



ZERO TOLERANCE FOR STARTING DEVELOPMENT WITHOUT THE BENEFIT OF A DEVELOPMENT PERMIT

Over the past few years the Town of Coalhurst's Municipal Subdivision and Development Authority (MSDA) has reviewed several situations where people have constructed sheds, garages, decks, driveways and secondary suites without first obtaining a development permit. In many cases the structures are too close to property lines and may not meet the requirements of the Alberta Safety Code Act (*Building Codes*).

In an attempt to avoid similar situations in the future, the MSDA at their November 3, 2015 Meeting resolved that the Development Officer of the Town of Coalhurst will strictly enforce the Land Use Bylaw, specifically the provision that requires anyone who intends to undertake development in the Town to first obtain a development permit. Sometimes a person applies for a development permit and then starts construction before the development permit is issued. This is not any different than starting construction without the benefit of a development permit, and from now on the instruction is clear to impose the appropriate penalties. The Town's Fee Schedule contains penalties for commencement of development without the benefit of a development permit and are listed on the reverse side of this notice.

Landowners, the general public, contractors and developers are hereby made aware that **starting January 1, 2016 the Development Authority of the Town of Coalhurst will have a zero tolerance approach to persons who start construction without the benefit of a development permit.** On this date the relevant penalties required pursuant to the Town's Fee Schedule for this contravention will be strictly imposed on any one who fails to obtain a development permit prior to construction. The penalties will also be imposed when permits are required during a request for compliance when properties are bought and sold. This information will be made available as widely as possible and no excuses will be accepted from January 1, 2016.

It does not matter if you think that your proposed development is small or not significant, please take the time and trouble to call the Town Office or Development Officer before you start construction. Better yet, call us when you start planning your development in order to ensure that you obtain the required development permits and other approvals in good time. The Town does not want to penalize anyone. Instead we want to work with people to help them obtain the development approvals they required in order to comply with municipal, provincial and federal regulations. We want you to view us as your contact in all of your planning and development endeavors.

For further information, please contact:

Town Office
403-381-3033

Oldman River Regional Services Commission
403-329-1344

The Town's Fee Schedule states the following penalties for commencement of development without a development permit

Residential Uses:

New Dwelling – single-unit & 2-unit	\$2000
New Dwelling – multi-unit (3 units or more)	\$5000
New Addition to Residential Building (additions, porches, attached garage, decks, etc.)	\$500
New Accessory Building 11m ² (120 ft ²) or greater (detached garage, shed, etc.)	\$500
Home Occupations	\$250
All other uses in a residential district (child care facility, secondary suite, bed & breakfast, etc.)	\$1000
Moved in mobile home	\$250

Commercial and Industrial:

Change of Use	\$500
Commercial / Industrial building less than 929 m ² (10,000 ft ²)	\$2500
Commercial / Industrial building 929 m ² (10,000 ft ²) or greater	\$5000
Addition to existing commercial/ industrial building	\$500

Public/Institutional (schools, halls, etc.):

Change of Use	\$500
New building	\$1000
Addition to existing building	\$500

Sign

All signs	\$150
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