DEVELOPMENT PERMIT APPLICATION PROCESS Applicant initiates complete application with all required documentation, pre-meeting complete, and submits development application with all required documentation for approval. Development Authority decision must be consistent with Alberta Land Stewardship Act (ALSA), Lower Athabasca Regional Plan (LARP), Municipal Development Plan (MDP) and other statutory plans, Land Use Bylaw, Part 17 of the Municipal Government Act (MGA), and the Subdivision and Development Regulation. Permitted Use Discretionary Use Variance under Variance over No Variance 25% 25% Site Inspection Completed Review by the Municipal Planning Commission (MPC) Decision within 40 days; MPC decision mailed 3 days after meeting Development application Development application is refused, or is conditionally approved. if no decision is made within 40 days, deemed refused by the applicant. Conditionally approved, mail notice of decision Notice that the development permit to applicant - see has been issued must be given in Appeal s. 642 of the MGA accordance with the Land Use Bylaw. No appeal within 14 days of received within The applicant or affected persons may receiving notice of decision. 14 days of appeal the decision to the 14 days receiving the Subdivision and Development Appeal notice of Board (SDAB). decision or deemed New application may not be refusal. **See** made for the same use on the Figure 2 for same site within a period of Appeal No appeal within 14 days of appeal process. 6 months as specified in Land received within receiving notice of decision. Use Bylaw, as amended. 14 days 14 days of 14 days 6 months receiving the notice of Development permit issued. appeal. Proponent may proceed, See Figure 2 for subject to any conditions appeal process. and, if required, obtain Safety

14 days

Figure 1: Development Permit Approval Process

Code Permits.

DEVELOPMENT PERMIT APPEAL PROCESS

The appellant or person affected by the development may appeal the decision of the Development Authority by filing a notice of appeal with the Subdivision and Development Appeal Board (SDAB) within 14 days of receiving a notice of decision or 40 days after the application date if no decision has been made.

14 Days after notice, 40 days if no decision made



Development Authority decision must be consistent with Alberta Land Stewardship Act (ALSA), Lower Athabasca Regional Plan (LARP), Municipal Development Plan (MDP) and other statutory plans, Land Use Bylaw, Part 17 of the Municipal Government Act (MGA), and the Subdivision and Development Regulation.



Written notice of the hearing is given to the applicant, the Development Authority, those owners of land required under the Land Use Bylaw to be notified of the development permit, and any other persons the Board considered to be affected and who should be notified.



Appeal hearing must be held within 30 days of receipt of notice of appeal.

within 30 days

Decision must be given in writing within 15 days of concluding the hearing.

within 15 days



If approved, applicant is notified within 15 days of the conclusion of the hearing. Decision of the Subdivision and Development Appeal Board is functus officio and any reconsideration is null.



If **refused**, applicant is notified within 15 days of the conclusion of the hearing. Decision of the Subdivision and Development Appeal Board is **functus officio** and any reconsideration is null.



Proponent may proceed, subject to any conditions and, if required, obtain **Safety Code Permits**. Once Safety Code Permits have been issued, construction may begin.

Decision may be appealed to the Court of Appeal on a matter of law or jurisdiction.

within 30 days

Figure 2: Development Appeal Process