

DEVELOPMENT PERMIT APPROVAL PROCESS

Before the Application



Consult with your Municipal Development Officer



Application



Complete and submit the application



Considering the Application



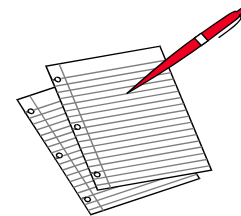
The application is reviewed by the Municipal Planning Commission; 40 days to make the decision.

Decision



MPC can approve, approve with conditions or refuse application

After the Development Permit



After the Development Permit is granted, other permits are required before processing

Appealing the Decision



Appeal can be made by applicant or person affected by the proposal to the SDAB within 14 days of publication of decision

M. D. OF OPPORTUNITY No. 17



Box 60
Wabasca, Alberta
TOG 2K0
PH: 780-891-3778
FAX: 780-891-3772

Box 50
Red Earth Creek,
Alberta TOG 1X0
PH: 780-649-3427
FAX: 780-649-3440

Box 22
Calling Lake,
Alberta TOG OK0
PH: 780-331-3860
FAX: 780-891-3950

No development other than that designed in the Land Use Bylaw shall be undertaken with the Municipal District of Opportunity No. 17 unless an application for it has been approved and/or development permit has been issued. The Land Use Bylaw is available for viewing and for sale at the local MD offices during office hours.

Development Permit Application – Information Required

An application for a development permit shall be made to the Development Officer on the provided application form and shall be accompanied by:

1. The complete application form ensuring the following information is provided:
 - a) Name of registered land owner
 - b) Legal description
 - c) Existing USE of land
 - d) Description of the PROPOSED development
 - e) The estimated construction ~ improvement costs
 - f) The signature of the applicant and the landowner (if not the same)
2. A site plan showing the legal description and front, rear and side yard setbacks using the provided blank site plan or equivalent plan.
3. A floor plan that can be drawn on the site plan.
4. an application fee using the formula of \$20.00 per \$50,000.00 of estimated construction ~ improvement costs or portion thereof:

Example:	0 to \$50,000.00	= \$20.00 fee
	\$50,001.00 to \$100,000.00	= \$40.00 fee
	\$100,001.00 to \$150,000.00	= \$60.00 fee, etc.

Please allow yourself at least three to five weeks from date of submission to date of commencement of construction. Anyone proceeding with any development without a valid permit does so at his/her own risk. Any person who contravenes any provision of the Land Use Bylaw is, upon summary conviction, guilty of an offence and is liable to a fine for each offence of not more than \$10,000.00.

Also, please note that in addition to a development permit, you may be required to submit a building permit to an accredited inspection agency (*list provided by Development Officer*). All permit applications are available at the Wabasca MD office, Calling Lake Sub-office and Red Earth Creek Sub-office. If you require any assistance regarding development, please contact the MD office in your area.

NOTE: Development Applications will not be accepted unless all the information including the fee has been submitted.

APPLICANT'S SITE PLAN



Legal Description: _____

Comments: _____

(Please Indicate "North" On Your Site Plan)



M.D. of Opportunity
2077 Mistassiniy Road North
Box 60
Wabasca, AB T0G 2K0
Phone: 780-891-3778
Fax: 780-891-4283
Toll Free: 1-888-891-3778
mdopportunity.ab.ca

RIGHT OF ENTRY

FOR AN AUTHORIZED PERSON OF MUNICIPAL DISTRICT OF OPPORTUNITY # 17 FOR THE PURPOSES OF A SITE INSPECTION OF THE LAND AFFECTED BY THE PROPOSED DEVELOPMENT APPLICATION WHICH IS ATTACHED.

I hereby give consent for an authorized person of **MUNICIPAL DISTRICT OF OPPORTUNITY # 17** to enter upon the land that is subject to a Development Application for the purposes of making a site inspection to evaluate the proposed development.

If you wish to be present at the time of site inspection, please check the following box .

If located on Crown Land area, Road Access Map must be provided.

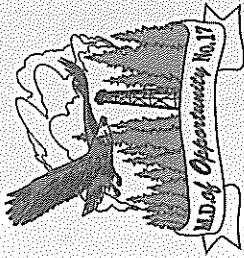
LEGAL DESCRIPTION _____

LAND OWNER'S NAME(S) _____

SIGNATURE: _____

SIGNED THIS _____ **DAY OF** _____, **200**__.

The personal information on this form is being collected for the purpose of processing this Application under the Authority of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions, please contact the M.D. # 17 FOIP Coordinator @ 780-891-3778



DEVELOPMENT PERMIT APPLICATION

FOR ADMINISTRATIVE USE	
APPLICATION NO.	
DATE RECEIVED	

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

I/We understand that this application will not be accepted without the following:

- (a) application fee;
- (b) site plan sketch that includes all relevant detail to the proposed development (e.g.: proposed and existing structures, property lines, creeks/ravines, parking and vehicle access, building plans, etc.)

APPLICANT INFORMATION		COMPLETE IF DIFFERENT FROM APPLICANT	
NAME OF APPLICANT		NAME OF REGISTERED LAND OWNER	
ADDRESS		ADDRESS	
POSTAL CODE	TELEPHONE (Res.)	POSTAL CODE	TELEPHONE (Res.)
	(Bus.)		(Bus.)

LAND INFORMATION				COMPLETE IF DIFFERENT FROM APPLICANT			
Legal description of proposed development site:							
QTR./L.S.	SEC.	TWP.	RG.	M.	REGISTERED PLAN NO.	BLOCK	LOT
				OR			
Size of the proposed development site:							
LENGTH		WIDTH		Number of:		ACRES OR HECTARES	
<input type="checkbox"/> ft.	<input type="checkbox"/> m.	<input type="checkbox"/> ft.	<input type="checkbox"/> m.				
Describe the existing use of the land:							

DEVELOPMENT INFORMATION	
Describe the proposed use of the land: _____	
Check (✓) any proposed use(s) not identified above:	
<input type="checkbox"/> Sign(s)	<input type="checkbox"/> Culvert(s)/Road access point(s)
<input type="checkbox"/> Dwelling unit(s)	<input type="checkbox"/> Accessory structure(s)/use(s)
<input type="checkbox"/> Home occupation(s)	<input type="checkbox"/> Commercial or industrial structure(s)/use(s)
Indicate the proposed setback from the property line:	
FRONT YARD <input type="checkbox"/> ft. <input type="checkbox"/> m.	REAR YARD <input type="checkbox"/> ft. <input type="checkbox"/> m.
	SIDE YARD (1) <input type="checkbox"/> ft. <input type="checkbox"/> m.
	SIDE YARD (2) <input type="checkbox"/> ft. <input type="checkbox"/> m.
The land is adjacent to: <input type="checkbox"/> A Primary Highway <input type="checkbox"/> A Secondary Highway <input type="checkbox"/> A District Road	
Estimate the project:	
A. COMMENCEMENT DATE	B. COMPLETION DATE
C. CONSTRUCTION COSTS	
Attached is: (a) Site Plan: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A; (b) Floor Plan: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

DECLARATION	
I/WE HEREBY DECLARE THAT THE ABOVE INFORMATION IS, TO THE BEST OF MY/OUR KNOWLEDGE, FACTUAL AND CORRECT.	
NOTE: Signature of Registered Land Owner Required if different from Applicant	SIGNATURE OF APPLICANT
DATE	DATE
DATE	SIGNATURE OF REGISTERED LAND OWNER

LAND USE CLASSIFICATION:		FOR ADMINISTRATIVE USE ONLY	
FEE ENCLOSED: <input type="checkbox"/> Yes <input type="checkbox"/> No	AMOUNT: \$	RECEIPT NO.	