



Taiga Nova Commercial and Industrial

DEVELOPMENT PERMIT APPLICATION CHECKLIST

This checklist of application submission requirements shall be **completed** and **attached** to your Development Permit application. All of the required information is necessary for the review of the application and for a timely decision to be rendered. To expedite the evaluation, staff have been instructed to accept **only** complete applications, which require:

- **All** application submission requirements to be included in the application; and,
- All application submission requirements to be **clear, legible, and precise**, and to be prepared to professional drafting standards.

Should the above be considered inadequate by staff, the application shall be deemed **incomplete** and will not be reviewed until the requirements have been satisfied.

All boxes shall be "CHECKED" and information indicated attached to the application.

OFFICE ✓ x	APPLICATION SUBMISSION REQUIREMENTS
<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> 1. Pre-Application Meeting Required: Please be advised that a pre-application meeting is mandatory prior to the formal submission of a Development Permit Application. The pre-application requirements are attached and outline the level of detail required.
<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> 2. Site Plan: shall be prepared by an Alberta Land Surveyor and/or Engineering Firm, shall be no more than one (1) year old at the time of application, and shall provide the following information:
<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> Standard Information: shown on all plans as per the "How to Draw a Site Plan and Floor Plan" document
	<input type="checkbox"/> Parking Stall Calculations: Written information provided on this plan shall include parking stall requirement calculations
	<input type="checkbox"/> Lighting: information on the level of illumination and where lighting may affect adjacent residential properties
<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> Information on the Plan:
	<input type="checkbox"/> Location of proposed building and any existing structures with dimensions to all property lines. Where a building is not set perpendicular to a property line, a minimum of two dimensions from one side to the adjacent property line is required
	<input type="checkbox"/> Location and dimensions of the property lines and land uses of adjacent properties
	<input type="checkbox"/> Location of all additional structures including, but not limited to, street lights, utility pedestals, retaining walls, fences, sidewalks, and other physical features
	<input type="checkbox"/> Dimensions of proposed parking areas, location of barrier free stalls, entrances and exits onto municipal roads, fire department access routes, off street loading areas, location of drive-thru queuing lanes, etc.
	<input type="checkbox"/> Dimensions and locations of adjacent boulevard areas (from property line to back of road curb or sidewalk), pedestrian crosswalks, sidewalks, and transit stops
	<input type="checkbox"/> Location of garbage collection facilities and snow stockpiling location(s)
	<input type="checkbox"/> Dimensions of the proposed Building Footprint and any existing structures: including existing and proposed boxouts, cantilevers, open or covered decks, verandas, landings and stairs. Indicate with a note or line weight variation the foundation wall versus boxouts or cantilever



<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Illustrate and provide dimensions of all registered easements and rights of ways on the property and reference registered plan number
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. Building Plans: Plans shall be properly drafted to scale and contain the following information:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Standard Information: shown on all plans as per the <i>"How to Draw a Site Plan and Floor Plan"</i> document
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Floor Plans for ALL Floors (upper, main, and basement) including: <ul style="list-style-type: none"> <input type="checkbox"/> Dimensions of exterior wall space (including cantilevers and projections) <input type="checkbox"/> Layout and dimensions of interior spaces including labeling of their uses <input type="checkbox"/> Locations of fire water supply, fire department, connection, fire alarm control panel, and firefighter entrance(s) <input type="checkbox"/> If a Food Service, Restaurant or Drinking Lounge is proposed, include a seating plan which clearly delineates, and provides areas and dimensions of the spaces to which the public will have access for the consumption of food or beverages <input type="checkbox"/> Locations of fire water supply, fire department, connection, fire alarm control panel, and firefighter entrance(s)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Building Elevations (including front, sides, and rear) indicating: <ul style="list-style-type: none"> <input type="checkbox"/> Building height (finish grade to: underside of eave, top of roof peak and each floor) <input type="checkbox"/> Roofing materials and roof pitch <input type="checkbox"/> Description and colour illustration of exterior finishing materials <input type="checkbox"/> Location of all proposed openings (doors, windows) <input type="checkbox"/> Dimensions of eaves
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4. Grading Plans: <ul style="list-style-type: none"> <input type="checkbox"/> Existing and/or Approved Subdivision Grades along all property lines <input type="checkbox"/> Proposed elevations at the corners of all proposed structures <input type="checkbox"/> Proposed slopes and grades (indicated as a percent) <input type="checkbox"/> Spot elevations throughout the site on both paved and soft landscape surfaces demonstrating positive and effective drainage <input type="checkbox"/> The location of all catch basins onsite with rim elevation <input type="checkbox"/> The extent of any onsite water retention areas <input type="checkbox"/> Location and heights of existing and proposed retaining walls
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. Servicing Plans: <ul style="list-style-type: none"> <input type="checkbox"/> Location of all existing services on site and on adjacent lands that may be affected by this development <input type="checkbox"/> Proposed location of all deep services including water, storm, and sanitary services. <input type="checkbox"/> Include information on service sizes, pipe length and slopes, rim and invert elevations on all manholes and catch basins <input type="checkbox"/> Proposed location of all shallow utilities including telephone, cable, power and gas services including proposed locations of all transformers and other appurtenances <input type="checkbox"/> Please refer to the Regional Municipality of Wood Buffalo Engineering Servicing Standards for more information <ul style="list-style-type: none"> <input type="checkbox"/> Verify fire flows at the water source are in compliance
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6. Detailed Landscape Plan
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Standard Information: shown on all plans as per the <i>"How to Draw a Site Plan and Floor Plan"</i> document



<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> Detailed Information: shall be placed within a Title Block on the plan <ul style="list-style-type: none"> <input type="checkbox"/> Landscape area calculations <input type="checkbox"/> Required tree and shrub ratio calculations as per Land Use Bylaw 99/059 <input type="checkbox"/> Proposed tree and shrub ratio calculations
<input type="checkbox"/> <input type="checkbox"/>	<ul style="list-style-type: none"> <input type="checkbox"/> Itemized cost estimate for all landscaping materials and labour <input type="checkbox"/> Detailed installation notes of vegetation and street furniture based on the RMWB Engineering Servicing Standards 10.4.9 <input type="checkbox"/> Method of watering (include irrigation plans and/or location of water bibs on buildings if applicable) <input type="checkbox"/> Plant list includes botanical and common name, size, condition and quantity columns (as per Section 72 of the RMWB Land Use Bylaw) <input type="checkbox"/> Plants must be hardy to Zone 2, drought tolerant, and should not include any species from the RMWB Engineering Servicing Standards 10.4.9 Banned Tree List <input type="checkbox"/> Information on the Plan: <ul style="list-style-type: none"> <input type="checkbox"/> Location of all existing buildings and structures with dimensions to all property lines. Where a building is not set perpendicular to a property line, a minimum of two dimensions from one side to the adjacent property line is required <input type="checkbox"/> Location and dimensions of the property lines and land uses of adjacent properties <input type="checkbox"/> Location of all additional structures including street lights, utility pedestals, retaining walls, fences, sidewalks, playgrounds, and other physical features <input type="checkbox"/> Surface treatments of all areas both hard and soft (i.e. mulch, stone, concrete, etc.) <input type="checkbox"/> Pedestrian pathways and connections to off-site routes <input type="checkbox"/> Existing and proposed site grading <input type="checkbox"/> All storage areas (snow, garbage, and goods) <input type="checkbox"/> Existing plant material drawn and labeled <input type="checkbox"/> Proposed plant material drawn to scale based on mature canopy size <input type="checkbox"/> Proposed plants labeled with a key, cross-referenced to a plant list <input type="checkbox"/> Proposed location and dimensions of street furniture <input type="checkbox"/> Illustrate and provide dimensions of all registered easements and rights of ways on the property and reference registered plan number
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> 7. Environmental Management Plan <ul style="list-style-type: none"> <input type="checkbox"/> Describe how the facility will avoid, in the case of flood, release of a substance in an amount, concentration or level or at a rate of release that causes or may cause adverse effect to the environment <input type="checkbox"/> Development Authority may require the Environmental Management to address: <ul style="list-style-type: none"> <input type="checkbox"/> Materials and solid waste <input type="checkbox"/> Liquid waste <input type="checkbox"/> Noxious odours <input type="checkbox"/> Noise and vibration <input type="checkbox"/> Energy efficiency <input type="checkbox"/> Traffic
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> 8. Construction Management Plan: Describing how the following goals will be addressed: <ul style="list-style-type: none"> <input type="checkbox"/> Minimize waste, e.g. by selecting products that confirm to required material dimensions



			<input type="checkbox"/> Separate waste materials for recycling where possible <input type="checkbox"/> Manage hazardous materials and wastes <input type="checkbox"/> Minimize construction truck traffic <input type="checkbox"/> Minimize health impacts of indoor air quality on construction personnel <input type="checkbox"/> Maintain local water quality by minimizing pollution
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9. Copy of Current Certificate of Title(s): no more than 30 days old at time of application: <input type="checkbox"/> May be obtained from Alberta Registries Office. If Applicant is not the registered owner, a letter of authorization from the owner shall accompany the Certificate of Title. If the land is registered as a numbered company, the names of the principals of the numbered company shall be supplied <input type="checkbox"/> Please Note: additional documents including, but not limited to, copies of any Restrictive Covenants, Caveats, Utility Rights-of-Way, or Easements, may be required at the discretion of the Development Officer
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10. Abandoned Well Site Information: If the new structure is larger than 47 square metres (505.904 square feet): <input type="checkbox"/> A map shall be provided from Alberta Energy Regulator's (AER) Abandoned Well Viewer to confirm: <ol style="list-style-type: none"> 1. The location of abandoned wells on the land, and 2. Confirm that the land is not affected by abandoned wells The AER's Abandoned Well Viewer is available on www.aer.ca or contact the AER Customer Contact Centre at 1-855-297-8311 or e-mail inquiries@aer.ca or mail Information Services, AER, Suite 1000, 250 – 5 Street SW, Calgary AB, T2P 0R4. The new structure shall be setback a minimum of 5 metres from all abandoned well sites
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11. Applicable Fees: Fees outlined in the Land Use Bylaw 99/059. Development fees shall be made payable to the Regional Municipality of Wood Buffalo
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12. Miscellaneous Information: any other information deemed necessary by the Development Authority to properly evaluate the application. The following information <u>may</u> be required: <ul style="list-style-type: none"> <input type="checkbox"/> Fencing Details: including screening for garbage collection areas, etc. <input type="checkbox"/> Phasing Plan: if the proposed development is to be phased (portions are to be occupied prior to the completion of the entire development) include a plan showing the sequence of the phases and the area in which each phase encompasses <input type="checkbox"/> Traffic Impact Assessment <input type="checkbox"/> Detailed Studies: studies showing the potential impact of the proposed development on traffic patterns, utilities and drainage in the area <input type="checkbox"/> Geotechnical Report(s): covering such aspects as slope stability, soils, etc. <input type="checkbox"/> Flood Plain Information: if located within the flood hazard area as identified by section 61 of the Land Use Bylaw, detailed plans or engineering studies showing engineered flood protection measures <input type="checkbox"/> Detailed Studies: studies showing potential impact of the proposed development on utilities, drainage or others as required <input type="checkbox"/> Colour photographs of the site in its current state. <p>PLEASE NOTE: For any building greater than 600m² in gross floor area a sprinklered fire suppression system will be required as per the Alberta Building Code and Alberta Fire Code.</p>
<p>The personal information on this form is authorized under Section 4(c) of the <i>Protection of Privacy Act</i> and is managed in accordance with the Act. The personal information will be used as contact information and to process your application. If you have questions about the collection or use of your personal information, please contact PULSE at 780-743-7000, 1-800-973-9663, or online at rmwb.ca/pulse.</p>			



Development Permit Application Form

OFFICE USE ONLY

DP # _____

Fee: _____

Receipt No: _____

Purpose: A Development Permit Application is used to obtain approval to develop or use either land or a building within the RMWB. Developments exempt from requiring a development permit can be found in the Land Use Bylaw.

This Application Form shall be **complete** and include an attached Development Permit Checklist. Please Note:

- **NO DEVELOPMENT** shall commence without a valid Development Permit. Any work started prior shall be subject to a double fee penalty and further enforcement actions;
- An **Administrative Fee** will be withheld for any refunds. Please note that all applicable permit refunds will be issued by cheque only; and,
- Submission of a duly signed application form authorizes the Development Officer to enter the property to carry out inspections necessary for this development.

I/We hereby make application under the provisions of the Land Use Bylaw 99/059 for a Development Permit.

PLEASE PRINT

☐ **Applicant and Owner Information:**

Applicant Name: _____

Mailing Address: _____

Postal Code: _____

Daytime Phone: _____ Alternate: _____ Fax: _____

Email Address: _____

Registered Owner(s): _____

Mailing Address: _____

Postal Code: _____

Daytime Phone: _____ Alternate: _____ Fax: _____

Email Address: _____

☐ **Property Information**

Legal Land Description¹: Lot: _____ Block: _____ Plan: _____

Alberta Township Grid System: LSD _____ Sec _____ TWP _____ Range _____ W4M

Civic Address: _____

Project Description: _____

Has development commenced? ☐ Yes ☐ No



REGIONAL MUNICIPALITY
OF **WOOD BUFFALO**

Planning & Development Services
Regional Municipality of Wood Buffalo
Office: 9909 Franklin Avenue, Fort McMurray, AB T9H 2K4
T: 780-793-1043 E: permit.inquiries@rmwb.ca

Existing Use of Land or Building: _____
Size of Proposed Development (m²): _____
Estimated Construction Start Date: _____ End Date: _____
Estimated Construction Cost: _____

☐ **Detailed Property Information**

Lot Area: _____ Building Area²: _____
Accessory Coverage³: _____ Site Coverage⁴: _____
Building Type: _____ Number of Storeys: _____

☐ **Credit Card Information**

Credit Card #: _____ Card Type: _____
Card Holders Name: _____ Expiry Date: _____ CVV: _____

☐ **Registered Owner** (or person acting on the registered owner's behalf)

I, _____ hereby certify that

☐ I am the registered owner, or

☐ I am the agent authorized to act on behalf of the registered owner

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 this application.

Signature

Date

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² Total includes attached garages, cantilevers, decks, porches, and/or verandas

³ If applicable, note the area of the shed or detached garage

⁴ The percentage of the lot area covered by proposed and existing structures