



102 Kaybob Drive, PO Box 149, Fox Creek, AB. T0H 1P0 Phone:
780-622-3896 Fax: 780-622-4247 Email: development@foxcreek.ca

Development Permit Application Package Demolition

Under Provincial Law (Municipal Government Act, Revised Statutes of Alberta 2000, M-26) **all developments in the Province of Alberta require a development permit.** The Act defines development as:

- *a building or an addition to, or replacement or repair of, a building and the construction or placing of any of them on, in, over or under land.*
- *a change of use of land or a building, or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building.*
- *a change in the intensity of use of land or a building, or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.*
- *an excavation or stockpile and the creation of either of them.*

Development Permit Application Instructions

- The attached form shall be filled out to the satisfaction of the Development Officer and shall be signed by the applicant or their agent.
- Each application for a demolition permit shall be accompanied by a fee as established by Council resolution.

Notwithstanding Section 17.1(p) and in addition to the requirements of Section 19, an application for a development permit for the demolition of a non-residential building shall include the following information in the Description Field

- The value of the building;
- The purpose for the building demolition and the type of structure to replace the demolished building;
- A work schedule of the demolition and site cleanup;
- The destination of debris materials; and
- The length of time before the site is to be redeveloped and treatment of the site after demolition but prior to development.

You can review the complete Town of Fox Creek Land Use Bylaw 824-2019 at www.foxcreek.ca



Development Permit Application

Demolition

Land Use Bylaw 824-2019

Town of Fox Creek
 P.O. Box 149
 102 Kaybob Drive
 Fox Creek, Alberta
 Phone: 780-622-3896
 www.foxcreek.ca

| PROJECT LOCATION | | | | |
|------------------|-------|------|--------------|-------------------|
| Address: | | | | Permit no. |
| Lot | Block | Plan | Tax Roll No. | Land Use District |

| EXISTING BUILDINGS AND LAND USE |
|---------------------------------|
| |

| DEMOLITION DESCRIPTION (PROPOSED DEMOLITION) (include Estimated Value) |
|--|
| \$ |

| APPLICANT | | | |
|------------------|-------|--------|--------------|
| Applicant Name: | | Phone: | Fax: |
| Company Name: | | Cell: | Email: |
| Mailing Address: | City: | Prov: | Postal Code: |

I consent to communication by Email

| LANDOWNER <input type="checkbox"/> same as APPLICANT | | | |
|--|-------|--------|--------------|
| Landowner Name: | | Phone: | Fax: |
| Company Name: | | Cell: | Email: |
| Mailing Address: | City: | Prov: | Postal Code: |

I consent to communication by Email.

| Type of Demolition | <input type="checkbox"/> ft ² <input type="checkbox"/> m ² | Type of Demolition | <input type="checkbox"/> ft ² <input type="checkbox"/> m ² | Type of Demolition | <input type="checkbox"/> ft ² <input type="checkbox"/> m ² | |
|---|--|--|--|-----------------------------------|--|--|
| <input type="checkbox"/> Dwelling (stick built) | | <input type="checkbox"/> Detached Garage | | <input type="checkbox"/> Addition | | |
| <input type="checkbox"/> Modular Home | | | <input type="checkbox"/> Commercial / Industrial Building | | <input type="checkbox"/> Deck | |
| <input type="checkbox"/> Manufactured Mobile Home | | | | <input type="checkbox"/> Other | | |
| <input type="checkbox"/> Relocated Home | | | | | | |

Applicant: _____
 Printed Name of Applicant

 Signature of Applicant

Landowner: _____
 Printed Name of Landowner

 Signature of Landowner

Applicant must also read and sign the back of this application form



Declarations

Application

I/we hereby make application for a Development Permit under the provisions of the Town of Fox Creek Land Use By-law 824-2019, in accordance with the plans and supporting information submitted herewith and which form part of this application.

I/we have read and understand the terms printed on this application form and hereby apply for permission to carry out the development described on the reverse and on the attached plans and specifications. I/we hereby declare that the above information is, to the best of my/our knowledge, factual and correct.

Freedom of information and Protection of Privacy

The personal information contained on this form is collected pursuant to Section 32c of the Freedom of information and Protection of Privacy Act, Part 17 of the Municipal Government Act, and under the authority of the Town of Fox Creek Land Use Bylaw 824-2019.

Application Review

This information will be used for the purpose of application review and analysis and may include notification to various Provincial or Federal Departments or agencies, adjacent landowners and/or adjacent municipalities for their review and input. The application process can be viewed on our website at www.foxcreek.ca. If you have any questions about the review process of information collection, please contact Planning and Development, Town of Fox Creek at (780) 622-3896.

Applicant Authorization and Appeal Process

1. I am the owner/agent with the consent and authority of the owner that is the subject matter of this permit application.
2. Further, I/we hereby give my/our consent to allow any authorized person pursuant to the Municipal Government Act Section 542 the right to enter the land and/or building(s) with respect to this application only.
3. I/we understand that an order, decision or permit made or issued by a Development Officer may be appealed by any person affected, within fourteen (14) days after notification. If any work or action is taken (whether under an approved permit or not) within the appeal period, I/we waive any claim or right to compensation from the Municipality or its agents should the appeal result in this permit being modified or revoked.

Applicant signature _____ Date _____

| | | |
|-----------------|----------------------|----------|
| Office Use Only | Fee paid | \$ _____ |
| | Receipt no. | _____ |
| | Date deemed complete | _____ |
| | Application no. | D _____ |

Site Plan - Instructions

In addition to the completed development permit application form, a clear and concise site plan at a scale and level of detail satisfactory to the Development Officer must be submitted.

Site plans for **Residential** developments must include:

- the size and shape of the lot.
- a north arrow.
- the legal description of property.
- the civic address of the property.
- lot lines (with dimensions).
- proposed front, side and rear yard setbacks.
- location of existing principal building and other structures including accessory buildings, garages, carports, parking spaces, fences, driveways and paved areas.

On a vacant parcel in a residential district, the site plan must show the proposed location of the principal building, and driveway/parking areas.

Site plans for **Commercial** or **Industrial** developments must also include:

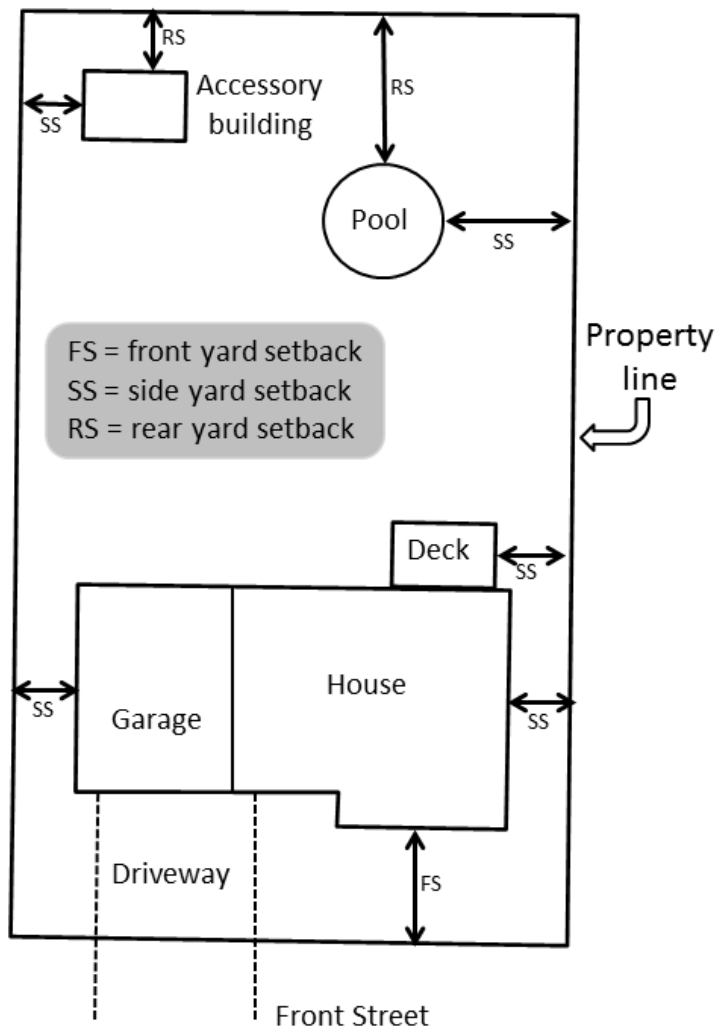
- the site plan drawn to scale.
- the location of existing and proposed municipal and private local improvements.
- the location of all registered utility easements and rights-of-way.
- access to the site.
- location of off-street loading and vehicle parking.
- dimension and layout of existing and proposed parking areas, entrances and exits abutting roadways.
- vehicular and pedestrian circulation on the site.

For site plans submitted for private residential developments, a hand drawn site plan would be satisfactory provided it is clear, easy to read and contains all of the above-noted information.

For commercial or industrial developments, site plans must be drawn by an architect or certified engineer/surveyor.

You may use the reverse side to draw your site plan or submit it on a separate sheet of paper.

Example of simple site plan



SITE PLAN

| PROJECT LOCATION | | | | |
|------------------|-------|------|--------------|-------------------|
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