

VILLAGE OF THORSBY
BY-LAW 2013-04

BEING A BY-LAW TO AMEND LAND USE BYLAW 2000-05.

THEREFORE pursuant to part 17 of the Municipal Government Act the Council of the Village of Thorsby enacts the following changes to Bylaw 2000-05, the Land Use Bylaw:

1. In schedule A of the Bylaw, General Regulations, section 8 is deleted and replaced with the following:

8. Moved in Buildings

Any building moved on to a lot shall be at the discretion of the Development Authority and all development conditions must be completed and approved by Council, unless otherwise allowed in a particular land use district by Schedule B."

Development Permit conditions template attached.

2. This bylaw comes into effect on the date of third reading.

READ A FIRST TIME THIS 26th DAY OF March, 2013

READ A SECOND TIME THIS 26th DAY OF March, 2013

READ A THIRD TIME AND PASSED THIS 9th DAY OF March, 2013

APRIL 11th



Barry Rasch, Mayor



Bob Payette, C.A.O.

April 11, 2013

Date Signed

Development Permit Conditions Template

RE: Development Permit #
Lot ; Block 2; Plan – being _____

I have received the above application for a development permit, relating to the relocation of a residential prebuilt building (house), the permit has been approved subject to the following conditions:

- A) A building inspection is required to relocate a building from one site to another. You will need to engage a third party to inspect the building that you wish to relocate. The third party will need to provide a written report confirming whether the building is suitable for relocation. The report should include:
 - The structural integrity of the building
 - The condition of the building
 - How the building will be relocated ie: will the building be cut to enable it to be transported
 - Whether any remedial works are required upon relocation ie: re-instating any cuts made for transportation, repairs to rotten or damaged framing timber, painting, decoration, re-roofing, re-cladding, plumbing fixtures, etc.
 - Whether fumigation is required
- B) You must submit a floor plan drawing of the existing layout of the building as well as all the specifications (size, year built, etc.) and photographs of each side of the building.
- C) A proposed site plan is required showing the dimensions of the building, the rear, front, and side set back requirements as outlined in R-1 Low Density Residential zone as per Land Use Bylaw #2000-05. (must include location and type of any trees and other buildings on site)
- D) The building must be installed on a complete foundation (basement or slab on grade). Foundation layout and subfloor framing plan will be required.
- E) The building must be compatible with the character of the neighbourhood in which it is proposed to be located.
- F) You must obtain all Safety Code Permits; Building, Electrical, Plumbing, and Gas for all set up requirements.
- G) You are not to disrupt the natural drainage of surface water. You are required to submit a final grade certificate.
- H) Keep the site clean and safe at all times.
- I) During relocation construction and set up you must keep all debris on your property, and keep dirt, mud & debris off public roadways.
- J) You have 30 days to remove all debris after construction has been completed.
- K) There shall be no parking, loading/unloading or staging in the public right of way associated with the delivery or relocation of the building unless there is traffic control during the relocation.
- L) You are responsible for any damage done to the street.
- M) You are responsible for any damage done to the Village of Thorsby utilities.
- N) You are required to pay a bond of \$_____ (which will be equal to the cost of the removal of the building) to ensure compliance with all of the above mentioned conditions. The bond will be refunded if all conditions are met and approved by the Development Officer.