



DEVELOPMENT PERMIT APPLICATION

(This is not a Building Permit Application Form)

No work or construction shall commence until a Building Permit is issued pursuant to applicable regulations. Building permits are available from Superior Safety Codes (applications forms are available at the Town Office Reception Counter).

APPLICATION NO. _____

RECEIPT NO. _____

The required plans and information attached to this sheet must be submitted with this application.

I/We hereby make application for a development permit under the Land Use Bylaw in accordance with the plans and supporting information herewith and which forms part of the application.

Applicant:		
Mailing Address:		
Phone:	Fax:	Email:
Registered Land Owner:		
Mailing Address:		
Phone:	Fax:	Email:
Signature of Property Owner:		

Legal description of Property: Lot:	Block:	Plan:
Civic address of proposed development:		
Description of proposed development: _____ _____		
Estimated commencement date:	Estimated completion date:	
Estimated cost of development:		
The developer must ensure that the development does not extend beyond the legal boundaries of the property.		



TOWN OF RAINBOW LAKE

Box 149, 65 Imperial Drive
Rainbow Lake, Alberta T0H 2Y0
Telephone: 780-956-3934
Fax: 780-956-3570
Email: admin@rainbowlake.ca

Application Fee for Development Permits:

- Extensions/renovations to residential, commercial or industrial dwelling; garages
• Single family dwellings, Duplex, Semi-detached, Townhouse, Apartment developments
• Change of use of a building or site.
[] If value of work is \$10,000 or less, permit fee is \$100.00.
[] If value of work is over \$10,000, permit fee is \$250.00.
[] If value of work is over \$100,00, permit fee is \$500.00

See Council Resolution 368-12 on page 7

The Applicant is responsible to ensure that the estimated value of the development is reasonable in relation to the proposed development. Low estimations may be reassessed by the development authority and the applicant may be charged a greater fee than the fee submitted with the application before the application is processed or approved.

- 1) The issuance of a development permit does not relieve the owner or applicant from responsibility for complying with:
a) the requirements of the Alberta Safety Codes Act,
b) the requirements of any other appropriate federal, provincial or municipal legislation,
c) the conditions of any caveat, covenant, easement or other instrument affecting a building or land, or
d) the requirements of any municipal utility servicing.
e) Attaining the proper building, electrical, or plumbing permits from Superior Safety Codes.
2) The Town of Rainbow Lake does not conduct independent environmental checks of land. If the applicant or owner is concerned about the suitability of the property for any purpose, the owner/applicant should conduct the proper tests. The Town of Rainbow Lake, when issuing a development permit, makes no representation in regards to the suitability of the property for any purpose or as to the presence or absence of environmental contaminants on the property.

- [] Please check if you will require a building, electrical, gas, plumbing or private sewage permits. These permits are not included in this development permit application but information may be obtained from the Town of Rainbow Lake office or online at www.superiorsafetycodes.com.
[] Please check this box if you do not require any of the above mentioned permits.

Application fee: _____

Application fee must be submitted with this form.

Date of decision

Date of notice

Signed by Development Authority

GENERAL CONDITIONS

- 1) An application for a development permit shall, at the option of the applicant, be deemed refused when a decision is not made within 40 days of receipt of the complete application unless the applicant has entered into an agreement with the Development Authority to extend beyond the 40 day period.
- 2) If the 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 of the Municipal Government Act,the person applying for the permit, or affected by the order, may appeal upon payment of such fee as may be prescribed by Council from time to time to the Subdivision and Development Appeal Board.
- 3) A person affected by an order, decision or development permit made or issued by the Development Authority, other than a person having a right of appeal under item 2, may appeal upon payment of such fee, as may be prescribed by Council from time to time, to the Subdivision and Development Appeal Board in accordance to the Land Use Bylaw and the Municipal Government Act.
- 4) Written notice of an appeal with the required fee shall be filed with the Secretary of the Subdivision and Development Appeal Board within 14 days of notification of the decision, conditions or order.
- 5) The Town of Rainbow Lake does not conduct independent environmental checks of land. If the applicant or owner is concerned about the suitability of the property for any purpose, the owner/applicant should conduct the proper tests. The Town of Rainbow Lake, when issuing a development permit, makes no representation in regards to the suitability of the property for any purpose or as to the presence or absence of environmental contaminants on the property.

DIAGRAM OF LOT, BUILDINGS AND MEASUREMENT SKETCH

(Must be provided by the applicant at the time the application is submitted)

- The Site Plan should show:
- legal description, address, property line locations
 - building setbacks
 - building area
 - landscaping being provided including area size and type (berms, soft/hard landscaping, retaining walls, etc.)
 - fencing/gates – type and height
 - garbage enclosures, where required
 - roads, sidewalks, and pathways abutting property
 - lighting – if any
 - parking stalls indicating stall width, length and aisle width
 - graveled areas.
 - 8 1/2 X 11 copy of site plan, elevations, potential drainage, etc.

The above list is a generalized list of requirements. The Development Authority may require additional information.



**TOWN OF
RAINBOW LAKE**

FORM A

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RIGHT OF ENTRY FORM

As a site inspection of land that is the subject of the application may be required, we request that you complete the following authorization and submit it with your application for development.

Section 43 (1) (a) of the planning Act, R.S.A. 1980 states that:

“An authorized person may only enter land or building if (a) the owner or person in possession of it gives his consent to the entry and then only for the purpose of ensuring compliance with this Act, the Regulations, or a Land Use Bylaw”.

I _____, the property owner does grant consent for a Development Authority or
(Print Name)

a delegate of the Town of Rainbow Lake Development Authority to enter upon the subject land for the purposes of a site inspection.

Legal Land Description: LOT: _____ BLOCK: _____ PLAN: _____

Property Owner's Signature: _____

Date: _____



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FORM A

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DEVELOPMENT AUTHORITY/UTILITY INSPECTION

DATE: _____

APPLICANT NAME: _____

ADDRESS: _____

TELEPHONE: HOME: _____ WORK: _____

CELL: _____

LAND DESCRIPTION: LOT: _____ BLOCK: _____ PLAN: _____

STREET ADDRESS: _____

UTILITY INSPECTION/COMMENTS:

WATER: _____

SEWER: _____

GAS: _____



**MINUTES
REGULAR COUNCIL MEETING OF THE RAINBOW LAKE TOWN COUNCIL
Town Council Chambers
December 19, 2012**

7. RECREATION AND COMMUNITY SERVICES

7.1 Recreation Department 2013 Proposed Budget

Resolution No. 367-12

Councillor Olorenshaw

MOVED:

That Council adopts the Recreation Departments' 2013 Proposed Budget as the 2013 Interim Budget

CARRIED

8. PLANNING AND DEVELOPMENT

8.1 Development Proposed Budget 2013

Resolution No. 368-12

Councillor Farris

MOVED:

That Council adopts the 2013 Development Proposed Budget as the 2013 Interim Budget.

CARRIED

8.2 Building Permits

Resolution No. 369-12

Councillor Olorenshaw

MOVED:

That Council directs Administration that all Development Permits less than \$10,000 are \$100.00 per permit, anything over \$10,000 are \$250.00 per permit and over \$100,000 is \$500.00 per permit.

CARRIED