

Application for Major Development Permit

This document is an application for a Development Permit for the development described below.

Applicant

KUMAR ARCHITECTURE
 Care of: DANIEL ENAOHWO
 307, 8215 - 112 STREET NW
 EDMONTON, ALBERTA CANADA T6G 2C8

Property Address(es) and Legal Description(s)

475 - MISTATIM WAY NW
 Plan 1821108 Blk 2 Lot 6

Scope of Application

To construct a Commercial building (CRU 101-106 & 108: General Retail Store, CRU 107: Child Care Services Use, CRU 109-111: Health Services Use).

Permit Details

Class of Permit:

Gross Floor Area (sq.m.): 1527.88

New Sewer Service Required: Y

Site Area (sq. m.): 3987.31

Contact Person:

Lot Grading Needed?: Y

NumberOfMainFloorDwellings:

Stat. Plan Overlay/Annex Area: (none)

I/We certify that the above noted details are correct.

Applicant signature: _____

Development Application Decision

No decision has yet been made.

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Major Dev. Application Fee	\$948.00			
Development Permit Inspection Fee	\$510.00			
Dev. Application Fee for GFA	\$1,056.00			
Lot Grading Fee	\$232.00			
Total GST Amount:	\$0.00			
Totals for Permit:	\$2,746.00	\$0.00		
(\$2,746.00 outstanding)				

THIS IS NOT A PERMIT

Important Information for Applicant

Personal information required by City of Edmonton application forms is collected under the authority of Section 33(a) and (c) of the Alberta Freedom of Information and Protection of Privacy (FOIP) Act. Your personal information will be used to process your application(s). Please be advised that your name, address and details related to your permit may be included on reports that are available to the public as required or allowed by legislation. If you have any questions, please contact a Service Advisor at the Edmonton Service Centre at 780-442-5054.

ADDITIONAL INFORMATION AND REQUIREMENTS REGARDING DEVELOPMENT PERMITS

1. Obtaining a development permit does not relieve you from responsibility for complying with:
 - a. the requirements of the Alberta Safety Codes Act,
 - b. the Alberta Regulation 204/2007 - Safety Codes Act - Permit Regulation,
 - c. the requirements of any other appropriate federal, provincial or municipal legislation,
 - d. the conditions of any caveat, covenant, easement or other instrument affecting a building or land.
(Refer to Section 5 of the Edmonton Zoning Bylaw, 12800 as amended.)
2. A development permit will expire in accordance to the provisions of Section 22 of the Edmonton Zoning Bylaw 12800 as amended.
3. Any Development Permit issued is subject to appeal by affected persons
4. When an application or a development permit has been refused by the Development Officer or by the Subdivision and Development Appeal Board, the plans and supporting material forming part of the application will be held for a period of thirty (30) days from the date of the notice of final decision, after which time they may be destroyed unless collected by the applicant.
5. IF YOU WISH TO APPEAL the decision of the Development Officer, you may do so within 21 days of the decision by completing and submitting a form available from the Secretary of the Subdivision and Development Appeal Board, (Phone 780-496-6079), or alternatively by a submission in writing stating the reason for appeal to the Secretary, Subdivision and Development Appeal Board, the Churchill Building, 10019 - 103 Avenue NW, Edmonton, Alberta T5J 0G9. An appeal fee is required and must be submitted with the appeal (confirm the fee requirements with the Board Secretary). For additional information on your right of appeal, please refer to Section 686 of the Municipal Government Act, R.S.A. 2000,

NOTE: The City of Edmonton does not conduct independent environmental checks of land within the City. If you are concerned about the stability of this property for any purpose, you should conduct your own tests and reviews. The City of Edmonton, when issuing a development permit, makes no representations and offers no warranties as to the suitability of the property for any purpose or as to the presence or absence of any environmental contaminants on the property.

ADDITIONAL INFORMATION AND REQUIREMENTS REGARDING BUILDING PERMITS

A BUILDING PERMIT MUST BE OBTAINED BEFORE STARTING ANY CONSTRUCTION

1. Construction must comply with the Safety Codes Act and the Alberta Building Code (2.2.10.9-Div C-Alberta Building Code 2014)
2. Every Building Permit will automatically lapse if active work is not started within 90 days from the date of issue with work continuing at a reasonable rate until completed. If a permit has lapsed, a new permit must be procured and fees paid before work is recommenced.
3. BEFORE COMMENCING DEMOLITION: All existing gas, electrical, water, steam and other services to the site must be disconnected and labeled as required by the service company or utility providing that service. Before starting an excavation, contact Alberta One-Call at 1-800-242-3447 (www.albertaonecall.com) to determine the location of any utility lines.
4. The approved drawings for which the building permit is issued must be available on the job for use of the Safety Codes Officer (Building Inspector) and no deviation from the drawings, including the site plans, shall be made without written approval from the permit issuing office.
5. An owner or a contractor shall provide written assurance from the person supervising construction that the construction was in compliance with the requirements of this code and any permits issued (2.2.13.6-Div C- Alberta Building Code 2014).
6. NO BUILDING OR PART THEREOF MAY BE OCCUPIED unless permission is granted by the Building Safety Codes Officer.(2.2.11-Div C-Alberta Building Code 2014.)
7. Surface Drainage and Landscaping must comply with the appropriate Bylaws and Acts.

FOR FURTHER INFORMATION and TO BOOK INSPECTIONS, dial 311 (outside Edmonton: 780-442-5311)

NOTE: Neither ...permits nor inspections... relieve the owner of a building from full responsibility for carrying out the construction...in accordance with the...Safety Codes Act” (2.2.10.9-Div C-Alberta Building Code 2014).