

TOWN OF STONY PLAIN										PERMIT APPLICATION FORM							
LAND USE DISTRICT				TAX ROLL #				DEVELOPMENT PERMIT #				BUILDING PERMIT #					
<b>1. CONTACT INFORMATION</b>																	
<b>APPLICANT:</b>										ADDRESS:							
CITY:										PROV:						P/C:	
EMAIL:										PHONE:							
<b>CONTRACTOR:</b>										ADDRESS:							
CITY:										PROV:						P/C:	
EMAIL:										PHONE:							
<b>LANDOWNER(S):</b>										ADDRESS:							
CITY:										PROV:						P/C:	
EMAIL:										PHONE:							
<b>2. PROJECT ADDRESS &amp; LEGAL DESCRIPTION</b>																	
MUNICIPAL ADDRESS:										SUBDIVISION:							
Plan	Block	Lot	Quarter Section <input type="checkbox"/> NW <input type="checkbox"/> NE <input type="checkbox"/> SW <input type="checkbox"/> SE				Section	Township	Range	Meridian <input type="checkbox"/> W4 <input type="checkbox"/> W5							
<b>3. PROJECT DETAILS</b>																	
CURRENT USE/OCCUPANCY:										PROPOSED USE/OCCUPANCY:							
PROJECT START DATE:										ESTIMATED COMPLETION DATE:							
CONSTRUCTION VALUE:				BUILDER LICENCE # (If applicable):						NEW HOME WARRANTY #:							
<input type="checkbox"/> NEW CONSTRUCTION		<input type="checkbox"/> ADDITION		<input type="checkbox"/> RENOVATION				<input type="checkbox"/> ACCESSORY BUILDING									
<input type="checkbox"/> HOME OCCUPATION		<input type="checkbox"/> SECONDARY SUITE		<input type="checkbox"/> CHANGE OF USE				<input type="checkbox"/> DECK		<input type="checkbox"/> OTHER							
DESCRIPTION OF WORK AND PROPOSED USE:																	
<b>4. AUTHORIZATION</b>																	
<b>initial</b>		I acknowledge that construction of the building shall not proceed until the building and/or development permit is issued.															
<b>initial</b>		I am/represent the owner of the land and will be/represent the owner of the building for which I am submitting this permit application. I understand that any deviation from the scope of work or use described on this application and shown on the site plan and drawings provided as part of this application will require additional review and decision from the Municipality															
<b>initial</b>		Pursuant to the Municipal Government Act, I hereby authorize employees, representatives, and agencies acting on behalf of the Town of Stony Plain to enter the subject property, for the purpose of making a decision on this application and to conduct necessary inspections in connection to this development and/or building permit application.															
<b>initial</b>		The applicant agrees to protect and prevent from damage any public utilities or local improvements such as water shut-off valves, curbs, and curb stops, sidewalks, streets, lanes and municipal or environmental reserves, and to prevent excess soil being spilled on public streets, lanes and sidewalks. Any damage to public utilities or local improvements which, in the opinion of the Municipality, has been caused by the undersigned or servants, agents or contractors during the construction of the above subject development shall be repaired, restored or re-constructed to the satisfaction of the Municipality at no cost to the Town of Stony Plain.															
<b>initial</b>		The applicant agrees to prevent excess littering of the construction site. Construction litter and material will be properly maintained on the property on which construction is taking place and will not be permitted to spread to adjacent properties.															
<b>DATE:</b>				<b>NAME:</b>						<b>SIGNATURE:</b>							



**For Office Use Only**

**BUILDING PERMIT REVIEW – CONDITIONS/ADDITIONAL REQUIREMENTS**

REQUIRED INSPECTIONS: ☐ FOUNDATION/BACKFILL ☐ FRAMING ☐ INSULATION ☐ FINAL ☐ OTHER

**ADDITIONAL PERMITS CONTACT INSPECTIONS GROUP**

780 454 5048 OR QUESTIONS@INSPECTIONSGROUP  
ELECTRICAL - GAS - PLUMBING - PSDS - PUBLIC HEALTH - OTHER

**Refer to attached plan for Building Code requirements**

**Fees**

ISSUE DATE:	EXPIRY DATE:	M <sup>2</sup> x \$	\$
SCO Name (print): _____	Safety Codes Officer Signature: _____	M <sup>2</sup> x \$	\$
		M <sup>2</sup> x \$	\$
		M <sup>2</sup> x \$	\$
		M <sup>2</sup> x \$	\$
		M <sup>2</sup> x \$	\$
DOP #: _____		Building permit Subtotal:	\$
		Safety Code Levy:	\$
		<b>Total Fees:</b>	\$

**Municipal fees not subject to Safety Code Levy (NEW CONSTRUCTION ONLY)**

FEE TYPE:	FEE AMOUNT:	RECEIPT / AUTH:	DATE PAID:	PAYMENT METHOD:
Water sewer report:				
Lot grading inspection:				
Water meter deposit:				
Penalties:				
Municipality fees subtotal:				
Building permit fees subtotal:				
<b>Total Fees:</b>				

**DEVELOPMENT PERMIT CHARGES**

Development Permit:				
Variance/Discretionary Use:				
Development deposit (refundable):				
Development charges:				
\$ x ha				
Offsite Levies:				
\$ x ha				
Certificate of Title:				
Other:				
Other:				
Development Permit Fees Subtotal:				
<b>Total Fees:</b>				
<b>Total Combined Fees:</b>				

**NOTES:**



# Additional Information

## Application Fees

BUILDING PERMIT APPLICATION FEES	
<b>Single family &amp; semi-detached dwellings</b>	
Minimum Building Permit Fee, includes any Miscellaneous Building Permit Item (in ground swimming pool, hot tub, portable pool, deck, wheelchair ramp, minor solar panel installation, HVAC installation, wood stove fireplace, temporary structure like a tent)	\$150.00
New construction & additions	\$6.00/m <sup>2</sup>
Basement development & renovations or accessory building (attached or detached)	\$3.00/m <sup>2</sup>
Walk-out basement development & secondary suites	\$5.00/m <sup>2</sup>
Foundations of footing only	\$3.00/m <sup>2</sup>
Re-inspection fee (residential)	\$100.00/hr min
<b>Multi-family dwellings/Commercial/Industrial/Community Services &amp; Institutional</b>	
New construction, additions, renovations or tenant improvements	\$6.00/m <sup>2</sup>
Basement & other finished areas (incl. parkades) or accessory buildings	\$3.00/m <sup>2</sup>
Minor renovation (such as demising wall) or change of use	\$250.00
Re-inspection fee	\$250.00/hr min.
<b>Miscellaneous building permit fees</b>	
Water / sewer installation report (PWV)	\$50.00
DEVELOPMENT PERMIT APPLICATION FEES	
<b>New Construction</b>	
Single detached & semi-detached or row housing use (includes manufactured homes)	\$200.00 /unit
Comprehensively planned, multi-family dwelling or high-density residential use	\$200.00 + \$150.00/unit
Non-residential use (including additions)	\$500.00 + \$1.00/m <sup>2</sup>
<b>Miscellaneous</b>	
Other non-residential (decks, accessory building or use, demolition) or change of use	\$200.00
Other residential (decks, additions, accessory buildings, home occupations, renovations, demolitions, etc.)	\$150.00
Boulevard crossing (driveway widening)	\$100.00
Earthworks development permit or external agency applications or referrals	\$500.00
Minor sign (event, portable, fascia, etc.)	\$150.00
Major sign (billboard, freestanding, electronic message board, etc.)	\$200.00
<b>Safety codes consultation</b>	
Safety codes consultation service	\$150.00/hr min.
Building permit revision & extension	50% of BP fee
Penalty for beginning construction without permits	100% of BP fee
<b>Water meter deposit - full amount charged at installation</b>	
Single family residential	Market value
Multi-family residential	Market value
Commercial. Industrial, institutional	Market value
<b>Bylaw applications or amendments</b>	
New or major amendment to a statutory plan (includes municipal development plan, area structure plans or area redevelopment plan)	\$6000.00
Minor amendment to a statutory plan or new or amendment to non-statutory plan (includes land use bylaw amendment, road closure, change to reserve land, etc.)	\$4000.00
Re-submission fee or revision fee	\$1000.00



<b>Compliance Reports</b>	
Residential	\$150.00
Non-residential	\$250.00
Revised certificate (within six months of original compliance)	\$75.00
Rush service (completed within 3 business days)	100% of fee
<b>Development agreements and other agreements</b>	
Major development agreement (generally for subdivision applications)	\$5000.00
Minor development agreement (generally for development permit applications)	\$3000.00
Other agreements (easements, assignments, encroachments, etc.) or amending agreements	\$2000.00
<b>Subdivision and condominiums</b>	
Subdivisions or bare land condominium (includes remnant parcel and common property excludes municipal reserve and public utility lot)	\$1000.00 + \$300.00/lot or unit
Subdivision endorsement extension request (includes remnant parcel and common property excludes municipal reserve and public utility lot)	\$1000.00
Endorsement of subdivision or bare land condominium (includes remnant parcel and common property; excludes municipal reserve and public utility lot)	\$500.00 + \$300.00/lot or unit
Endorsements of traditional condominium (condominium conversions)	\$500.00 + \$40.00/unit
Re-submission/revision fee	\$1000.00
<b>Development security deposits</b>	
Development Security Deposit for a Major Development Permit (commercial industrial, institutional, comprehensively planned or high-density residential developments) or Earthworks	\$10,000.00
<b>Environmental &amp; Parcel assessment information requests</b>	
Environmental records search request	\$200.00/per parcel
District and land use confirmation letter	\$100.00
<b>Land title transactions</b>	
Land Title Request (new caveat postponement or discharge of a caveat)	\$150.00 + Land title fees
Land Title Instrument Search Request (certificate of title, caveat, etc.)	Land title fees
<b>Planning Documents (GST may be applicable)</b>	
Land use bylaw	\$100.00
Municipal planning document (municipal development plan, area structure plan, master plan, etc.)	\$50.00
Street map or land use map	\$20.00
<b>Refunds</b>	
Refund information available upon request	

## Frequently Asked Questions:

Why do I need a building permit?

Building permits are required to ensure the health and safety of residents and are regulated under the Safety Codes Act, Permit Regulations and the Alberta Building Code.