



VILLAGE OF LINDEN

109 CENTRAL AVE, LINDEN AB T0M 1J0 PH: (403) 546-3888 FX: (403) 546-2112

APPLICATION FORM: DEVELOPMENT PERMIT-COMMERCIAL, INDUSTRIAL, INSTITUTIONAL	
APPLICATION DATE:	TOWN FILE#:
APPLICANT:	PHONE #: FAX #:
MAILING ADDRESS:	POSTAL CODE:
REGISTERED OWNER OF PROPERTY (IF APPLICANT IS OTHER THAN OWNER):	
MAILING ADDRESS:	POSTAL CODE:
DETAILS	
ADDRESS OF PROPERTY:	
LEGAL DESCRIPTION: Lot _____ Block _____ Reg. Plan No. _____ All or part of the _____ 1/4 Sec. _____ Twp. _____ Range _____ West of _____ Meridian (if applicable)	
TYPE OF APPLICATION: <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional	TYPE OF WORK: <input type="checkbox"/> New (size in m2 _____) <input type="checkbox"/> Renovation (size in m2 _____) <input type="checkbox"/> Addition (size in m2 _____) <input type="checkbox"/> Other - describe & (size in m2 _____)
DESCRIPTION OF WORK (describe in detail what is being constructed):	
I have been informed of the Village's bylaws, policies and regulations regarding this application. I understand that this permit application may be refused if the proposed development does not conform to all of the requirements of the Land Use Bylaw. I hereby declare that the development identified in this application will be conducted in accordance with the plans submitted.	
Signature of Applicant: _____ Date: _____	

FOR OFFICE USE ONLY			
Land Use District: _____	Permitted <input type="checkbox"/>	Discretionary <input type="checkbox"/>	Lot/Parcel Area: _____ BP
Applied For: <input type="checkbox"/>			
Approved <input type="checkbox"/>	MPC <input type="checkbox"/>	DO <input type="checkbox"/>	SDAB Date: _____
Refused <input type="checkbox"/>		MPC <input type="checkbox"/>	DO <input type="checkbox"/>
SDAB Date: _____			
Receipt #: _____	Issued Date: _____	Expiry Date: _____	
Application Fee: \$ _____	Application Processed By: _____		Date: _____
<p>Personal information provided as part of this application is collected under Sections 642, 303 and 295 of the <i>Municipal Government Act</i> and in accordance with Section 33 (c) of the <i>Freedom of Information and Protection of Privacy Act</i>. The information is required and will be used for issuing development permits and property assessment purposes. The name of the permit holder and the nature of the permit are available to the public upon request. If you have any questions about the collection or use of the personal information provided, please contact the Development Officer, Box 213, Linden AB T0M 1J0 (403) 546-3888 cao@linden.ca.</p> <p>Important Notice: This application does not permit the commencement of construction on the site until a decision has been made regarding the proposed development by the Development Officer. A Building Permit may also be required for any development on the site.</p>			

DETAILS OF DEVELOPMENT:

Proposed Use: _____

Property Line Setbacks:

Front: _____ Rear: _____ Side: _____ Side: _____

Height: _____ Floor Area: _____ Site Coverage: _____%

Off Street Parking Provided: _____

Estimated Commencement: _____ Completion Date: _____

Site Plan Attached (landscaping to be included): _____

NOTE: THIS IS NOT A BUILDING PERMIT (Such permit must be obtained separately). 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.

IMPORTANT NOTES:

1. A Development Permit issued pursuant to the Land Use Bylaw for a discretionary use or where a relaxation to the Land Use Bylaw requirements was approved shall not be valid until the lapse of twenty one (21) days after the notice of decision to grant a permit has been advertised in accordance with the Land use Bylaw requirements.
2. A Development Permit issued pursuant to the Land Use Bylaw is not a Building Permit and work or construction shall neither commence nor proceed until a Building Permit has been issued pursuant to all applicable bylaws and regulations.
3. If the development authorized by a Development permit is not commenced within twelve (12) months from the date of its issue, and completed within twenty-four (24) months of the date of its issue, the permit is deemed to be void unless an extension to this period shall first have been granted by the Development Authority.
4. When an appeal is made pursuant to the Land Use Bylaw a Development Permit which has been granted shall not be valid. The decision of the Subdivision and Development Appeal Board shall replace the previous decision.
5. Every application for a Development Permit shall be made by submitting to the Development Officer the prescribed form completed in duplicate, signed by the owner or his agent, and accompanied by the following:
 - a) if required by the Development Officer, building plans in duplicate, showing:
 - i) floor plans;
 - ii) elevations;
 - iii) exterior finishing materials.
 - b) site plans, in duplicate, showing:
 - i) the legal description and municipal address;
 - ii) dimensions of the site;
 - iii) if required by the Development Officer, utilities, site drainage, finished lot grades, the grades of the street and the location of proposed sewer and water lines of all proposed and existing buildings and structures including retaining walls, trees, landscaping and other features;
 - iv) a surveyor's certificate if required by the Development Officer.
 - c) an application for multiple family, commercial, industrial, recreational and institutional uses shall show:
 - i) loading and parking provisions;
 - ii) access locations to and from the site;
 - iii) garbage and storage areas and the fencing and screening proposed for same;
 - iv) location and approximate dimensions of existing and proposed culverts and crossings.
 - d) such other information as the Development Officer may require or as required in the Land Use Bylaw requirements.
 - e) Development Permit Fee as determined by Council.

APPEAL PROCEDURE:

6. An appeal of a decision of the Development Authority may be made by an affected person by serving written notice to the Clerk of the Regional SDAB (c/o Parkland Community Planning Services, Unit B, 4730 Ross Street, Red Deer, AB T4N 1X3) within twenty-one (21) days after the notice of decision. The Clerk can be reached at 403-343-3394 and additional information is available at www.pcps.ca.