

DEVELOPMENT PERMIT APPLICATION PROCESS

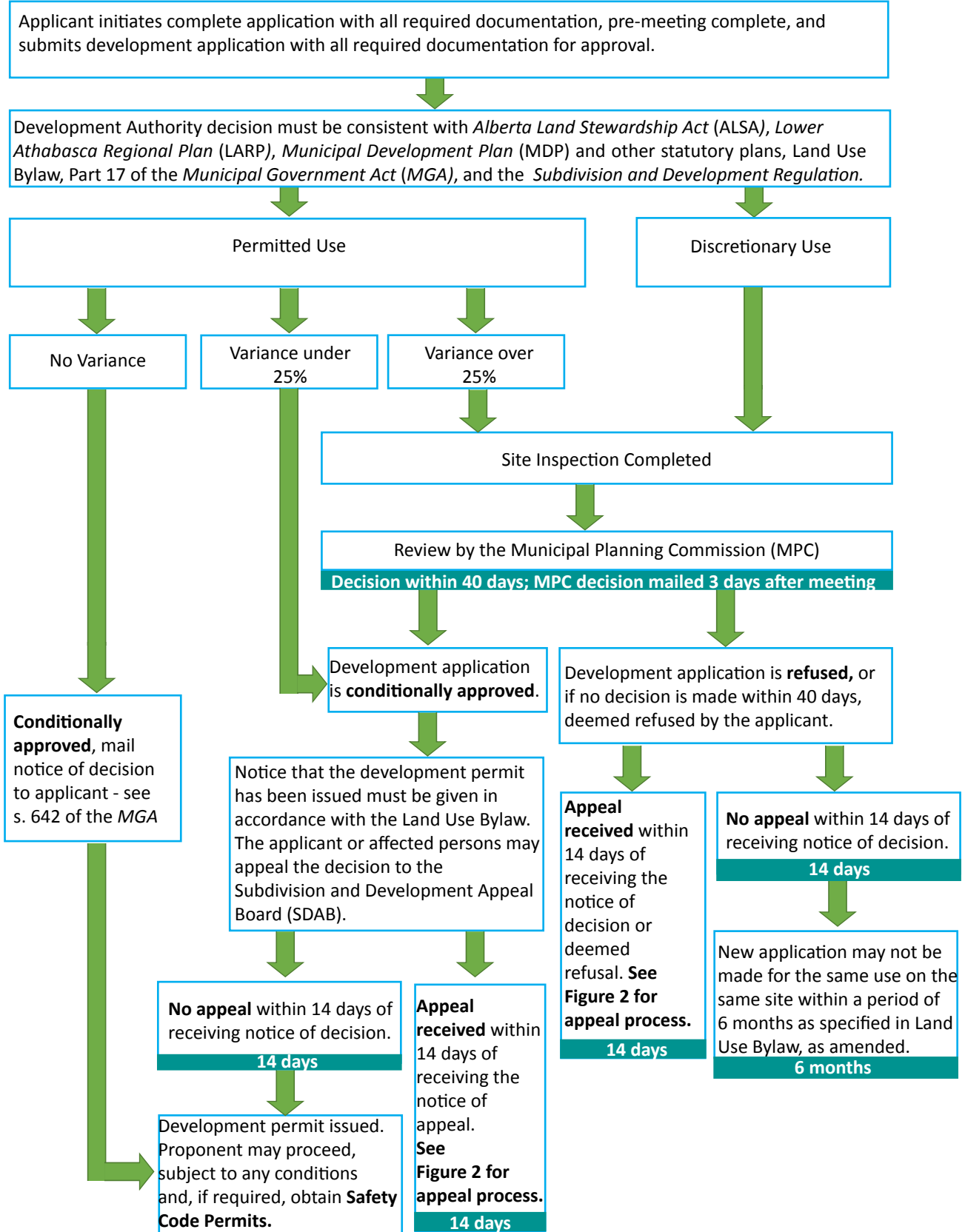


Figure 1: Development Permit Approval Process

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.

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

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.

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

within 30 days

Figure 2: Development Appeal Process