



City of Beaumont

New Building Condominium Application Package

Updated: 2021-06-16

INCLUDES:

Application Documents

- New Building Condominium Application Checklist
- Building Condominium Application

City of Beaumont
Planning & Development
5600-49 Street
Beaumont, AB T4X 1A1
Phone: 780-929-8782
Email: planning@beaumont.ab.ca

All forms and supporting documents (listed below) **MUST** be submitted at time of application.

- Building Condominium Application (Attached)
- Certificate of Local Authority
- Surveyor's Confirming Letter
- Consent to Register the Plan(s) – Owner
- Consent to Register the Plan(s) – if applicable for any other affected parties
- Restrictive Covenants, Easements or Municipal Caveats registered against the property, if applicable
- Certified up-to-date (30 days or less) Copy of Title and copies of any easements, caveats or other registered agreements that affect the use of the subject lands
- Proposed Condominium Plan showing all units to be registered (in AutoCAD, PDF and GIS format (shapefile or geodatabase))
 - Files must be projected with a defined coordinate projection of NAD83, 3TM 114W
- Proposed Plan of Subdivision (in AutoCAD, PDF and GIS format (shapefile or geodatabase))
 - Files must be projected with a defined coordinate projection of NAD83, 3TM 114W
- A list attributing each Condominium Unit Number to individual suite numbers
- Real Property Reports
- Development and Building Permit Numbers
- Additional information may be required by the Subdivision Authority (refer to Land Use Bylaw 5.9.2)
- Fees (See current Planning, Development & Building Permit Fee Schedule)
MUST BE PAID AT TIME OF APPLICATION (cash/debit/cheque payable to City of Beaumont)

In cases where the building was previously developed and occupied by residents and/or tenants prior to the application for condominium conversion, a complete code analysis will be required as part of the submission to the City. A code analysis must be performed by either a registered Engineer or Architect. Following the results for the code analysis, the City of Beaumont may require consent from the landowner to enter into the complex. The acceptance of a code analysis shall be at the discretion of the Safety Codes Officer for the City of Beaumont.

Note: For an existing building, the City may undertake an inspection (fees may apply) as a condition of the condominium certificate to determine if the building conformed to approvals and permits issued when the building was constructed. If the building does NOT conform, the Building Condominium Certificate will not be issued until compliance issues are resolved to the satisfaction of the City's Safety Codes Officer or designates.

For a new building, the Building Condominium Certificate cannot be issued until completion of the development is acknowledged through issuance of the Occupancy Permit.

It is the responsibility of the building owner or acting agent to ensure that all municipal approvals have been obtained prior to applying for Building Condominium Certificate.

Questions regarding planning or completing application: planning@beaumont.ab.ca | 780-929-8782

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DATE RECEIVED
OFFICE USE ONLY

DATE PAID
OFFICE USE ONLY

OFFICE USE ONLY

File Number: _____

Land Use District(s): _____

Subdivision: _____

| Fees | Receipt #: |
|---|------------|
| Building Condominium Application: _____ | _____ |
| Notification Fee: _____ | _____ |
| Total Fees: _____ | |

1. Property Information

All/part of the _____ ¼ Sec. _____, Twp. _____, Rge _____, West of the 4th Meridian
 OR Being all/part of Lot: _____ Block _____ Plan _____
 OR Municipal Address: _____
 C.O.T. No(s): _____
 Area of the above parcels of land to be subdivided _____ Hectares (_____ Acres)

2. Applicant and Property Owner Information

Applicant/Consultant Name: _____
 Mailing Address: _____
 Municipality: _____ Province: _____ Postal Code: _____
 Phone: _____ Cell Phone: _____
 Email (required): _____

Is the Applicant also the Registered Owner? Yes (Do not fill out below) No (Fill out below - written authorization from registered owner required)

Owner Name: _____
 Mailing Address: _____
 Municipality: _____ Province: _____ Postal Code: _____
 Phone: _____ Cell Phone: _____
 Email (required): _____

3. Existing and Proposed Use of Land to be Subdivided

a. Existing use of the Building: _____
 b. Total Number of Proposed Condominium Units within the above building: _____
 c. Number of Parking Stalls on site: _____

4. Applicant Authorization

I, _____ hereby certify that
 _____ I am the registered owner,
 _____ I am the agent authorized to act on behalf of the registered owner
 And that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for building condominium approval.
 Signed: _____ Date: _____

TO BE COMPLETED BY THE REGISTERED OWNER

The registered owner of the land, if not the applicant, authorizes this application and consents to paying for any additional fees that may be incurred by the City of Beaumont as a result of the review of this application, including, but not limited to, consultant fees, legal fees or other disbursements. Payment must be received within thirty (30) days of the City of Beaumont providing a copy of any relevant invoice to the registered owner of the property. Should payment not be received with thirty (30) days, the registered owner agrees that the City of Beaumont may apply the balance owing to the tax account for the property.

Authorization is hereby granted to the City of Beaumont and their Agents to enter the subject land for the purpose of conducting a site inspection in connection with this application.

Signed: _____ Date: _____
 (Signature of Registered Owner)

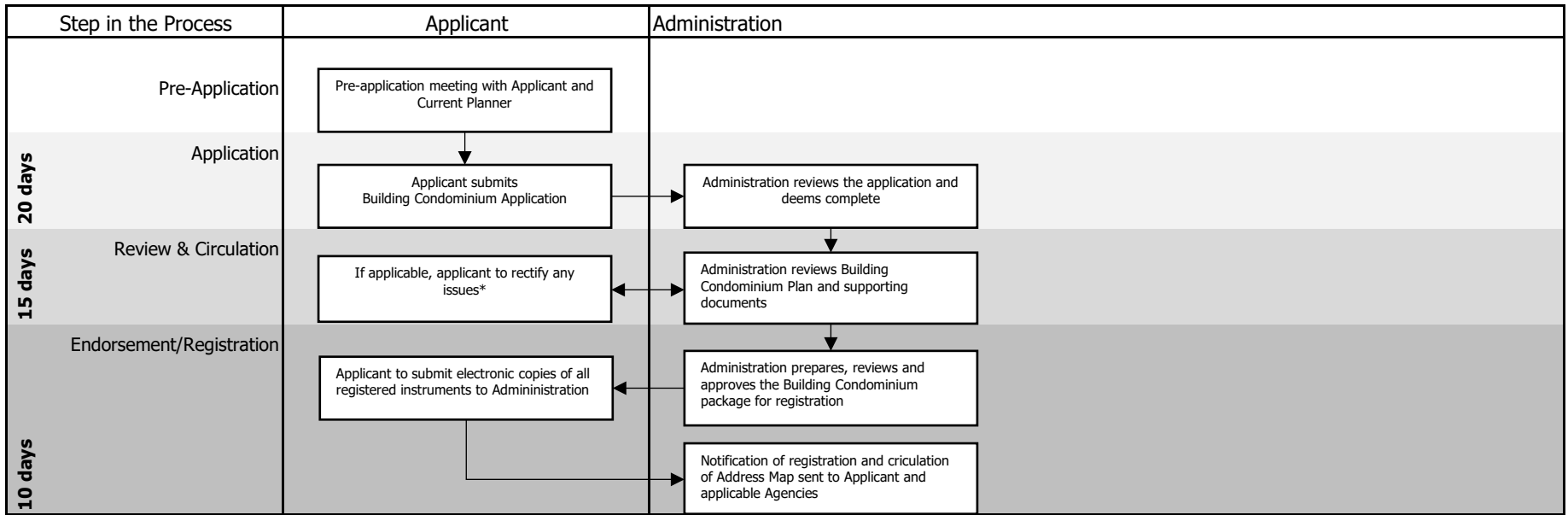
This is an APPLICATION ONLY and does not excuse the registered owner or agent from complying with all relevant municipal, provincial or federal regulations and requirements or the conditions of any easement, covenant, caveat or agreement affecting the building or land.

This personal information is being collected under the authority of Section 8 of the Condominium Property Act and will be used to determine whether the building complies with the City of Beaumont Bylaw No. 796-12, as amended before it is approved by the local authority. The personal information may be included in reports that are available to the public. It is protected by the privacy provisions of the Freedom of Information and Protection of Privacy Act. If you have any questions about the collection, and use of this information, contact the Current Planner at the City of Beaumont at 5600 - 49 Street, Beaumont, Alberta T4X 1A1 or call (780) 929-1360.



BEAUMONT

BUILDING CONDOMINIUM APPLICATION PROCESS



Notes:

Updated July 23, 2020

This diagram describes a General Building Condominium Application Process

Process timeframe 45 days (processing timeframe depends on Applicant submissions and possible revisions required)

* Concerns addressed and application finalized. Public Meeting may be held. Additional reports/studies may be required. Repeat technical review may be necessary.