

Residential Development Permit Checklist

To ensure your application is reviewed in a timely manner, please find your project type from the options below for a list of additional submittal requirements. Please ensure all materials submitted are clear and legible.

If you are applying for a commercial, industrial, institutional or multi-unit (>4 units) residential development, please refer to the Non-Residential Development Permit Application Package on the Town's website (www.westlock.ca) or contact Planning & Development at (780) 349-4444.

REQUIRED FOR ALL DEVELOPMENT PERMIT APPLICATIONS	
✓	Required Submittal
	Completed Application Form
	Application Fee
	Applicant and Registered Owner signatures on the Application Form
	or
	Signature of Applicant and a Letter of Authorization from the Registered Owner

ADDITIONAL SUBMITTALS BY PROJECT TYPE			
ADDITION (INCLUDING COVERED DECK)		SECONDARY SUITE	
✓	Required Submittal	✓	Required Submittal
	Site Plan (a Real Property Report can be used) indicating proposed location, size and setbacks to property lines and other buildings on site		Site Plan (a Real Property Report can be used) indicating location and stall size of available parking on site
	Drawings of proposed addition		Floor Plan of proposed suite indicating room dimensions and uses, and location of doors and windows
UNCOVERED DECK		ACCESSORY BUILDING (SHED, GARAGE, GAZEBO, ETC.)	
✓	Required Submittal	✓	Required Submittal
	Site Plan (a Real Property Report can be used) indicating proposed location, size and setbacks to property lines		Site Plan (a Real Property Report can be used) indicating proposed location, size and setbacks to property lines and other buildings on site
	HOME OCCUPATION		Accessory Building Details Sheet (separate form*)
✓	Required Submittal		Drawings of proposed building (optional) indicating overall height
	Home Occupation Supporting Information (separate form*)		
NEW HOME CONSTRUCTION			
✓	Required Submittal		
	Surveyor's Plot Plan (Hard Copy or Digital) showing lot elevations, sanity service & storm sewer invert and driveway location		
	Two (2) Hard Copies or Digital Copy of Drawings including floor and elevation plans		
	Proof of New Home Warranty Insurance		
	Proof of Provincial Builder Licensing		

*Separate forms can be obtained on our website or by contacting Planning & Development at (780) 349-4444

Development Permit Application Form

Development Application No.: _____

Office use only

Application Fee: _____ DB MC VISA CHQ CSH Receipt Number: _____ Land Use District: _____
Date Received: _____ Rec'd By: _____ Deemed Complete: _____ DC By: _____

IMPORTANT: THIS IS NOT A BUILDING PERMIT

Any approvals granted regarding this application does not excuse the applicant from complying with the requirements of any Federal, Provincial or other Municipal Legislation or the conditions of any easement, restrictive covenant or agreement affecting the buildings or lands.

Applicant/Landowner Information

Applicant Name: _____ _____ Mailing Address: _____ City: _____ Postal Code: _____ Ph: _____ Cell: _____ Email _____	(if different from Applicant) Registered Owner Name(s): _____ _____ Mailing Address: _____ City: _____ Postal Code: _____ Ph: _____ Cell: _____ Email _____
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Project Location

Municipal Address			Roll Number			
Lot(s)	Block	Plan	Section	Township	Range	Meridian W4

Proposed Development Information

Existing Use of Land or Building(s) on the Property:

Describe Proposed Development:

Signature

I/We hereby make application for a development permit under the provisions of the Town of Westlock Land Use Bylaw 2015-02 in accordance with the plans and supporting information submitted herewith and which forms part of this application.

I/We agree that in the event of a Development Permit being granted for this application, I/We will comply in all respects with the conditions subject to which it is granted and any Bylaws or legislation pertinent to this application and to the proposed use.

Applicant Signature

Property Owner Signature

Print Name

Print Name

The personal information provided by you is being collected under the authority of the *Municipal Government Act* and will be used for the purposes under that Act. The personal information that you provide may be made public, subject to the provisions of the *Freedom of Information and Protection of Privacy Act* (FOIP). If you have any questions about the collection, use, and disclosure of this information, please contact the FOIP Coordinator at the Town of Westlock at 780-349-4444.

*All development and construction that occurs prior to permit issuance is subject to a penalty which amounts to double the current permit fee. A Stop Work Order may also be issued.

DEVELOPMENT SERVICES FEE SCHEDULE

DEVELOPMENT PERMIT APPLICATION FEES

Residential

Major Development Permit	\$100.00
Home Occupation, Demolition and Minor Development Permit	\$50.00
Variance or Discretionary Use	\$50.00 in addition to regular permit fee
Development commenced prior to application	Double fees apply

Non-Residential

Major Development Permit	\$100.00 + \$0.10/sq. ft.
Minor Development Permit	\$150.00
Variance or Discretionary Use	\$100.00 in addition to regular permit fee
Change of Use or Intensity	\$100.00
Demolition	\$100.00
Development commenced prior to application	Double fees apply

Development Deposit

\$5,000.00

*(required on any new residential, commercial or industrial developments.
Returned upon satisfactory compliance to all conditions)*

Signs

Permitted Use (Permanent)	\$75.00
Discretionary Use (Permanent)	\$50.00 in addition to regular permit fee
Temporary Portable Sign (3 months)	\$25.00
Temporary Portable Sign (6 months)	\$50.00
Temporary Portable Sign (12 months)	\$100.00
Development commenced prior to application	Double fees apply