



Land Use Bylaw Amendments – Appeal Period and Notification of Decisions

C2025-0704

2025 September 9

Previous Council Direction



On 2025 June 24, Council adopted Notice of Motion EC2025-0649, which directed Administration to bring forward Land Use Bylaw amendments to:

- Remove the redundant reference to the number of days (21) in the development permit appeal period since the number of days for an appeal are referenced in the Municipal Government Act; and
- Clarify the existing practice of advertising the approval of permitted use with relaxation development permits online.



Recommendation

That Council give three readings to **Proposed Bylaw 58P2025**, amendments to Land Use Bylaw 1P2007 (Attachment 2).



LUB Amendment Reports



Periodically updated to support continuous improvement and functionality



Contribute to more efficient planning review processes saving time and costs and provide clarity for applicants



2026 reports:

- Continuous improvement report
- New flood hazard area mapping and rules

Remove 21 day from the appeal period reference

- Removes reference to 21 day appeal period
- The Municipal Government Act governs appeals and timing of the appeal period
- Ensures consistency between the Land Use Bylaw and the Municipal Government Act
- No changes to appeal process, ability to appeal, or the current length of appeal period
- Appeal information continues to be provided through decision letters, online Development Map, and the City's website



Province of Alberta

MUNICIPAL GOVERNMENT ACT

Revised Statutes of Alberta 2000
Chapter M-26
Current as of January 1, 2010



Recommendation

That Council give three readings to **Proposed Bylaw 58P2025**, amendments to Land Use Bylaw 1P2007 (Attachment 2).



Supplementary Slides

Textual clarity for notification of decision for development permits

34 Notification of Decision

- (1) After approving a **development permit** application for a **permitted use** that does not comply with all **of** the applicable requirements and rules of this Bylaw, the **Development Authority** must:
 - (a) publish a notice **online for the public** stating the location and **use** of the **parcel** for which the application has been approved; and
 - (b) endorse the **development permit** as of the date of the decision, but must not release the permit to the applicant:
 - (i) before the **21-day** appeal period **to the Appeal Body** referred to in the *Municipal Government Act* has expired; or
 - (ii) in the case of an appeal to the **Appeal Body**, until such time as the appeal has been fully dealt with by the **Appeal Body**, or the Alberta Court of Appeal in the case of an appeal or leave to appeal of a decision of the **Appeal Body**, or the appeal has been withdrawn or abandoned.

39 Notification of Decision for Discretionary Use Application

- (1) After approving a development permit application for a **discretionary use**, the **Development Authority** must:
 - (a) publish a notice online for the public stating the location and **use** of the **parcel** for which the application has been approved; and
 - (b) endorse the **development permit** as of the date of the decision, but must not release the permit to the applicant:
 - (i) before the **21-day** appeal period **to the Appeal Body** referred to in the *Municipal Government Act* has expired; or
 - (ii) in the case of an appeal to the **Appeal Body**, until such time as the appeal has been fully dealt with by the **Appeal Body**, or the Alberta Court of Appeal in the case of an appeal or leave to appeal of a decision of the **Appeal Body**, or the appeal has been withdrawn or abandoned.