



Town of Strathmore
680 Westchester Road
Strathmore, AB T1P 1J1
(403) 934 3133
Mon – Fri 8:30am – 4:30pm

Development Permit Application Package

LOW DENSITY RESIDENTIAL AND SECONDARY SUITE
MULTI RESIDENTIAL
MULTI RESIDENTIAL SIGNAGE

Version 2 – June 4th, 2020



TOWN OF STRATHMORE

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 680 Westchester Road
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FORM 1 Application Form

Applications can be submitted electronically by emailing all required documents to: development@strathmore.ca or in person to the Development Services Counter at Town Hall

Applicant & Property Owner Information

Applicant			Property Owner (if different than Applicant)		
Phone			Phone		
Email			Email		
Mailing Address			Mailing Address		
Town/City	Province	Postal Code	Town/City	Province	Postal Code

Location of Development

Civic Address					
Legal Address	Lot	Block	Plan		

Description of Development

Describe the proposed development and all activities on the site.

Please Select All That Apply: <input type="radio"/> Low Density Residential (1-2 Units) <input type="radio"/> Multi Residential (3+ Units) <input type="radio"/> Multi Residential Signage	Land Use District:
	Permitted or Discretionary Use:
	Development Permit Application Fee:
For Office Use Only	
Roll #:	Development Permit #:
Building Permit Required? (Y/N)	Business License Required? (Y/N)

1. Failure to fully complete this form and/or supply the required information may delay your application.
2. Development Permit fees must accompany this application prior to its review.
3. A Development Permit does not become effective until the appeal period has expired or until any appeals have been heard and a decision has been rendered by the Subdivision and Development Appeal Board (SDAB).
4. If a decision has not been issued within 40 days of the date the application was deemed complete by Development Services, the application will be deemed to be refused. An appeal may then be made to the Subdivision and Development Appeal Board within 14 days.
5. A Development Permit shall be deemed void after 12 months of no progress.
6. A Development Permit is NOT a Building Permit or a Business License. Any approvals granted regarding this Development Permit application does not excuse the applicant from applying for the necessary Building Permits or Business Licenses, nor does it excuse the applicant from abiding by other applicable Municipal, Provincial, and/or Federal licenses or requirements.
7. This Development Permit does not override conditions of any easement, restrictive covenant, architectural controls, or agreements affecting the building and/or lands. The Applicant is still responsible to comply with any and all conditions affecting a building and/or land.

I have read, understood, and agree to the above information. The information I have provided is true, and to the best of my knowledge and abilities, is accurate and complete.

Owner/Applicant Signature

Date

*Application Screened for Completion By:
(Development Officer/Planner)*

Date



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FORM 2

Development Permit Application Checklist

All information in the following checklist must be attached to every Development Permit application. **THIS LIST MUST BE SIGNED AND SUBMITTED WITH THE APPLICATION FORM.**

Required Documentation and Information		
Applicant	Office	
<input type="checkbox"/>	<input type="checkbox"/>	Certificate of Title dated within 30 days of the date of your application submission
<input type="checkbox"/>	<input type="checkbox"/>	Copies of all instruments and documents registered on the Certificate of Title
<input type="checkbox"/>	<input type="checkbox"/>	Owner Authorization Form (see Form 3)
<input type="checkbox"/>	<input type="checkbox"/>	Right of Entry Form (see Form 3)
<input type="checkbox"/>	<input type="checkbox"/>	Lot Grading Plan, Site Drainage Plan, Development Site Servicing Plan (DSSP) (if required)
<input type="checkbox"/>	<input type="checkbox"/>	Development Permit Application Fee
<input type="checkbox"/>	<input type="checkbox"/>	Complete Site Plan (2 copies) that includes the following:
<input type="checkbox"/>	<input type="checkbox"/>	a. North Arrow and Key Map (showing adjacent properties within 50m of the site)
<input type="checkbox"/>	<input type="checkbox"/>	b. Address, Legal Description, Property Lines, Lot Area, Site Width, and Site Depth
<input type="checkbox"/>	<input type="checkbox"/>	c. Utility Rights-of-Way and Easements
<input type="checkbox"/>	<input type="checkbox"/>	d. Outlines of all buildings (including accessory buildings) with setbacks from property lines
<input type="checkbox"/>	<input type="checkbox"/>	e. Lot Grades and Site Drainage Information
<input type="checkbox"/>	<input type="checkbox"/>	f. Adjoining streets, sidewalks, curb cuts, retaining walls, fencing, and garbage collection
<input type="checkbox"/>	<input type="checkbox"/>	g. Parking, loading areas, drive aisles, circulation roads, driveway flares, vehicle maneuvering
<input type="checkbox"/>	<input type="checkbox"/>	h. Location of existing service lines, electric and gas metres, utility poles guy wires, hydrants
<input type="checkbox"/>	<input type="checkbox"/>	i. Landscaping Area, including existing and proposed trees, shrubs, and vegetation. Landscaping must be consistent with the Landscaping requirements in the Land Use Bylaw. <i>Note: Low Density applications must show, at minimum, one tree and must provide a Contractors Quote and 100% Landscaping Security unless otherwise stated by the Town.</i>
<input type="checkbox"/>	<input type="checkbox"/>	j. Lighting standards and building illumination. <i>Note: backlit fascia signage is prohibited in the CB District</i>
<input type="checkbox"/>	<input type="checkbox"/>	k. Public amenities located within six (6) metres of the subject property (see Form 4)
<input type="checkbox"/>	<input type="checkbox"/>	Complete Landscaping Plan (2 copies) for all Multi Residential sites 0.4 hectares or greater that includes the following:
<input type="checkbox"/>	<input type="checkbox"/>	a. Existing and proposed trees, shrubs, benches, and pathways on and adjacent to the site
<input type="checkbox"/>	<input type="checkbox"/>	b. Contractors Quote and 100% Landscaping Security. (Payable at the Building Permit Stage)

The Municipal Government Act authorizes requiring information for the purpose of a development permit application. The Freedom of Information & Protection of Privacy Act applies. If you have any questions, please contact the FOIP Coordinator at 403-934-3133.

<input type="checkbox"/>	<input type="checkbox"/>	Floor Plans (2 copies)
<input type="checkbox"/>	<input type="checkbox"/>	a. Total floor area (square metres)
<input type="checkbox"/>	<input type="checkbox"/>	b. Outline and dimensions of all buildings including projections, doors and windows
<input type="checkbox"/>	<input type="checkbox"/>	c. Location of all interior walls, service and mechanical rooms and labels on all rooms
<input type="checkbox"/>	<input type="checkbox"/>	d. Indoor and outdoor seating plans for all public use
<input type="checkbox"/>	<input type="checkbox"/>	Elevation Drawings (2 copies)
<input type="checkbox"/>	<input type="checkbox"/>	a. Building facades, including windows, doors, projections, architectural detail including colour and materials
<input type="checkbox"/>	<input type="checkbox"/>	b. Dimensions of buildings, including projections and labels for all external materials
<input type="checkbox"/>	<input type="checkbox"/>	c. Lot grades, building grades, and grade lines plotted on each façade of the building
<input type="checkbox"/>	<input type="checkbox"/>	d. Location and size of all rooftop mechanical equipment ad screening details
<input type="checkbox"/>	<input type="checkbox"/>	e. Elevation drawings showing facades, fences and retaining walls proposed for the site
<input type="checkbox"/>	<input type="checkbox"/>	Sign Drawings (2 copies) – only if applying for Multi-Residential signage
<input type="checkbox"/>	<input type="checkbox"/>	a. Copy to be placed on all signs
<input type="checkbox"/>	<input type="checkbox"/>	b. Height and dimensions of all signs
<input type="checkbox"/>	<input type="checkbox"/>	c. Colours and materials of all signage structures
<input type="checkbox"/>	<input type="checkbox"/>	d. Details of illumination (backlit fascia signage is prohibited in the CB District)
<input type="checkbox"/>	<input type="checkbox"/>	e. Labels on every element of the signage application
<input type="checkbox"/>	<input type="checkbox"/>	Off-Site Levies (if required)
<input type="checkbox"/>	<input type="checkbox"/>	Building Grade Slip (2 copies) in new subdivisions, this is issued and signed by the Developers Engineer/Builder
<input type="checkbox"/>	<input type="checkbox"/>	City of Calgary Growth Charge (if required)
<input type="checkbox"/>	<input type="checkbox"/>	Digital Copies of the Entire Application Package
<input type="checkbox"/>	<input type="checkbox"/>	Traffic Impact Analysis (if required for Multi-Residential)
<input type="checkbox"/>	<input type="checkbox"/>	Public Amenities Disclosure (see Form 4)
<input type="checkbox"/>	<input type="checkbox"/>	Site Contamination Disclosure (see Form 5)
<input type="checkbox"/>	<input type="checkbox"/>	Fire Safety Plan (see Form 6) Note: The Town will also accept this at the Building Permit stage

NOTE: The Development Officer/Planner may request additional information beyond the checklist requirements.

NOTE: By signing your name on the signature line below, you agree that all information submitted on this form is true.

Owner/Applicant Signature

Date

*Application Screened for Completion By:
(Development Officer/Planner)*

Date



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FORM 3

Right of Entry & Owner Authorization

All information in the following form must be filled-out and submitted with every Development Permit application.

OWNER AUTHORIZATION

I/We _____

Print name(s) of registered owner(s)

Being the registered owner(s) for _____

Legal description and/or municipal address of land

Do hereby authorize _____

Individual or firm making application

To submit a Development Permit application on our behalf for the above described property.

Owner Signature

Date

RIGHT OF ENTRY

I/We _____

Print name(s) of registered owner(s)/applicant(s)

Being the registered owner(s)/applicant(s) for _____

Legal description and/or municipal address of land

Do hereby authorize representatives of the Town of Strathmore to enter upon the subject lands for the purpose of site inspection(s) to evaluate the proposed development and to ensure compliance with any subsequent conditions in the event the Development Permit application is approved.

To submit a Development Permit application on our behalf for the above described property.

Owner/Applicant Signature

Date



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FORM 4

Public Amenities Disclosure

This form must be filled-out and submit as part of every Development Permit application.

PUBLIC AMENITIES DISCLOSURE

1. **Are there any Public Amenities or have Final Acceptance Certificates (FAC's) been issued by the Town of Strathmore for property adjacent to the proposed development?** Yes No
Please contact the Town of Strathmore's Development Services if you are unsure of the status of Final Acceptance Certificates in your neighbourhood.

2. If you answered YES to question #1, please provide a detailed description of each Town owned feature located within six (6) metres of the proposed development. Please ensure these features are included on the Site Plan submitted as part of your Development Permit Application. *E.g. benches, garbage cans, sidewalks, planter boxes, curbs, deep services, roadways, traffic control devices etc.*

3. **Are there public trees on the city lands within six (6) metres of the development site?** Yes No
If you answered 'yes', please complete the Tree Protection Plan Agreement and include a site plan.

4. Who will be submitting the Tree Protection Plan for this development? Applicant Owner Builder

Company Name _____

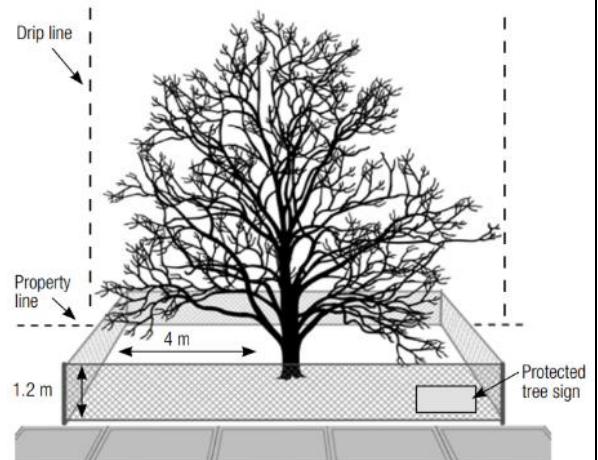
Contact Person _____ Phone _____ Cell Phone _____

Address _____ Email _____

TREE PROTECTION PLAN AGREEMENT

Please submit a signed copy of this agreement with your Tree Protection Plan. By signing this document and submitting it with a Tree Protection Plan, the applicant agrees to undertake the following actions during the development process:

- Follow all restrictions as described in the submitted Tree Protection Plan, pending approval by The Town of Strathmore.
- Notify all contractors working on site of the Tree Protection Plan and ensure they are aware of work restrictions within all tree protection zones.
- Install bright and durable tree protection barriers and signage around public trees.
- Ensure no work is carried out inside tree protection zones.
- Water trees at least once a week during development (more during temperate weeks).



Under the Tree Protection Bylaw 19-18, property owners are responsible for providing protection to public trees and are liable for the value of trees damaged or destroyed during the development process. Failure to follow the approved Tree Protection Plan can result in a \$500 fine. Offences such as removing or pruning a tree without authorization or securing objects to a public tree can result in a fine plus replacement value of the tree. For more information about the Tree Protection Plan and for copies of Tree Protection Bylaw 19-18, please visit strathmore.ca or contact 403-934-3133.

I, the owner , authorized agent , authorized consultant , state that, to the best of my knowledge, the information provided in the enclosed Public Tree Disclosure and Tree Protection Plan are accurate, complete and based on diligent inquiry and thorough inspection and review of all documents and other information reasonably available pertaining to the subject property. I have read the Tree Protection Plan outline and agree to follow all guidelines within it. I will carry out all development work in accordance with the approved Tree Protection Plan for my site.

Owner/Applicant Signature

Date



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FORM 5

Site Contamination Disclosure

Please be aware further site assessments may be required as part of the review of your application.

ACTIVE ENVIRONMENTAL SITE INVESTIGATIONS

1. Are you aware of any active environmental investigations for this site? *E.g. audits, assessments, tests, surveys or studies.*

YES

NO

2. If you answered YES to question #1 above, please provide a brief description of each environmental investigation.

HISTORICAL SITE REMEDIATION

3. Are you aware of any historical site remediation or a request for such to occur on this site? *E.g. audits, assessments, tests, surveys or studies.*

YES

NO

4. If you answered YES to question #3 above, please provide a brief description.

Owner/Applicant Signature

Date



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FORM 6 Fire Safety Plan

PLEASE CONTACT A PLANNER/DEVELOPMENT OFFICER TO DISCUSS THE REQUIREMENTS FOR YOUR FIRE SAFETY PLAN

All information in the following form must be part of a development application. Note: The Town will accept a Fire Safety Plan at the Development Permit or Building Permit stage of development.

- Alberta Fire Code 2014, Division B, Section 5.6. This Section applies to *buildings*, parts of *buildings*, and associated areas undergoing construction or demolition operations including renovations.
- Alberta Fire Code 2014, Division B, Section 5.6.1.3. (1)(2) Prior to the commencement of construction or demolition operations, a Fire Safety Plan shall be prepared for the site.

The Fire Safety Plan will be **site specific** and may be reviewed at any time by the *authority having jurisdiction*. (Fire Department – Fire Safety Codes Officer) Fire Safety Plan should be reviewed and updated as the construction site progresses. The (General) Contractor, as a representative of the owner, is responsible for the Fire Safety Plan until occupancy.

A Fire Safety Plan should include but is not limited to the following information.

1. Emergency Procedures to be used in THE EVENT OF AN EMERGENCY

- Sounding of the fire alarm (horn). Who is the designate and backup person
- Notify the fire department (911). Who is the designate and back up person
- Instruction for site personnel to follow when an alarm is sounded.
- Are exit routes clearly identified within the site or from floors.
- Designated gathering location, off site.
- List of personnel on site, updated and current - you should know who is on site.
- Person assigned to meet the fire department and give information.
 - Where is the fire or injury located on site
 - Is everybody on site accounted for
- Assigned site fire warden(s), various trades represented.
- Directions and training on confining or controlling the fire.

2. Training of site personnel on evacuation procedures including:

- Site orientation.
- Regular site fire safety meetings incorporated into regular safety meetings.
- Simulated fire drills as applicable and warranted.

3. Assigned site personnel responsible to install and maintain fire safety duties such as:

- Control of combustibles on the site and around the buildings.
- General site housekeeping.
- Removal of excess garbage material on a regular basis.
- Maintain separation of combustibles from open flame devices.
- Maintain clear unobstructed access for fire department apparatus and to hydrants.
- Maintaining and operation of at least one exit from every floor.
- Separation of access routes from materials stored on site, combustibles, etc.
- Parking of vehicles or delivery trucks directed so as not to obstruct fire department access to the site and buildings. (off-site parking and storage may be considered)

4. **Firefighting Services** – hydrant, Siamese, sprinkler, temporary access route
 - Installed, tested and activated at the start of construction
 - Maintained and accessible for fire fighters
 - Access to the building – listing primary and secondary access points
 - Firefighting services (standpipes, hydrants) are in place, are they accessible
 - Provide drawings showing location of firefighting systems as they are operational.
 - The site properly addressed and the sign visible and legible to emergency crews

5. **Fire Extinguishers:**
 - Sufficient numbers on site
 - Up to date, serviced within the last year
 - At or near gas or propane fuel operated equipment
 - Mounted, with proper signage, at exit locations or required travel distance on site
 - Adjacent to any hot works operations – cutting torch, welding or torching

6. **Hot works operations:**
 - The area shall be clear of flammable and combustible materials
 - Fire watch assigned during hot works operation and for a period of 60 minutes after its completion.
 - A final inspection of the hot works area 4 hours after completion
 - Are the hot works in the proximity of combustible or flammable materials, have provisions been made for protection of such materials by noncombustible materials, thermal barrier or other means.
 - Work being performed by trained or certified personal
 - A fire extinguisher present at all times
 - Proper ventilation, as required
 - Are there hot tar pits on site c/w extinguishers, trained personnel, and located away from combustible materials?

7. **Flammable and Combustible Storage**
 - Storage area separated from combustible material by 3m
 - Storage area locked and vented
 - Storage area protected from vehicular/ industrial motorized traffic
 - Portable pressurized (new or use) cylinders secured when not in use
 - Area have proper signage or placard in place
 - A current or updated list of dangerous goods on site
 - A portable extinguisher in close proximity to storage and work areas
 - Storage area away from egress and access routes to the site

8. **Security**
 - Is their 24-hour security on site, by locked gate, nightly rounds, or on-site provisions

9. **Contact Personnel**
 - Is there a list of names, addresses, and telephone numbers of persons to be contacted during non-operating hours or in emergency situations?

This information is being provided for the construction industry as an aid in preventing injury and fires in and around construction sites and to address life and property fire safety issues. Keeping in mind it is the **sole responsibility of the owner** or representatives of the owner to be aware of all regulations within the jurisdiction and to carry out or make provision to adhere to the various codes and standards applicable to their project or business.

For further information, assistance or to arrange for a site visit contact your local Fire Inspection Officer or the Authority Having Jurisdiction. (403)934-3022



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FORM 7

Secondary Suite Additional Checklist

Required Documentation and Information

<i>Applicant</i>	<i>Office</i>	
<input type="checkbox"/>	<input type="checkbox"/>	Layout of Secondary Suite (ex. doors, windows, bedrooms, living areas, appliances, heating etc.)
<input type="checkbox"/>	<input type="checkbox"/>	Dimensions of all rooms and windows (proposed and existing)
<input type="checkbox"/>	<input type="checkbox"/>	Location of Door Sticker Placement (must be visibly stuck to front door of primary dwelling)
<input type="checkbox"/>	<input type="checkbox"/>	Parking Plan (must demonstrate how parking minimums will be achieved per Land Use Bylaw)
<input type="checkbox"/>	<input type="checkbox"/>	Location of additional garbage bins on site (contact Utility Department for more information)
<input type="checkbox"/>	<input type="checkbox"/>	Secondary Suite Application Fee

NOTE: The Development Officer/Planner may request additional information beyond this checklist requirements.

NOTE: By signing your name on the signature line below, you agree that all information submitted as part of this form is true and accurate.

Owner/Applicant Signature

Date

*Application Screened for Completion By:
 (Development Officer/Planner)*

Date