

City of Dawson

APPLICATION FOR A DEVELOPMENT PERMIT

Permit No. _____

Please see the reverse side for guidelines before completing this form. Zoning and Historic Control Bylaw 97-25

Development Address: _____

Legal Description: _____

Registered Owner: _____

Authorized Agent: _____

Business Name: _____

Mailing Address: _____

Phone No. _____ Fax No.: _____

Lot Size: _____ Existing Use: _____ Zoning: _____

- Type of Development:
- New Building(s)
 - Alterations
 - Sign
 - Addition(s)
 - Change of Use
 - Other (Specify) _____

Proposed Development: _____

Supporting materials attached: _____

I/We hereby give my/our consent to allow Council or a person appointed by its the right to enter the above land and/or building(s) with respect to this application only:

I HAVE READ AND UNDERSTAND THE CONDITIONS PRINTED ON THE REVERSE SIDE OF THIS FORM.

SIGNATURE OF APPLICANT(S): _____

SIGNATURE OF OWNER(S): _____

IMPORTANT-THIS IS NOT A BUILDING PERMIT.

THIS SECTION FOR OFFICE USE ONLY			
Zoning	<input type="text"/>	<input type="checkbox"/> Permitted Use	<input type="checkbox"/> Discretionary Use
Value of Development	<input type="text"/>	Fees	<input type="text"/> Date Received <input type="text"/>
Date Approved	<input type="text"/>	<input type="checkbox"/> Approved	<input type="checkbox"/> Refused
Subject to/Reasons: _____			
Signature: _____		Date: _____	

**IT IS IMPORTANT TO READ AND UNDERSTAND THE FOLLOWING INSTRUCTIONS PRIOR TO COMPLETING THE ATTACHED APPLICATION FORM.
BE SURE TO CONTACT THE CITY SHOULD YOU HAVE QUESTIONS REGARDING THE POINTS LISTED BELOW**

1. Every application for a development permit shall be submitted in complete form, accompanied by the appropriate fees set forth pursuant to the Zoning and Historical Control Bylaw 97-25
2. The Development Officer may require an applicant to include the following support information when submitting an application for a development permit:
 - i) a site plan indicating:
 - legal description, setbacks, and yard distances of the proposed and existing development relative from property lines;
 - location of off-street loading and parking;
 - all property lines and easements;
 - lot grading or foundation elevation;
 - roads, water bodies, topography, vegetation, and other physical features of the land to be developed; and
 - north arrow and scale.
 - ii) Floor plans, elevations, and sections at a minimum scale of 1:200 or such other scale as required by a Development Officer, and
 - iii) In an historic overlay district, drawings which depict architectural style, use of building materials, siting and set backs common in the City during and immediately following the Klondike Gold Rush of 1898, elevations of formations and all stories in commercial districts relative to the crown of the adjacent street, details of all doors, door frames, windows, window frames and eaves of all facades.
 - iv) In addition, the Development Officer may require the following:
 - geotechnical studies to support the proposed development;
 - an approved onsite sewage disposal system in areas not presently serviced by the City's piped sewer system;
 - parking and traffic study;
 - landscaping site plan; and
 - a surveyor's certificate to verify the location of a development.
 - b) An application shall not be considered to have been received until all requirements above have been submitted to the satisfaction of a Development Officer.
 - c) Notwithstanding b) above, a Development Officer may consider an application if, in a Development Officer's opinion, the development is of such a nature as to enable a decision to be made on the application without all of the required information.
3. Failure to complete this form and to supply the required support information may result in delays in the processing of the application.
4. A permit issued in accordance with the notice of decision is valid for a period of twelve (12) months from the date of issue. If at the expiry of this period the development has not been commenced or carried out with reasonable diligence or at any time the development has been discontinued for a period of six (6) months, or has not been actively carried out for a period of six (6) months, this permit shall be null and void.
5. A permit granted under the provisions of the Bylaw does not become effective until fourteen (14) days after the date of issued of the notice of decision, in accordance with the appeal process outlined in items 6,7,8 and 9, below.
6. Where an appeal is made within the fourteen (14) day period outlined in item 5 above by a person claiming to be affected by the approval or refusal of an application for development, a development permit which has been granted shall not come into effect until the appeal has been determined and the permit confirmed, modified or nullified by the Board of Variance.
7. An application for a development permit shall be deemed to be refused when a decision is not made by the Development Officer within forty (40) days after the receipt of the application in its complete and final form by a Development Officer, and the person claiming to be affected may appeal in writing as though he had received refusal at the end of the period specified in the clause.
8. If an application is refused the applicant may exercise the right of appeal. Written notice of appeal must be submitted to the Board of Variance within fourteen (14) days after the notice of the decision is given. The Board of Variance will then give reasonable notice of the appeal hearing to the appellant and those, who in the opinion of the Board of Variance, may be affected.
9. A decision of the Board of Variance is binding on all parties, and all persons are subject to the provisions of The Municipal Act, as amended. However, a decision of the Board of Variance may be appealed to Council by the applicant, or any other person within 30 days after the date of decision.

ALL INFORMATION AND DESIGN CRITERIA AS IT RELATES TO THE APPLICATION FOR A DEVELOPMENT PERMIT SHALL BE IN CONFORMANCE WITH THE PROVISIONS OF ZONING AND HISTORICAL CONTROL BYLAW 97-25 AND ANY AMENDMENTS THERETO.