



Application No: _____
Roll No: _____

VILLAGE OF KITSCOTY – LAND USE BYLAW
APPLICATION FOR DEVELOPMENT

I hereby make application under the provisions of the Land Use By-law for a development permit in accordance with the plans and supporting information submitted herewith and which forms part of this application.

APPLICANT INFORMATION:

Applicant Name: _____ Telephone: _____

Mailing Address: _____

Email Address: _____

Registered Owner of Land: _____

Interest of Applicant: _____

If you are not the registered owner of the land a letter of authorization from the land owner is required

PROPERTY INFORMATION:

Civic Address of Property to be Developed: _____

Lot (parcel): _____ Block: _____ Registered Plan No: _____

Land Use District: _____ Lot Type: Interior Corner

Lot Width: _____ Lot Length: _____ Lot Area: _____

Existing use of land or buildings on the property: _____

DEVELOPMENT INFORMATION:

Proposed Development: _____

Deck Attached Garage Detached Garage Finished Basement Shed

Project Value (Estimate): _____

Proposed Floor Area: _____

Height of Main Building: _____ Height of Accessory Building(s): _____

Proposed Yards: Front: _____ Rear: _____ Left Side Yard: _____ Right Side Yard: _____

Off-Street Parking: Size of Spaces: _____ Number of Spaces: _____

Off-Street Loading: Size of Spaces: _____ Number of Spaces: _____

Estimated Commencement Date: _____ Estimated Completion Date: _____

SUPPORTING DOCUMENTATION:

Site Plan Construction Drawings New Home Warranty Confirmation

Authorization from Land Owner Authorization for Electronic Communication

Signature of Applicant: _____ Date: _____

FOR OFFICE USE ONLY

Date Received: _____

Fee: _____

Fee Paid: _____

Receipt No: _____

Site Plan:	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Construction Drawings:	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
New Home Warranty:	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Authorization from Owner:	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Other Documents Required:	_____		

ALBERTA'S NEW HOME BUYER PROTECTION ACT

Effective February 1, 2014 every new home built in Alberta will require warranty coverage. This includes: single family homes, duplexes, multi-family homes, condominiums, substantial reconstruction, as well as manufactured homes (modular, ready-to-move, etc).

Under the *New Home Buyer Protection Act*, Permit Issuers cannot issue a building permit unless they have verified that appropriate warranty coverage or an authorization for exemption from the coverage requirement is in place on the property.

At minimum the new home warranty will cover 1 year for labour and materials, 2 years for delivery and distributions systems, 5 years for building envelope protection and 10 years for major structural components.

There are five warranty providers in Alberta that builders may partner with for coverage:

1. Aviva Insurance Company of Canada represented by National Home Warranty Group Inc.;
2. Blanket Home Warranty Ltd.;
3. Progressive Home Warranty Solutions Inc.;
4. The Alberta New Home Warranty Program;
5. Travelers Insurance Company of Canada.

For more information about the new warranty standards and warranty providers in Alberta visit:

www.homewarranty.alberta.ca

DEVELOPMENT PERMIT APPROVED

This is authorization to proceed with the development specified provided that any conditions of approval are complied with; that the development is in accordance with the approved plans and applications, and that a Building Permit is obtained if construction is involved that requires a Building Permit.

NOTE:

Should an appeal be made against this decision to the Subdivision and Development Appeal Board, this Development Permit shall be held in abeyance until confirmed by the Subdivision and Development Appeal Board, or is revoked otherwise.

1. If an appeal is made, this Development Permit does not become effective until 15 days after the date notification of the decision on the Development Permit, is publicized.
2. The Land Use By-law provides that any person claiming to be affected by a decision of the Development Authority on a Development Permit may appeal the decision to the Subdivision and Development Appeal Board by serving written notice of appeal to the Clerk of the Subdivision and Development Appeal Board, together with reasons and the appropriate fee as established by Council within 21 days after the decision of the Development Authority on a Development Permit is publicized.
3. If the development authorized by this Development Permit is not commenced within 12 months from the date of issue of the Permit and carried out with reasonable diligence, this permit shall be null and void.

IF DEVELOPMENT PERMIT REFUSED

You may appeal this decision to the Subdivision and Development Appeal Board in accordance with the provisions of Part Four of the Land Use Bylaw of the Village of Kitscoty. Such an appeal shall be made in writing, shall include reasons for the appeal and the necessary fee as established by Council, and shall be delivered either personally or by mail so as to reach the Clerk of the Subdivision and Development Appeal Board not later than twenty-one (21) days following the date of this notice.