, in the opinion of Town Council, has been caused by the undersigned or servants, agents or contractors during the construction of the above subject development shall be repaired, restored or re-constructed to the satisfaction of the Town Manager at no cost to the Town. I am/represent the owner of the land and will be/represent the owner of the building for which I am submitting this permit application. I have read and understand the conditions printed on the reverse side of the form.

THE APPLICANT IS ALSO ADVISED TO READ THE REVERSE OF THIS FORM

Date _____ Applicant's Signature _____

Development & Building Permit Review and Decision			
<i>See attached page for conditions and/or Development Appeal Board decision.</i>			
	Approved Subject to Conditions	Landscape Deposit	\$
	Refused	Receipt # _____ Date Paid _____	
		Capital Recreation Contribution	\$
		Units @ \$ _____ each	
Date	Development Authority	Receipt # _____ Date Paid _____	
		Development Charges:	\$
		(\$ _____ X _____ ha or ac = \$ _____)	
Date	Building Safety Codes Officer	Receipt # _____ Date Paid _____	
	SCO #		
DEVELOPMENT PERMIT FEES			
		Development Permit	\$
Comments/Additional Requirements		Variance/Relaxation/Discretionary Use	\$
		Total Development Permit Fees:	\$
		Receipt # _____ Date Paid _____	
		Water/Sewer Report	\$
		Lot Grading Inspection	\$
		Construction Water	\$
BUILDING PERMIT FEES			
		m2 x \$ _____ =	\$
		m2 x \$ _____ =	\$
		m2 x \$ _____ =	\$
		m2 x \$ _____ =	\$
		m2 x \$ _____ =	\$
INSPECTIONS REQUIRED:			
	Foundation/Backfill	Insulation	
	Framing	Final/Occupancy	
		Safety Code Levy	\$
Permits required from authorized agencies:		Total Building Permit Fees	\$
	Gas	Electrical	\$
	Plumbing	Public Health	\$
		TOTAL PERMIT FEES	\$
		Receipt # _____ Date Paid _____	

DEVELOPMENT PERMIT INFORMATION

Development permits deal with a development's impact on surrounding properties. If you are planning to construct a new building, alter an existing building or change the use or intensity of use of a property, you will need a development permit. You also require a development permit before you can apply for business licence, home occupation or a sign. A development permit is written approval from the Town of Stony Plain that ensures what you are planning to do complies with the regulations of the Land Use Bylaw.

Right of Appeal

Section 685(1) of the Municipal Government Act, 2000 RSA, states in part:

If a Development Authority:

- a) refuses or fails to issue a development permit to a person,
- b) issues a development permit subject to conditions, or
- c) issues an order under Section 645,

the person applying for the permit or affected by the order under Section 645 may appeal to the Subdivision and Development Appeal Board.

If you wish to appeal the decision of the Development Authority, you may do so by submission in writing stating reasons for an appeal, addressed to the Secretary of the Subdivision and Development Appeal Board within 14 days of the decision, (see Municipal Government Act, 2000 RSA, Section 686(1)).

Section 687(1) of the Municipal Government Act, 2000 RSA, states in part:

At a hearing under Section 686, the Subdivision and Development Appeal Board must hear:

- a) the appellant or any person acting on behalf of the appellant,
- b) the Development Authority from whose order, decision or development permit the appeal is made, or a person acting on behalf of the Development Authority,
- c) any other person who was given notice of the hearing and who wishes to be heard, or a person acting on behalf of that person, and
- d) any other person who claims to be affected by the order, decision or permit and that the Subdivision and Development Appeal Board agrees to hear, or a person acting on behalf of that person.

Additional Information

- a) An appeal fee may be required and must be submitted with the appeal notice (check with Board Secretary for fee schedule).
- b) Where an application has been refused by the Development Authority or by the Subdivision and Development Appeal Board, the plans and supporting material forming part of the application will be held for a period of thirty (30) days from the date of notice of final decision, after which time they may be destroyed unless collected by the applicant.
- c) **Approval granted under the Land Use Bylaw is effective for a period of one year. An extension may be granted if requested in writing prior to the expiry date.**

BUILDING PERMIT INFORMATION

Building permits deal with the structural stability of buildings and the health and safety of the building's occupants. You require a building permit if you are building or renovating. The Alberta Building Code regulates techniques and materials used in building, the occupancy and the use of buildings and equipment to safeguard the health and safety of building occupants.

1. The issuance or granting of a building permit or examination of plans and specifications shall not be construed to be a permit for or an approval of any violation of any of the provisions of the Alberta Safety Codes Act or the Alberta Building Code.
2. The issuance of a permit based upon plans and specifications will not prevent the Local Authority or the Alberta Safety Codes Council from thereafter requiring the correction of errors in such plans and specifications or from preventing building construction operations proceeding when in violation of the Alberta Safety Codes Act or the Alberta Building Code.
3. Every permit shall automatically lapse if active work is not commenced within 90 days from date of issue, or if the building authorized by this permit is suspended or abandoned at any time after the work is commenced for a period of 120 days. Before such work can be recommenced, a new permit shall first be obtained, provided no changes have been made or will be made to previously examined plans and specifications.
4. A set of examined drawings and specifications shall be kept on the building site at all times during which the work authorized by this permit is in progress, and shall be available for inspection by the Safety Codes Officer authorized to enforce the provisions of the Alberta Building Code.
5. Before any excavation or construction is commenced, check the following:
 - a) Utilities - locations, available depths and protection from damage of all utilities, i.e., sewers, water, power, gas, telephone, cable, etc. - **CALL BEFORE YOU DIG - 1-800-242-3447**
 - b) Levels - respecting proposed elevations of finished lanes, streets or avenues, sanitary or storm sewer connections.
6. This permit is not a permit for gas, plumbing or electrical work. Permits for this work must be obtained from the appropriate authority.
7. Neither the granting of this 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 requirement of the Alberta Building Code.

NOTE: Permit application information is summarized on a monthly Development and Building Permit Report which is used for the daily activities of the Town's Planning and Development Department. The report is considered public information.

The personal information provided on this form is protected by the Freedom of Information and Privacy Act.