

TOWN OF GIBBONS
REQUIREMENTS FOR A DEVELOPMENT PERMIT

This is a summary of the material found in the Land Use Bylaw. For further clarification, please refer to the original Bylaw and/or the Development Authority.

The Development Authority requires three sets of plans & specifications which must include the following:

- (a) _____ Lot areas in square meters or square feet
- (b) _____ Area of existing buildings (to be in the same units as the lot area)
- (c) _____ Area of proposed buildings (to be in the same units as the lot area)
- (d) _____ Front, rear and sideyard setbacks
- (e) _____ Legal description of property
- (f) _____ All property lines, designated as property lines and dimensioned
- (g) _____ Size and location of proposed building(s) dimensioned to property lines, existing buildings and other structures where applicable
- (h) _____ Floor plans showing all cantilevers (including floor, bay windows, fireplaces, eaves, etc.) elevations and exterior finish and truss plans
- (i) _____ Utilities, site drainage and finished lot grades
- (j) _____ Easements and utility rights-of-way labeled and dimensioned
- (k) _____ All drawings must be drawn to scale on plan
- (l) _____ Description and location of any other physical features
- (m) _____ Rough Grade Plan & Drainage Plan (developer to supply)
- (o) _____ Site Plan

Site plans will be accepted if dimensioned in either metric or imperial units of measure **but not a combination of both**. Plans must be endorsed with a certified Engineer's stamp of approval and/or an Alberta Land Surveyor.

PLEASE NOTE

- (n) _____ The applicant will provide in writing to the Town of Gibbons confirmation that any accessory building is not be constructed over the primary gas line on the property. ATCO Gas defines the primary gas line as the line running from property line to the meter on the house.

FOR NEW HOUSE CONSTRUCTION ONLY!!

It is the builder's responsibility to contact Gary Spitzig, Director of Development and Marketing at 923-3331 to arrange a pre-lot inspection on the property. No work is to commence until this meeting takes place.

PLEASE BE AWARE THAT ANY APPLICATION THAT DOES NOT INCLUDE EVERYTHING LISTED ABOVE WILL BE HELD UNTIL THAT INFORMATION IS RECEIVED BY THE TOWN OF GIBBONS