



Town of Thorsby

Box 297, Thorsby, AB T0C 2P0 Ph: 789-3935

Development Permit Application Form



Permit Number: _____

PLEASE NOTE: A Development Permit Application must be submitted prior to commencing any construction or renovation, or when changing the use of any land or building.

I/we hereby make application under the provisions of the Land Use Bylaw to develop in accordance with the plans and information submitted, and which form part of this application.

Applicant Section:

*Applicant: _____ Mailing Address: _____

City: _____ Prov.: _____ Postal Code: _____

Phone: _____ Email: _____

*Property Owner: _____ Mailing Address: _____

City: _____ Prov.: _____ Postal Code: _____

Phone: _____ Email: _____

*Project Location:

Lot: _____ Block: _____ Plan: _____ Civic (Street) Address: _____

Land Use District (Zone) _____

Existing Use of Land/Building: _____

Proposed Development:

*Estimated Construction Value: _____

CONDITIONS

1. Neither the issuance nor the granting of a permit, nor the examination of plans and specifications shall be constructed 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 the Land Use Bylaw.
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 the Land Use Bylaw.
3. By written notice, a Building Inspector may suspend or revoke a permit issued in error or issued on the basis of 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 works is not commenced within 90 days from 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 be started 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: sewer, water, power, phone, cable, etc.**
 - b) **Levels – Respecting proposed elevations of finished lanes, streets or avenues, sanitary or storm sewer connections.**
7. The Municipality accepts no responsibility if private services cannot be connected.
8. This permit is not a permit for heating and air conditioning, gas, plumbing, or electrical work; permits for this work must be obtained from the appropriate authorities.
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 the Land Use Bylaw.
10. Any person who commits a breach of any of the provisions of the Alberta Uniform Building Standards Act, or regulations 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 \$1000.00, 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.
12. It is the Developers responsibility to obtain clearance from the ERCB to ensure that there is no conflict with any current or abandoned oilfield structures including Abandoned Well Bores, Pipelines etc. Clearance can be acquired by calling 780-460-3800

Important Information Needed:

- Site Plan Showing Setbacks and Heights of Improvements / Building Structural Drawing - Architectural Plans
- Lot Grading and Drainage Plans which must consist of a footprint diagram of the lot to be developed, with existing grade levels for the property and a clear diagram indicating post-construction levels and proposed water flows.

No Work is to Commence Prior to Approval of Application

Building Permits are Required for all New Construction & Major Renovations

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

Signature of Owner/Applicant: _____

Date: _____

Permit Fees: \$70.00 Residential or \$140.00 Commercial

New Building Fees: \$255.00 per unit

Permit Fee \$ _____

Paid by:

New Building Fee \$ _____

CASH

DEBIT

CHEQUE

TOTAL \$ _____

Receipt # _____

The personal information provided as part of this application is collected under the Safety Codes Act and the Municipal Government Act and in accordance with the Freedom of Information and Protection of Privacy Act. The information is required and will be used for issuing permits, safety codes compliance verification and monitoring and property assessment purposes. The name of the permit holder and the nature of the permit is available to the public upon request. If you have any questions about the collection or use of the personal information provided, please contact the Town of Thorsby, Box 297, Thorsby, AB T0C 2P0 or call (780) 789-3935.

**** For Office Use Only ****

Advertising Required: Yes No

Dates Advertised: _____ & _____

Permit Issue Date: _____

Conditions of Approval:

Development Officer: _____