



TOWN OF FORT SMITH

Post Office Box 147, Northwest Territories, X0E 0P0
Phone: (867) 872-8400 Fax: (867) 872-8401

Application No. _____

Application Fee: _____

FORM A:

APPLICATION FOR DEVELOPMENT

I hereby make application under the provisions of the Town of Fort Smith Zoning Bylaw 794 for a Development Permit, in accordance with the plans and supporting information submitted herewith and which form a part of this application.

Applicant: _____ Telephone: _____

Mailing Address: _____

Civic Address to be Developed: _____

Zoning: _____ Lot# _____ Block# _____ Plan# _____ or Certificate of Title: _____

Registered Owner: _____ Telephone of Registered Owner: _____

Mailing Address of Registered Owner: _____

Existing Principal Building(s): (1) Length _____ m Width _____ m (2) Length _____ m Width _____ m

Existing Accessory Building(s): (1) Length _____ m Width _____ m (2) Length _____ m Width _____ m

Lot Width: _____ metres Lot Depth: _____ metres Lot Area: _____ square metres

Type of Lot (check one): Street Facing Corner Interior Other

Existing Use(s) of Property: _____

Proposed Use(s) of Property (if applicable): _____

PROPOSED DEVELOPMENT(S):

Check all applicable development(s) and provide details under following section number(s).

- 1. CONSTRUCTION
- 2. EXCAVATION
- 3. RELOCATION
- 4. DEMOLITION
- 5. SIGN

1. PROPOSED CONSTRUCTION

Proposed Use of Principal Building or Structure: _____

Proposed Principal Building: Floor Area: _____square metres Height: _____metres Storeys: _____

Yard Setbacks Front: _____metres Side(1): _____metres Side(2) _____metres Rear: _____metres

Percentage of Lot Area Covered by Existing and Proposed Principal Building(s): _____%

Off-Street Parking (if required): No. of Spaces: _____ Dimensions of Each Space: _____ x _____ metres

Off-Street Loading (if required): No. of Spaces: _____ Dimensions of Each Space: _____ x _____ metres

Proposed Use of Accessory Building or Structure: _____

Yard Setbacks: Nearest Side: _____metres Rear: _____metres Nearest Building: _____metres

Proposed Accessory Building: Floor Area: _____square metres Height: _____metres Storeys: _____

Percentage of Lot Area Covered by Existing and Proposed Accessory Building(s): _____%

Planned Construction Start Date: _____ **Planned Construction Finish Date:** _____

2. PROPOSED EXCAVATION

Length: _____metres Width: _____metres Depth: _____metres

Planned Excavation Start Date: _____ **Planned Excavation Finish Date:** _____

3. PROPOSED RELOCATION

Type of Building or Structure to be Relocated: _____

From: Lot# _____ Block# _____ Plan# _____ To: Lot# _____ Block# _____ Plan# _____

Proposed Route: _____

Planned Date of Move: _____

The following CONDITIONS apply to the relocation of buildings:

1. An irrevocable letter of credit or security deposit may be required to ensure the completion of any renovations set out as a condition of the approval of the permit.
2. A building shall not be relocated until after a Development Permit for building on the new site, if applicable, is issued.
3. For safety reasons, the applicant is responsible for NorthwesTel Inc., the NWT Power Corporation, the GNWT Department of Highways, and the Royal Canadian Mounted Police and advising them of the time of the move and the route.
4. The applicant is responsible for any damages which may occur as a result of this relocation.

4. PROPOSED DEMOLITION

Type of Building or Structure to be Demolished: _____

Demolition Methods to be Used: _____

Planned Demolition Start Date: _____ Planned Demolition Finish Date: _____

5. PROPOSED SIGN

Sign Dimensions: Height: _____ metres Width: _____ metres Thickness: _____ centimetres

General Description (Location, Materials, Supports, Lighting etc.):

Installation Contractor: _____ Business License No.: _____

Address: _____

Cost of Sign Construction and Installation: _____

Planned Installation Date: _____

ESTIMATED TOTAL COST OF ABOVE PROJECT(S) OR CONTRACT PRICE:

\$ _____

SIGNATURE BLOCK

Applicant's Signature

Date

PERMISSION FOR DEVELOPMENT

1. An application for a Development Permit shall be made to the Development Officer in writing on the form approved by resolution of Council and shall be accompanied by:
 - (a) a site plan in duplicate showing the building outlines, the legal description and the front, rear and side yard, if any, and any provisions for off-street loading and vehicle parking, access and egress points to the site and provision for landscaping and drainage;
 - (b) floor plans, elevations and sections at a minimum scale of 1: 100 in duplicate;
 - (c) sign drawing showing: message to be displayed on sign, construction of sign and support details, and site plan showing sign location in reference to lot lines and buildings;
 - (d) a statement of uses;
 - (e) a statement of ownership of land and interest of the applicant therein;
 - (f) the estimated commencement and completion dates; and
 - (g) the estimated cost of the project or contract price.

2. Each application for a Development Permit shall be accompanied by a fee calculated as follows:

<u>Cost of Project or Contract Price</u>	<u>Fee</u>
0 to \$5,000.00	\$50.00
\$5,000.01 to \$10,000.00	\$100.00
\$10,000.01 to \$20,000.00	\$150.00
\$20,000.01 to \$50,000.00	\$250.00
\$50,000.01 to \$100,000.00	\$350.00
Over \$100,000.00	\$350 plus \$3.50 per each \$1,000 over \$100,000.00

3. The Development Officer shall:
 - (a) receive, consider and decide on applications for a Development Permit for those uses, listed in Schedule "A", which constitute Permitted Uses in a zone and comply with the minimum standards for that zone and which have been assigned to him/her for consideration and decision;
 - (b) refer (along with his/her recommendations) all Development Permit applications for Permitted Uses, which have been assigned for its consideration and decision to Council (acting as the Development Officer).
 - (c) refer (along with his/her recommendations) all Development Permit applications for Conditional Uses to Council (acting as the Development Officer) for its consideration and decision.
 - (d) refer to the Council (acting as the Development Officer) at his/her discretion any application that, in his/her opinion should be decided by the Council.
 - (e) In making a decision, the Development Officer (or Council acting as the Development Officer) may approve the application unconditionally, or impose conditions considered appropriate (either permanently or for a limited period of time), or refuse the application.
4. It is the sole responsibility of the property owners to construct and maintain road access between their property line and the traveled portion of the street right-of-way, subject to the Zoning Bylaw 794 and the Town's engineering standards.