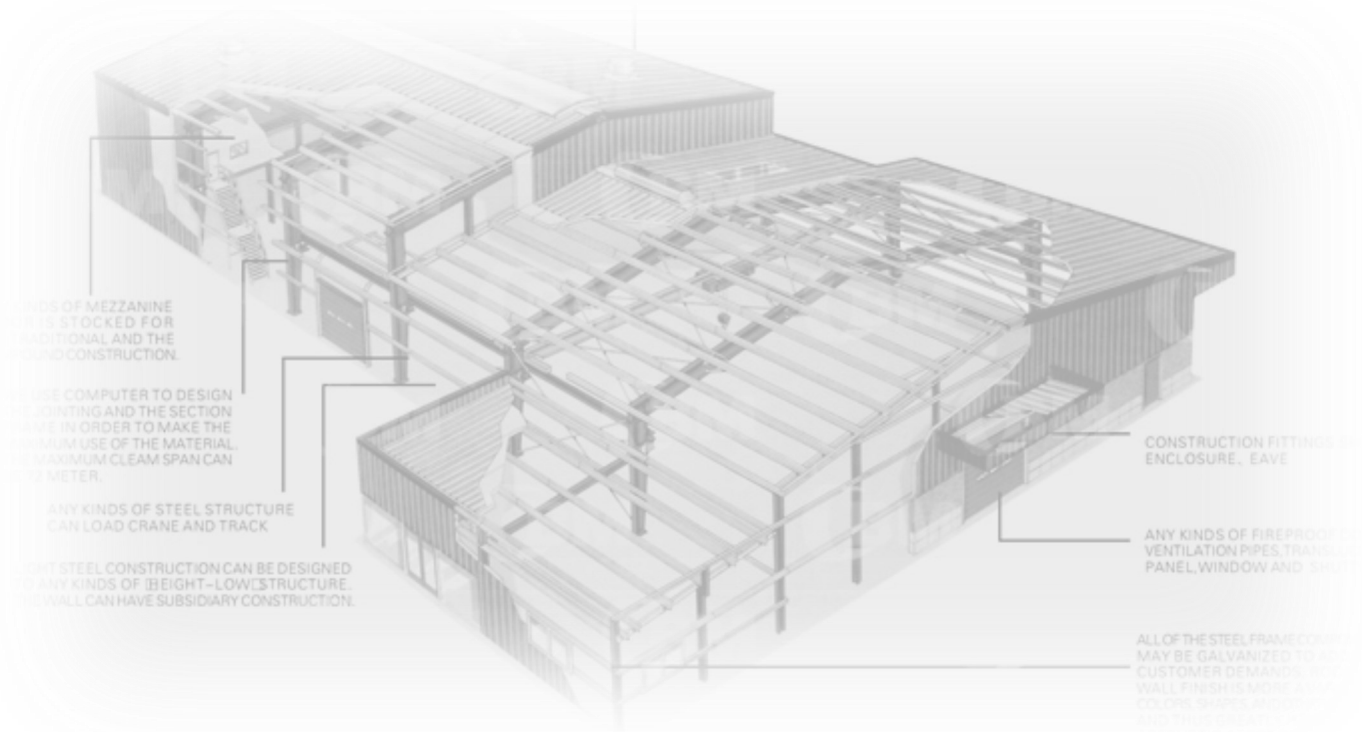




# Commercial Industrial Package



ANY KINDS OF MEZZANINE  
WORK IS STOCKED FOR  
TRADITIONAL AND THE  
GROUND CONSTRUCTION.

WE USE COMPUTER TO DESIGN  
THE JOINTING AND THE SECTION  
FRAME IN ORDER TO MAKE THE  
MAXIMUM USE OF THE MATERIAL.  
THE MAXIMUM CLEAR SPAN CAN  
BE 30 METERS.

ANY KINDS OF STEEL STRUCTURE  
CAN LOAD CRANE AND TRACK

LIGHT STEEL CONSTRUCTION CAN BE DESIGNED  
TO ANY KINDS OF HEIGHT-LOW STRUCTURE.  
THE WALL CAN HAVE SUBSIDIARY CONSTRUCTION.

CONSTRUCTION FITTINGS FOR  
ENCLOSURE, EAVE

ANY KINDS OF FIRE PROOFING  
VENTILATION PIPES, TRAVEL  
PANEL, WINDOW AND SHUTTER

ALL OF THE STEEL FRAME COMPONENTS  
MAY BE GALVANIZED TO ACCORD WITH  
CUSTOMER DEMANDS. THE  
WALL FINISH IS MORE ADVANCED  
COLOR, SHAPES, AND FINISHES  
AND THIS GREATLY IMPROVES THE

*Town of Redcliff*



# Commercial Industrial

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# Checklist —Commercial Industrial

## **INFORMATION REQUIRED FOR A DEVELOPMENT PERMIT**

The following information is required to review and evaluate your Development Permit application in a timely matter.

To expedite the application review, all submitted materials must be clear, legible and precise. Accurate and legible drawing are required (rough sketches are not acceptable).

If upon review, required information is found to be missing, you will be contacted. The processing of your application will not proceed until the necessary information is submitted.

<b>Applicant</b>	<b>Office</b>	<b>Required Items</b>
<input type="checkbox"/>	<input type="checkbox"/>	Completed Development Permit Application
<input type="checkbox"/>	<input type="checkbox"/>	Current copy of the Certificate of Title (within 90 days)
<input type="checkbox"/>	<input type="checkbox"/>	Application Fee
<input type="checkbox"/>	<input type="checkbox"/>	Off-Site Levies (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Abandoned gas well map
<input type="checkbox"/>	<input type="checkbox"/>	Site Plans – to be scaled and dimensioned showing
<input type="checkbox"/>	<input type="checkbox"/>	Municipal address
<input type="checkbox"/>	<input type="checkbox"/>	Legal Description (Lot, Block, Plan)
<input type="checkbox"/>	<input type="checkbox"/>	Property Lines
<input type="checkbox"/>	<input type="checkbox"/>	Front, rear, and side yard setbacks from property lines
<input type="checkbox"/>	<input type="checkbox"/>	North Arrow
<input type="checkbox"/>	<input type="checkbox"/>	Easements and utility right-of-way
<input type="checkbox"/>	<input type="checkbox"/>	Lot grades (including building grades at all corners)
<input type="checkbox"/>	<input type="checkbox"/>	Foundation outline of the principle building and outline of eaves and any other projections
<input type="checkbox"/>	<input type="checkbox"/>	Outline and location of any accessory building
<input type="checkbox"/>	<input type="checkbox"/>	Driveway
<input type="checkbox"/>	<input type="checkbox"/>	Parking areas including width and length of all stalls
<input type="checkbox"/>	<input type="checkbox"/>	Retaining walls (existing and proposed)
<input type="checkbox"/>	<input type="checkbox"/>	Adjacent city streets, sidewalks, curbs, and proposed curb cuts
<input type="checkbox"/>	<input type="checkbox"/>	Location of existing or proposed water, sanitary sewer, gas, electrical lines

o	o	<p>Blueprints – to be scaled and dimensioned showing:</p> <ul style="list-style-type: none"> <li>• Exterior of proposed building, including windows doors, projections, decks, etc.</li> <li>• Exterior finishing materials, and roofing materials</li> <li>• Lot grades, building grades, and grade line plotted on each of the building elevations (consistent with the Site Plan)</li> <li>• Elevation of any fence or retaining wall proposed on the site</li> <li>• Layout of all exterior and interior wall and identify rooms (eg kitchen, living room, bedroom, etc.)</li> <li>• Dimensions of buildings (length &amp; width; include cantilevers and other projections.</li> </ul>
o	o	<p>Site Drainage Plan (if required) to be signed and stamped by a qualified engineer showing:</p> <ul style="list-style-type: none"> <li>• Computation of site area</li> <li>• Finished grade elevations</li> <li>• Paved and unpaved areas</li> <li>• Surface drainage patterns</li> <li>• Catch basins with both top and invert elevations</li> <li>• Storm water retention areas, with calculations</li> </ul>
o	o	<p>Detailed letter of intent including:</p> <ul style="list-style-type: none"> <li>• Detailed description of the proposed development and use</li> <li>• Description of products and services</li> <li>• Anticipated on-site operations (indoors and outdoors)</li> <li>• On-site storage</li> <li>• Transportation details including size of vehicles/expected frequency of trips</li> <li>• Number of employees</li> <li>• Hours of opertaion</li> </ul>

The Development Authority may require additional material / information necessary to properly evaluate the proposed development.

In addition to the Development Permit, a Building Permit is required.

<b>OFFICE USE ONLY</b>	
<b>Reviewed by:</b> _____	<b>Date:</b> _____
<b>Comments:</b> _____	
_____	
_____	
_____	
_____	

## PLANNING & ENGINEERING PERMIT FEES

The following fees are as per Bylaw No. 1838/2016 and are subject to change without notice. The entire Bylaw can be found on the Town of Redcliff's website at [www.redcliff.ca](http://www.redcliff.ca).

### **Land Use**

Change of Use — Permitted	\$50.00
Change of Use — Discretionary	\$100.00

### **MPC & SDAB**

Discretionary Use — MPC — additional fee above regular application fee	\$100.00
Special MPC — additional fee above application and regular MPC fee	\$200.00
Subdivision & Development Appeal fee	\$150.00

### **DEVELOPMENT PERMIT FEES**

Fees shown are base fees and do not include extra fees for MPC meetings, special MPC meeting, Land Title surcharge, etc. These other fees will be added to the base fee as required.

Development fees are based on delivery of the decision within 40 days. This may be shortened to 15 days by paying double fees including a doubling of MPC fees.

### **Residential**

Single Family Lot — 1 unit	\$100.00
Single Family Lot — Auxiliary unit (Basement Suite, Backyard Suite, etc.)	\$100.00
Single Family Lot — 2 units	\$250.00
Multi-Family Dwelling (on multi-family lot)- Base Plus,	\$100.00
per unit fee	\$50.00
Accessory building 10 m <sup>2</sup> - 35 m <sup>2</sup>	\$65.00
Accessory building greater than 35 m <sup>2</sup>	\$100.00
Additions not creating a new unit	\$100.00

## PLANNING & ENGINEERING PERMIT FEES

### **Non-Residential**

Commercial/Industrial/Horticultural/Institutional Buildings — base plus	\$200.00
per square meter fee	\$0.15
Accessory Buildings / Additions less than 100 m <sup>2</sup>	\$100.00
Demolition — base fee plus (if not part of a Development Permit)	\$60.00
per square meter	\$0.05
Permit to Stay	\$300.00

### **Signs**

Free standing	\$150.00
Fascia, wall, window	\$75.00
Canopy, Projecting	\$80.00
Portable per month	\$50.00

**\*WORK STARTED BEFORE PERMIT ISSUANCE IS SUBJECT TO DOUBLE PERMIT FEES\***

### **CONSTRUCTION DAMAGE DEPOSIT**

Residential	\$1,200.00
Commercial/Industrial/Institutional/Horticultural	\$3,000.00

*Note: A construction damage deposit may be taken for development permit issued for principal buildings, accessory buildings, additions, excavations and/or demolition permits.*



# Building Permit Requirements

A Building Permit is an important part of the process, as it will ensure that your project is inspected and that it meets or exceeds the standards as prescribed by the Alberta Building Code, and any other relevant documents.

The following is required is required to accompany the building permit application:

- Site Plan which shows the following:
  - Legal description of the property
  - Civic address of the property
  - Identification of all roads abutting the property
  - Building footprint with setbacks from property line
  - Identification of all utility right-of-ways and easements within and abutting the property
  - Location and dimensions of existing buildings including front, rear, and side yard setbacks
  - North arrow, scale, and date of drawing
  - Location of utilities
  - Site Grading (if applicable)
- Building Plans which show the following:
  - Top view of your project
  - Front and side elevations of your project
  - Window and door locations
  - What material will be used for construction
  - Details of how the project will be built
  - Scale, date of drawing, legal and civic address

Please note that these are the minimum requirements, and the Town may require more information/ documents to be able to process your application.

