



Lesser Slave River

Planning & Development

DEVELOPMENT PERMIT APPLICATION – COMMERCIAL AND INDUSTRIAL USES

Application No.

Form Received:

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

APPLICANT NAME:	
POSTAL ADDRESS:	POSTAL CODE:
EMAIL ADDRESS:	PHONE NUMBER:
REGISTERED LANDOWNER NAME: <i>Complete if different from applicant:</i>	
POSTAL ADDRESS:	POSTAL CODE:
EMAIL ADDRESS:	PHONE NUMBER:

LAND LOCATION:								
Quarter	Section	Township	Range	Meridian	OR	Plan	Block	Lot
PROPERTY SIZE:		ZONING:			VARIANCE REQUIRED?			
					YES OR NO			
ACRES	HECTARES							
How is the site being accessed?					Existing Approach?	Proposed Approach?		
Do you have an MDLSR-assigned address?					Yes, Address:		No	

DESCRIBE EXISTING DEVELOPMENT ON THE PROPERTY: *(Please list all buildings on site)*

DESCRIBE THE PROPOSED DEVELOPMENT:

DESCRIBE THE PROPOSED USE: *(What will the development be used for?)*

No additional buildings proposed *(please check if applicable)*



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DEVELOPMENT APPLICATION DETAILS:							
Is the proposed use to be located within an existing building? <i>(Label all buildings and outdoor storage areas for the business on the site plan)</i>				No – A new Building is proposed to be constructed			
				No – Parking of Commercial vehicles only			
				Yes – Existing building is identified on the Site Plan.			
Building Size:		Sq. M. Sq. Ft.		Length x Width		Meters Feet	
Height <i>(Grade to Peak)</i>		Meters Feet					
Roofing Material:				Siding Materials:			
Front Yard Setback to Property Line:			Meters Feet	Rear Yard Setback to Property Line:			Meters Feet
Smallest Side of Yard Setback to Property Line:			Meters Feet	Estimated Cost of Project:			
Start Date:				Estimate Complete Date:			
Is this Application for the Principal or Secondary Use on this Parcel? <i>(Please check one)</i>				Principal		Secondary	
Is the Development Within 800 m of a Provincial Highway? <i>(If yes, please apply for a roadside development permit: https://roadsideplanning.alberta.ca/)</i>				Yes		No	
If Yes, Highway #:							
If yes, a Roadside Development Permit is required from Alberta Transportation. Provided?						Yes	No
Does the Subject Land Contain an Oil or Gas Facility or Pipeline?						Yes	No
Does the Subject Land Contain a Water Body or River?						Yes	No
If yes, Name:							
Is the Development Near Slopes of 15% or Greater?						Yes	No
Type of Sewage System: <i>(septic field, holding tank, open discharge, lagoon, municipal servicing)</i>							
Building Plans: <i>Attach building plans for the development</i>							
The Municipal District of Lesser Slave River does not issue Building Permits. Which Safety Codes Agency would you like to use?							
<input type="checkbox"/> Superior Safety Codes Inc.				<input type="checkbox"/> The Inspections Group Inc.			
Notification of your application will be sent by e-mail. Please indicate if you require a paper copy of your permit.						Yes	No

Business Info

Name of Business:							
Type of Business:							
Number of full-time, part-time, casual, and seasonal employees <i>(do not include people living in the dwelling on site)</i>							
0-3		3-6		7-10		10+	
<i>(please check applicable box)</i>							

Traffic Impact *(site plan must show location of all vehicles/equipment storage on site)*

How many parking spots are needed for the employees and the customers?							
Number of Business Visits per day:		1-4		5-8		9+	
What modes of transportation will be used to support the business (i.e. delivery trucks, company trucks, etc.?)							
Will a commercial vehicle of any kind be parked on the lot?				Yes		No	

Site Conditions:

Describe the lighting and security needs of the business.							
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If the business will generate any smell, please describe	
What equipment, supplies, or inventory will be kept on-site?	
Will any of it be stored outside?	
What hazards will be associated with your business (explosives, corrosives, toxins, biohazards, flammable, radioactive, etc.)?	

Days & Hours of Operation

Days of Operations	Open/Start	Close/End
Monday		
Tuesday		
Wednesday		
Thursday		
Friday		
Saturday		
Sunday		

Other

Will stockpiling or excavation be part of the use?		Yes		No
If yes, please include a plan showing the locations and the changes to drainage pattern				
Will water consumption increase as a result of the business operation?		Yes		No
Will the business have a public washroom on site?		Yes		No
Will sewage disposal increase as a result of the business operation?		Yes		No
If Yes, how will sewage be disposed of?				

Signage

If signage is needed, please submit a picture/sketch of the sign(s) and a site plan showing location(s).

Type of Signage	
Size of Signage (L x W)	
Total Height of Sign(s)	
Location of Sign(s)	

Landowner Authorizations:

- I/we give consent to allow an authorized person of the Municipal District of Lesser Slave River No. 124 to enter the land for a site inspection with respect to this Application only.
- I/we hereby certify that the above information given on this form is complete and, to the best of my/our knowledge, a true statement of the facts relating to this application.
- We understand that Personal information is collected under the authority of s. 33 (c) of the Freedom of Information and Protection of Privacy Act and will be used in the processing of land development applications and shared with outside organizations for the purpose of processing applications. If you have any questions about the collection, use or disclosure of your personal information, contact the Planning and Development Department, Municipal District of Lesser Slave River, at 780.849.4888
- I/we authorize the MD to share the notice of decision with the Alberta Safety Code Authority (ASCA) and/or your preferred safety code agency.
- I have been informed of the bylaws, policies and regulations regarding this application. I understand that this permit may be refused if the proposed development does not conform with to all the aspects of the land use bylaw.



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Signature of Landowner(s)

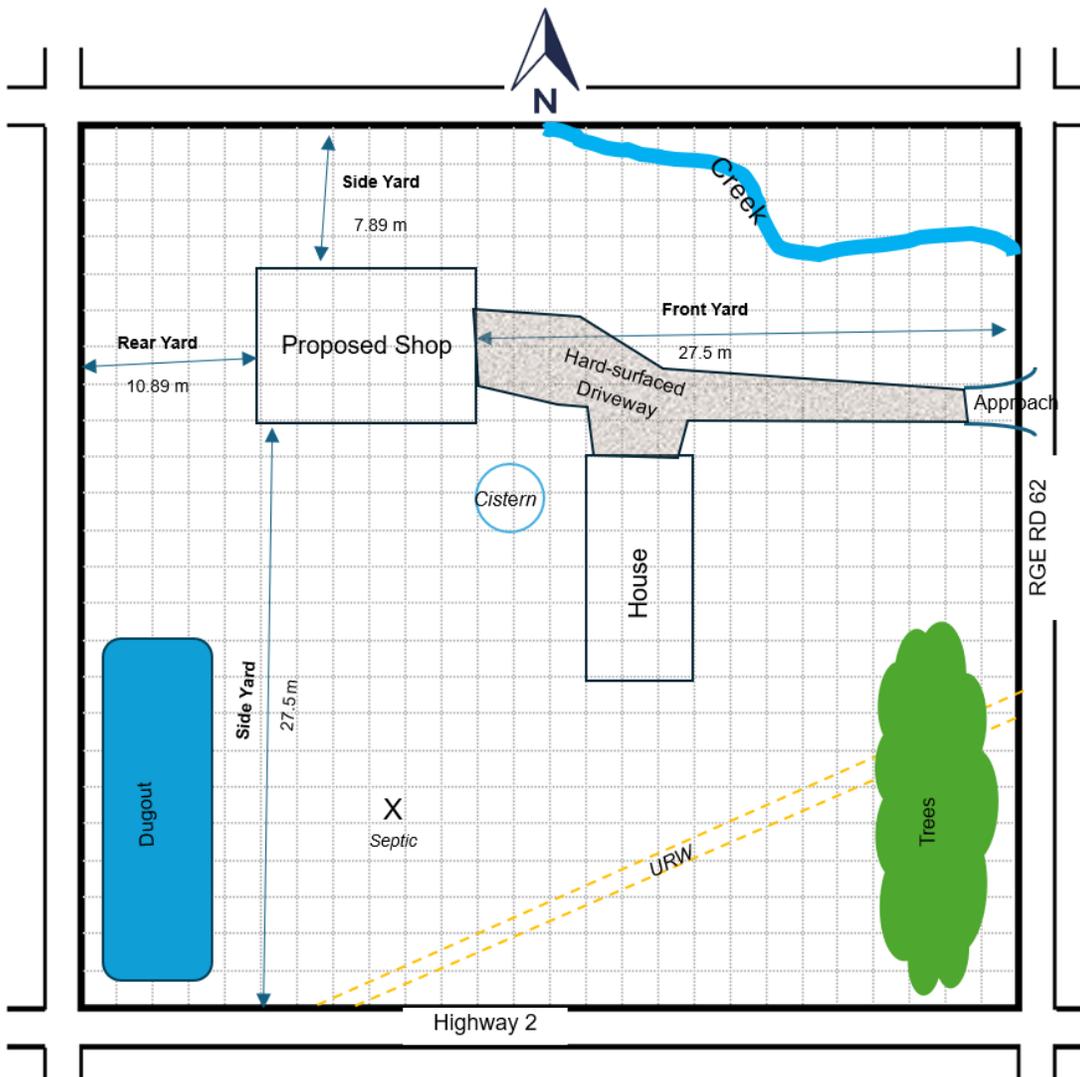
Signature of Authorized Applicant

Date

Date

Please review the example Site Plan shown below and ensure that your site plan follows the example given.

EXAMPLE SITE PLAN





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Please use the square below to represent your property. Site Plan/Survey Plan must show the following:

- Front yard setback
- Rear yard setback
- Side yard setbacks
- Locations of roads
- Access to property
- Any existing buildings
- Proposed development
- Location of easements
- Location of water & septic
- Location of hard surfacing
- Location of all waterbodies/courses

Plans showing the dimensions (height, width, and length) of the development must be included with this application. A set of blueprints can be submitted in lieu of these plans.

Legal Land Description								
Quarter	Section	Township	Range	Meridian	OR	Plan	Block	Lot
Signature of Registered Landowner						Date		