



TOWN OF BLACK DIAMOND
Land Use Bylaw No. 98-14
DEVELOPMENT PERMIT

(Application for approval of NEW building projects)

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

DP # _____ Roll # _____ Date Received: _____
DP Fee: \$ _____ Security Deposit: \$ _____
Water Meter: \$ _____ Refuse Container: \$ _____ Zoning: _____

Applicant Name (Please Print): _____

Mailing Address: _____

City/Town, Prov. _____ Postal Code: _____

Tel. No. _____ Fax. No. _____ e-mail: _____

Name of **Registered Owner** of Land: _____

(If the applicant is NOT the Registered Owner, the Registered Owner must sign on Page 2)

Mailing Address: _____

City/Town, Prov. _____ Postal Code: _____

Tel. No. _____ Fax. No. _____ e-mail: _____

Civic/Street Address of Property: _____

Lot(s) _____ Block _____ Plan No. (Quarter Section) _____

Existing use of Land or Building: _____

Proposed Development or Use: _____

Estimated Commencement Date: _____ Estimated Completion Date: _____

Other Supporting Material Attached (site plan, building plans): _____

Upon receipt of this completed application, fee and any required background or accompanying material, the Development Authority has up to 40 days to process the application, during which time the Development Authority may refer to other agencies and may exercise their discretion to either approve or refuse the application.

NOTE: This is **NOT** a building permit; any/all applicable building, gas, electrical, and plumbing permits must be obtained prior to commencing any renovations or new construction.

The Applicant represents and warrants to the Town of Black Diamond that the information contained in this application and the dimensions shown on the plans submitted with this application are true and correct.

_____ Applicant Signature _____ Date

I, (print name) _____ do hereby certify that I am the Registered Owner of the property in question and that I give my approval for the development as outlined in this application.

Registered Owner _____ Date _____
(Signature)

Right of Entry Signature

In accordance with the Municipal Government Act, I hereby authorize the Designated Officers of the Town of Black Diamond to enter upon the land for the purpose of conducting a site inspection in connection with my development permit application.

Registered Owner's Signature Applicant's Signature

Freedom of Information

I understand that this application and accompanying information is public record that is accessible by the public. Upon request to the Town this application and file documentation will be made available for viewing.

Registered Owner's Signature Applicant's Signature

DECISION

Date of Decision _____ Notice Date (If Applicable) _____

Approved without condition(s) Approved Subject to attached conditions(s). Refused for the attached reason(s).

Date of Issuance of Development Permit _____

Designated Officer _____

NOTE: Upon issuance of this Development Permit, the approved development must commence within 1 year and must be completed within 2 years from the date of issuance, unless a time extension is applied for and granted.



TOWN OF BLACK DIAMOND DEVELOPMENT PERMIT APPLICATION REQUIREMENTS

An application for a Development Permit shall be completed and submitted to the Development Authority on the prescribed form, signed by the Registered Property Owner or authorized agent, and accompanied by the following **minimum** information:

1. Four (4) sets of plans, preferably drawn to scale or fully dimensioned, on letter or tabloid (11 x 17) size paper, showing:
 - (a) Legal description of the site and north pointing arrow;
 - (b) Dimensions of the site;
 - (c) Floor plans, elevation (building) views, and exterior finishing material;
 - (d) Utilities, site drainage, existing and proposed site grades, in relation to the top of curb or sidewalk and lot corners;
 - (e) The height, dimensions, and relationship to property lines of all existing and proposed buildings and structures including retaining walls, trees, landscaping, curbs, gutters, sidewalks and other physical features;
 - (f) On applications for multi-family, commercial, industrial, recreational and institutional uses:
 - Loading and parking provisions
 - Access locations to and from the site
 - Garbage and storage areas and the fencing and screening proposed for same
 - Location and approximate dimensions of all existing and proposed trees, shrubs, parks, playgrounds, etc.
 - Information describing any noxious, toxic, radioactive, flammable or explosive materials proposed

2. On applications for signs, a replica of the proposed sign drawn to scale or measurements provided, along with the prescribed Sign Application form, and any fees as required.

3. Copy of title and encumbrances (other than mortgages) registered on property such as covenants and rights of way or easement agreements.

Sample Site Plan:

