

Village of Beiseker Land Use Bylaw Form C
Development Permit Application



FOR OFFICE USE ONLY	
Date of Receipt	Accepted By
Fee Submitted	File No.

Note: THIS IS NOT A BUILDING PERMIT. All applicable building, electrical, gas and plumbing permits must be applied for and obtained separately before commencing construction.

Submission of this form constitutes consent for email correspondence with the Village.

1. APPLICANT/OWNER INFORMATION

Name of Registered Owner(s) of land to be subdivided

Name of Agent (person) authorized to act on behalf of the Registered Owner:

Mailing Address:

Mailing Address:

Phone: _____

Phone: _____

Email: _____

Email: _____

2. LEGAL DESCRIPTION OF LAND

Quadrant: _____ Section: _____ Township: _____ Range: _____ Meridian: _____

Lot(s): _____ Block: _____ Plan: _____ Certificate of Title No. _____

3. BACKGROUND INFORMATION

Area Structure Plan/Area Redevelopment Plan (if applicable): _____

Current Land Use District (refer to the Land Use Bylaw): _____

Current Use of Land or Building: _____

Estimated Date of Commencement: _____

Estimated Date of Completion: _____

Type of Development: General Development

Specific Use or Activity (please state) _____

The following Specific Uses & Activities require additional information in support of a Development Permit Application per Section 4 of the Land Use Bylaw:

- Bed & Breakfast
- Building Relocation and/or Demolition
- Cannabis Production & Distribution
- Cannabis Sales
- Car Wash
- Gas Station
- Home-Based Business (Type I)
- Home-Based Business (Type II)
- Multiple Unit Dwelling
- Secondary Suite (External)
- Secondary Suite (Internal)
- Solar Collector
- Stripping & Grading
- Temporary Residence

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4. DESCRIPTION OF PROPOSED DEVELOPMENT OR SPECIFIC USE/ACTIVITY

In the space below, please provide a description of your proposed development. If more space is required, please submit on a separate piece of paper.

5. RIGHT OF ENTRY

I hereby authorize the Village of Beiseker, or their representative, to enter my land for the purpose of conducting a site inspection in connection with my application for a development permit.

Registered Owner's Signature

Date

6. AUTHORIZATION

I _____ hereby certify that:
(please type or print full name)

I am the registered owner

I am authorized to act on the owner's behalf

and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to the application.

Signature

Date

7. AUTHORIZATION, IF APPLICABLE, TO ACT ON BEHALF OF THE REGISTERED OWNER

I (We) hereby authorize _____ to act on my (our) behalf on matters pertaining to this application.

Registered Owner's Signature

Date

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8. IMPORTANT NOTICE

This application does not permit the commencement of construction until a decision has been made and a permit has been released regarding the proposed development by the Development Authority.

A BUILDING PERMIT may also be required prior to any development occurring.

A Development Permit does not come into effect until twenty-one (21) days from the date on which public notice was issued.

Development authorized by the Development Authority must commence within twelve (12) months from the date it is issued and be completed within twenty-four (24) months of issuance, barring a written Time Extension Agreement between the applicant and the Village.

FOR OFFICE USE ONLY	
The proposed development is located within the _____ District.	
The proposed development is a <input type="checkbox"/> Permitted Use <input type="checkbox"/> Discretionary Use	
The Development Permit Application Checklist has been complied with <input type="checkbox"/> Yes <input type="checkbox"/> No	
If no, what further information is required: _____ _____ _____	
THE DEVELOPMENT PERMIT IS APPROVED	
Date of Approval: _____	
Conditions (if any): _____ _____ _____ _____	
THE DEVELOPMENT PERMIT IS REFUSED	
Date of Refusal: _____	
Reasons for Refusal: _____ _____ _____ _____	
_____	_____
Development Authority's Signature	Date

An appeal of this decision can be made to the Intermunicipal Subdivision Development and Appeal Board (ISDAB) within twenty-one (21) days of issuance.

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Development Permit Application Checklist

The following information must be included with your application. If this information is not provided at the time of submission, your application will be deemed incomplete and it will not be processed until all information is submitted. Please include this form when submitting your application.

Completed by applicant	Office use only	Required items
<input type="checkbox"/>	<input type="checkbox"/>	Completed Application Form
<input type="checkbox"/>	<input type="checkbox"/>	Application Fee (as prescribed in the Fees & Rates Bylaw)
<input type="checkbox"/>	<input type="checkbox"/>	Current copy of the Certificate(s) of Title (within 30 days)
<input type="checkbox"/>	<input type="checkbox"/>	Current copies of any restrictive covenants, utility rights-of-way, easements or caveats registered on the Certificate(s) of Title (within 30 days)
<input type="checkbox"/>	<input type="checkbox"/>	Current copies of any provincial or federal approvals, licenses or permits, as required (within 30 days)
<input type="checkbox"/>	<input type="checkbox"/>	Site plan, showing: <ul style="list-style-type: none"> • north arrow • municipal address and adjacent street labels (i.e. street address) • legal address (i.e. plan/block/lot) • parcel boundaries and dimensions • access and egress points • adjacent street labels • site drainage, finished lot grades, the streets with grades and sewers servicing the property; • locations of on-site existing or proposed water and sewer connections, septic tanks, disposal fields, water wells, culverts and crossings (as applicable); • location of existing buildings and setbacks (if applicable) • elevations, setbacks, exterior finishing materials and floor plans of proposed buildings (if applicable); • any development setbacks, easements or utility rights-of-way etc. (if applicable) • any landscaping and any trees that will be cut down or removed (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Any supporting studies, plans or other information deemed necessary at the request of the Development Authority (please state): _____ _____
<input type="checkbox"/>	<input type="checkbox"/>	Any other additional information required for a Specific Use or Activity, as outlined in Section 4 'SPECIFIC USES & ACTIVITIES' of the Land Use Bylaw: _____ _____

CHECKLIST FOR NEW CONSTRUCTION (R-1 ZONING)

Date: _____

Street Address: _____

	BY-LAW		ACTUAL	
	METRES	FEET	METRES	FEET
AREA OF SITE:	464 m ₂	4,994.6 sq. ft.		
WIDTH OF SITE:	15 m	49.2		
FRONT YARD SETBACK:	6 m	19.7 ft		
SIDE YARD SETBACKS				
- Principal Building				
street side of a corner site:	3 m	9.8 ft		
laneless site if an attached garage or carport is not provided:				
one unobstructed side:	3 m	2.8 ft		
the other side:	1.5 m	4.9 ft		
all other sites:	1.5 m	4.9 ft		
- Garages				
street side of a corner site	3 m	9.8 ft		
all other sites	0.6 m	2.0 ft		
REAR YARD SETBACKS				
- principal buildings	7 m	23 ft		
- accessory buildings	1 m	3.3 ft		
HABITABLE FLOOR AREA (above ground level)				
- per single storey dwelling unit which includes a bungalow or a bi-level:	78 m ₂	839.6 ft ₂		
- per unit being the combined area of two levels of a split-level:	92 m ₂	990.3 ft ₂		
- per unit being the combined area of two levels of a two storey:	120 m ₂	1291.7 ft ₂		
HEIGHT OF BUILDINGS				
- principal buildings	9 m	29.5 ft		
- accessory buildings	5 m	16.4 ft		

COVERAGE OF SITE		
- all buildings together, including accessory buildings:	50 % of the area of the site	
- garages (private) and/or accessory buildings:	15% of the area of site	

ACCESSORY BUILDINGS
all accessory buildings shall be located at least 2 m (6 ft) from any principal building

