

## Guaranteed Timeline Acknowledgement Form

City File (Project) No.:

The Guaranteed Timelines Program (the “**Program**”) applies to new industrial developments on a fully serviced site which is a property with access to utilities, next to a road, and within the City of Edmonton (the “**City**”). The City reserves the sole discretion to enroll large-scale industrial projects (the “**Project**”) into the Program. The issuance of a development permit within 40 business days is contingent upon the City’s satisfaction and confirmation that each of the following conditions have been met:

- Site is fully serviced and Zoned BE, IM or IH
- Use class is a Permitted Use within the Zone and no variances are being requested
- The Development Planner has verified that the development permit application submission is complete
- The application fully complies with all of the regulations and requirements identified in the circulation responses
- Engineering details are confirmed and approved by the City prior to application submission
- All development permit fees are paid in full; no partial payments are accepted
- Full building permit application submitted is verified as complete by the assigned Safety Code Officer if seeking a partial building permit

When seeking a partial building permit, the application must include the full set of drawings, and all building permit fees must be paid in full. Development permit circulations will be ongoing, and further revisions may be required and may result in changes to the building design or location. The City may issue a partial building permit for footing and foundation and/or shoring and excavation while the following development permit conditions are outstanding:

- Collection of Sanitary Sewer Trunk Charge
- Collection of Lot Grading fees
- Execution of the Servicing Agreement, provided the Owner and the Applicant have initiated the Servicing Agreement process

The full building permit (Commercial Final Permit) will not be issued until all development permit conditions have been met.

To issue a development permit within 40 days, it is a condition of the Program that applications are limited to no more than **two (2) requests for revisions** from each circulation partner, such

as transportation engineers and Fire Rescue Services (or other similar partners), and the Applicant must respond to the City's requests within **five (5) business days**. Failure to meet either of these requirements will result in the Project being removed from the Program. Projects cannot be re-enrolled into the Program.

We, the Owner and the Applicant, agree to comply with the Program conditions set forth herein and understand the Program's expectations. Failure to meet these conditions and expectations will result in the Project being removed from the Program, and the development permit timeline will no longer apply.

We, the Owner and the Applicant, understand that advancing the building permit review while the development permit is being circulated may result in revisions that impact the building location, building design, overall site design or other similar items. We acknowledge the risks in proceeding with a building permit review prior to the issuance of the development permit and we assume all risks, waive any right to compensation and hold the City harmless for any and all claims, damages, or incurred costs in relation to the above development permit and building permit application. The City is not bound to the 40-day timeline if, at the City's sole discretion, the Project fails to meet the Program's conditions and expectations.

We acknowledge that any changes to the design or location of the building from this point onward will halt this review process, and the permit review will revert to standard processes. We understand construction cannot begin until a development permit and partial building permit have been issued. We further understand that we cannot proceed with construction beyond the scope of the partial building permit without a valid development permit (appeals complete and conditions met) and a fully issued building permit.

\_\_\_\_\_  
**Signature of Applicant**

Date: \_\_\_\_\_

\_\_\_\_\_  
Name & Company/Firm (Please Print)

\_\_\_\_\_  
**Signature of Owner**

Date: \_\_\_\_\_

\_\_\_\_\_  
Name & Company/Firm (Please Print)

**City Administration Only:**

Development Planner: \_\_\_\_\_

Date: \_\_\_\_\_