



Application No. _____

Form A

Date Received _____

Land Use Bylaw No.244-19

Date Received Confirmation _____

Development Officer Signature: _____

APPLICATION FOR DEVELOPMENT

I hereby make application under provisions of the Land Use Bylaw #244-19 for a Development Permit in accordance with the plans and supporting information submitted herewith and which form part of this application.

Applicant _____ **Telephone No.:** _____

Email: _____ **Cell Phone No.** _____

Applicant Address (if different from property owner): _____

Address of Property to be Developed: _____

Lot: _____ **Block:** _____ **Plan No.:** _____ **Tax Roll #** _____

Registered Owner: _____

Mailing Address: _____

Proposed Building Information

Setbacks: Front Yard: _____ **Side Yards:** _____ **&** _____ **Rear Yard:** _____

Main Floor Area _____ **Upper Floor Area (if applicable)** _____

Parcel Coverage Area _____

Height of Main Building _____ **No. of Off-street Parking Stalls** _____

Proposed Accessory Use: _____

Date of Commencement _____ **Estimated Date of Completion** _____

Application Form Completion Requirements

Application shall be accompanied by the following:

- 1. The applicable fee as indicated on the attached fee schedule, including performance bonds as applicable. Receipts for fees must be presented to applicant.
- 2. A scaled Site Plan showing the treatment of landscaped areas, if required, the legal description, the front, rear, and side yards, if any, any provision for off-street vehicle parking, and access and egress points to the parcel.
- 3. Scaled floor plans, including proposed building elevations showing all sides of building indicating building heights to calculate average building heights as prescribed in Land Use Bylaw #244-19. This may include building blueprints if requested by Development Officer at time of application.
- 4. A copy of the Certificate of Title indicating ownership and encumbrances.
- 5. A copy of a Real Property Report by a Certified Alberta Land Surveyor showing property boundaries and the location on the property of all existing and proposed buildings.

Owner Declaration

- I/We/am/are aware that the development permit application will be reviewed by the appointed Development Officer for the Summer Village of Rochon Sands and may be delayed or refused if the application and/or information is deemed incomplete. In such a case, the Development Officer may request further information to be supplied to complete the application according to legislated timelines.
- I/We understand this application for development may be refused if the proposed development does not conform to the current Land Use Bylaw #244-19 of the Summer Village of Rochon Sands.
- If the application is refused by the Development Officer, the applicant may appeal the decision to the Subdivision and Development Appeal Board for the Summer Village of Rochon Sands under applicable legislation.
- Owner declaration may be signed by authorized agent(s) such as general contractor for the proposed building as prescribed in this application on behalf of property owner.
- As part of the Development Permit application process, it is understood that information from both the applicant and the Summer Village of Rochon Sands may be exchanged electronically to ensure timely exchange of information regarding this application. The applicant/authorized agent email address submitted on this form will be the default for any electronic communications, unless notified by owner/agent of changes to contact information.

Right of Entry

I/We are the registered property owners/or authorized agent(s) of the prescribed land and buildings, hereby consent any authorized person(s) of the Summer Village of Rochon Sands to enter the property to conduct any inspections pertaining to the proposed development permit. The inspection may include measurements of lot, outside dimensions of buildings, photographs, or any other information deemed necessary for submission to the Development Officer or the Subdivision and Development Appeal Board, if required.

Date: _____

Signature of Owner(s) or Authorized Agent: _____

Applicable Fees

Development Application Fees:

- a. Accessory Buildings, Temporary Buildings
Building Demolition of a cost less than \$50,000.00 **\$100.00**
- b. Manufactured Homes, Single Family Dwelling,
Guest Houses, Garages, etc. of a cost more than \$50,000.00 **\$200.00**
- c. Operating a Home Occupation **\$100.00**

Application for a Variance \$150.00

A written request is required for a variance or relaxation.

- Variances exist for unique situations, where it would be difficult for the structure to comply with the bylaw without the variance.
- Variances recognize that not all lots are rectangular and there are unique circumstances where a variance should be considered.
- Applicants need to explain why a variance is warranted with their application and what makes their property unique.
- Variances or relaxation **shall not be** granted for lot coverage or onsite parking.

**Application to Amend the Bylaw \$750.00
non-refundable**

Performance Bonds

Single-Family Dwelling / Additions to a Single-Family Dwelling / Garage	<p>5% of Project Value</p> <ul style="list-style-type: none"> • Must be paid before the development project starts. • 50% will be refunded after the inspection of the foundation and the remaining 50% will be returned when the complete safety inspection is returned to the Summer Village.
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All projects are expected to be completed in a timely manner and 100% of the bond is returned if projects are completed within the *Estimated Date of Completion* as stated on the Development Application Form.

Applications for Recreational Permits

- a. One Time only **\$50.00**
- b. Yearly Permit – 4 times 4 units **\$250.00**

OFFICE USE ONLY

Date Received: _____

Date Received Confirmation: _____

Development Officer Signature: _____

Applicable Fees: _____

Receipt Issued: _____

Schedule B of the Land Use Bylaw #244-19 - Specified Penalties for Offences

Description of Offence	First Offence	Second Offence	Third or Subsequent Offence
Sections 1.2 and 1.3 Commence development without a permit	\$1,000.00	\$2,500.00	\$10,000.00
Section 7 Breach of restrictions on objects prohibited or restricted in yards	\$150.00	\$250.00	\$500.00
Section 7 Recreational vehicle in contravention of this Bylaw	\$150.00	\$250.00	\$500.00
Section 7 Accessory building in contravention of this Bylaw	\$150.00	\$250.00	\$500.00
Section 7 Guest House in contravention of this Bylaw	\$500.00	\$1,000.00	\$5,000.00
Section 7 Temporary building in contravention of this Bylaw	\$150.00	\$250.00	\$500.00