

APPLICATION FOR MEDIUM AND HIGH DENSITY DEVELOPMENT PERMIT

1 PROPERTY

Address to be Developed: _____

Legal Description: _____

Lot	_____	Block	_____	Plan	_____	or,
Quarter	_____	Section	_____	Twp.	_____	Range
Land Use District	_____	Roll #	_____			

2 DETAILS OF YOUR PROPOSED DEVELOPMENT AND/OR USE

Description of the proposed development: _____

Proposed No. of Units: Studio: _____ 1 Bedroom: _____

2 Bedroom: _____ 3 Bedroom: _____

Estimated Value of Development: _____

Estimated Construction Completion Date: _____

No. of Resident Parking Stalls: _____ No. of Visitor Parking Stalls: _____

No. of Loading Stalls: _____ Type of Sign(s), if applicable: _____

3 CONTACT INFORMATION

Applicant: _____

Mailing Address: _____

Town/City: _____ Province: _____ Postal Code: _____

Phone: _____ Fax: _____

Cell/Alternative _____ Email: _____

(If Different Than Above)

Landowner: _____

Mailing Address: _____

Town/City: _____ Province: _____ Postal Code: _____

Phone: _____ Fax: _____

Cell/Alternative _____ Email: _____

4 CONSENT TO ELECTRONIC NOTIFICATION:

☐ I consent to receive documents from the Planning Department by electronic means and have provided the following email address to be used by the Town for that purpose.

Email address to be used: _____

5 RIGHT OF ENTRY

☐ I DO

☐ I DO NOT

GIVE CONSENT FOR AN AUTHORIZED PERSON(S) OF THE TOWN OF SLAVE LAKE TO ENTER UPON THE LAND

- **PRE-DEVELOPMENT INSPECTION(S)** EVALUATE THE SITE WITH THE PROPOSED DEVELOPMENT
- **LOT GRADING INSPECTION(S)** EVALUATE THE LOT GRADING ON SITE
- **FINAL DEVELOPMENT COMPLETION INSPECTION(S)** CONFIRM ALL CONDITIONS OF THE DEVELOPMENT PERMIT HAVE BEEN MET.

All inspections will be conducted during regular business hours i.e., Monday to Friday from 8:00 am to 4:30 pm. You are not required to be present during these inspections; however, you may be present if you choose. The Planning Department will not be entering into any structures at any time and will not be conducting inspections for any other reason(s) than those specified above. However, if this application is for an Apartment, a Secondary Suite, a Security Suite, or a Bunkhouse the Planning Department will conduct an inspection of the interior of these developments.

The personal information is being collected under the authority of the Municipal Government Act M-26 and will be used for administering the affairs of the Town of Slave Lake and provision of services. It is protected by the privacy provisions of the Freedom of Information and Protection of Privacy Act. If you have any questions about the collection, contact the Town of Slave Lake FOIP Coordinator.

- I hereby acknowledge and understand that a Development Permit comes into effect 21 days after the date of decision of the Development Authority.
- The Land Use Bylaw provides that any person claiming to be affected by a decision of the Development Authority may appeal to the Subdivision and Development Appeal Board within 21 days of the date of decision.
- I hereby agree that, should I not appeal the conditions of the approval of the DEVELOPMENT AUTHORITY within 21 days from the date of the decision, I will undertake to perform, fulfill and abide by all conditions of the Development Permit.
- I understand that I may be required to obtain permits pursuant to the Alberta Safety Codes Act.

Land Owner's Name (please print)

Land Owner's Signature

Date

Applicant's Name (please print)

Applicant's Signature

Date

6 FEES, DEPOSITS, ETC. (OFFICE SECTION ONLY)

Application Fee	\$ _____
Development Deposit	\$ _____
Others (_____)	\$ _____
Total	\$ _____

Development Permit # _____

Application Date: _____

MEDIUM AND HIGH DENSITY DEVELOPMENT APPLICATION CHECKLIST

1 GENERAL CHECKLIST

- ☐ Filled Out Application Form
- ☐ Site Plan prepared by an Alberta Land Surveyor or Engineer, Scale 1:200 minimum, showing and/or illustrating distances and dimensions of the following:
 - Side Yard Setback
 - Front Yard Setback
 - Rear Yard Setback
 - Separation Distance between Existing Structures
 - Driveway
 - Sidewalk(s)
 - Screening and Fencing
 - Garbage Containment Area
 - Fire Access Area
 - Outdoor Living and Amenity Area
- ☐ Building Plans, showing the following:
 - Floor Plan (all floors)
 - Exterior Elevations, showing the Height of Structure from Natural Grade to Peak
- ☐ Lot Grading Plan prepared by an Alberta Land Surveyor or Engineer.
- ☐ Landscaping Plan
- ☐ Site Servicing Plan
- ☐ Parking Plan
- ☐ Location of Existing and Proposed Municipal and Private Improvements.

2 PARKING PLAN REQUIREMENTS

- ☐ Parking plan shall include the dimensions of the parking stalls and maneuvering aisles.
- ☐ Parking plan shall include access to the site/property.
- ☐ A Parking Lot Lighting Plan shall be provided
- ☐ Parking Plan shall reflect the Resident Parking Stalls, Visitor Parking Stalls and Total Number of Loading Stalls

3 FIRESMART REQUIREMENTS

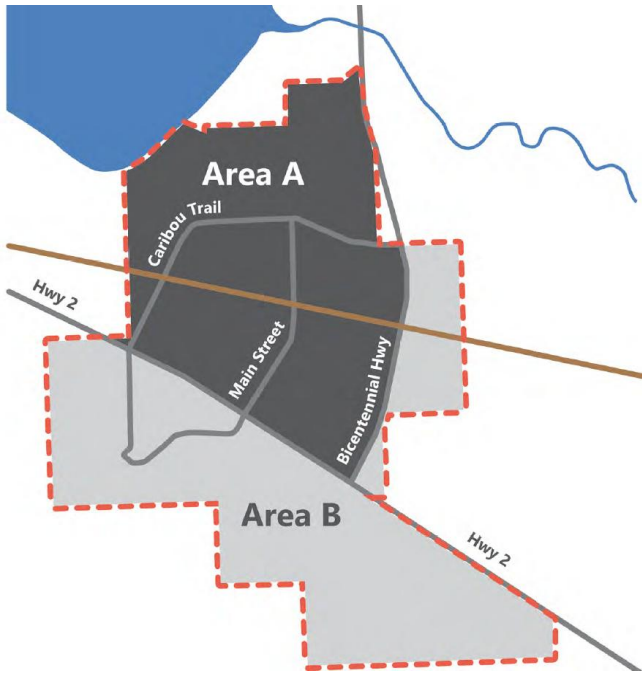
Area A (May be required)

- ☐ Fire-resistive materials exterior siding from ground level to the roofline (ex. Fibre cement board, stucco, and brick)
- ☐ Decks, porches and balconies constructed of fire-resistive materials
- ☐ Decks, porches and balconies less than 2 meters from the ground, the area below floor level be enclosed with fire-resistive sheathing materials
- ☐ Fire-resistive Decking material can include, but not limited to, fire-rated composite decking, fibre cement decking, and metal or tempered glass railings

Area B

- ☐ Fire-resistive materials exterior siding from ground level to the roofline (ex. Fibre cement board, stucco, and brick)
- ☐ Decks, porches and balconies constructed of fire-resistive materials
- ☐ Decks, porches and balconies less than 2 meters from the ground, the area below floor level be enclosed with fire-resistive sheathing materials

- ☐ Fire-resistive Decking material can include, but not limited to, fire-rated composite decking, fibre cement decking, and metal or tempered glass railings



4 SIGN CHECKLIST (If also applying)

- ☐ Illustration of the content/design of the sign
- ☐ Indicate the **Type, Number and Size** of the sign
- ☐ Sketch or Illustration of the location of the sign

TYPE OF SIGNS

Awning / Canopy Sign means a projection outward from the face of a building that is primarily designed to provide protection from the climatic elements.

Digital Sign – Major means a sign that uses electronic technologies such as LCD, LED or projection to display images, text, motion graphics or video messages.

Digital Sign – Minor means a sign that uses electronic technologies such as LCD, LED or projection to display text or scrolling text messages.

Fascia Sign means a sign placed flat and parallel to the face of the building so that no part projects more than 30 cm (1 ft.) from the building.

Freestanding Sign means a sign supported by structures or supports that are placed on or anchored in the ground and that are independent from any building or other structure, and does not include a portable sign.

Home Based Business Sign means a sign placed flat and parallel to the face of the main building.

Portable Temporary Sign means a sign on a standard or a column fixed to its own self-contained base and capable of being moved manually and is intended to be used on a temporary short-term basis. Portable Temporary Sign may include changeable letters or a digital display.

Projecting Sign means a sign that is suspended from or supported by a structure or column and projecting out such that the Sign faces are not parallel to the building line.

Roof Sign means a sign placed on or over a roof.

Subdivision Identification Sign means a sign containing general information about a new subdivision such as the name of the subdivision and/or the name of the developer.