

How do appeals work?

The Subdivision and Development Appeal Board (SDAB) is a quasi-judicial board made up of volunteer residents, county councillors and independent planning professionals.

At an appeal hearing the SDAB will hear from the Appellant(s) and the Development Authority and issue a decision in writing.

Who can file an appeal?

Any person affected by an order, decision or permit issued by the Development or Subdivision Authority.

What can be appealed?

A person can appeal:

- Refused development permit and subdivision applications.
- Approved development permits which have been provided a variance, are for a discretionary use, or are approved due to misinterpretations of the Land Use Bylaw.
- A failure of the Development Authority to issue a decision on a complete application within 40 days.
- An issued Stop Order.

What can't be appealed?

- Rejected land use redesignation
- Development permits for permitted uses
- Decisions on Direct Control parcels

Appeal forms are available at:

www.yellowheadcounty.ab.ca

Yellowhead County Administration Building
2716 - 1 Avenue
Edson, Alberta
T7E 1N9

Appeal Timeline

Appeals must be submitted within either 14 or 21 days of the decision. The SDAB will hear the appeal within 30 days of receiving a completed appeal notice, and the appeal must be publicly advertised for 14 days prior to the hearing.

At the hearing the SDAB will outline the procedure, the Development Authority will present their report and the Appellant(s) or their professional representation will give their reasons for the appeal. Others wishing to speak in support or against the appeal will be heard.

The SDAB will close the hearing and reach a decision privately, which will be given in writing within 15 days of the hearing.

A complete appeal includes:



a completed application form including legal address



photographs, plans, and letters supporting the appeal



\$300.00 appeal fee sent to the SDAB Secretary

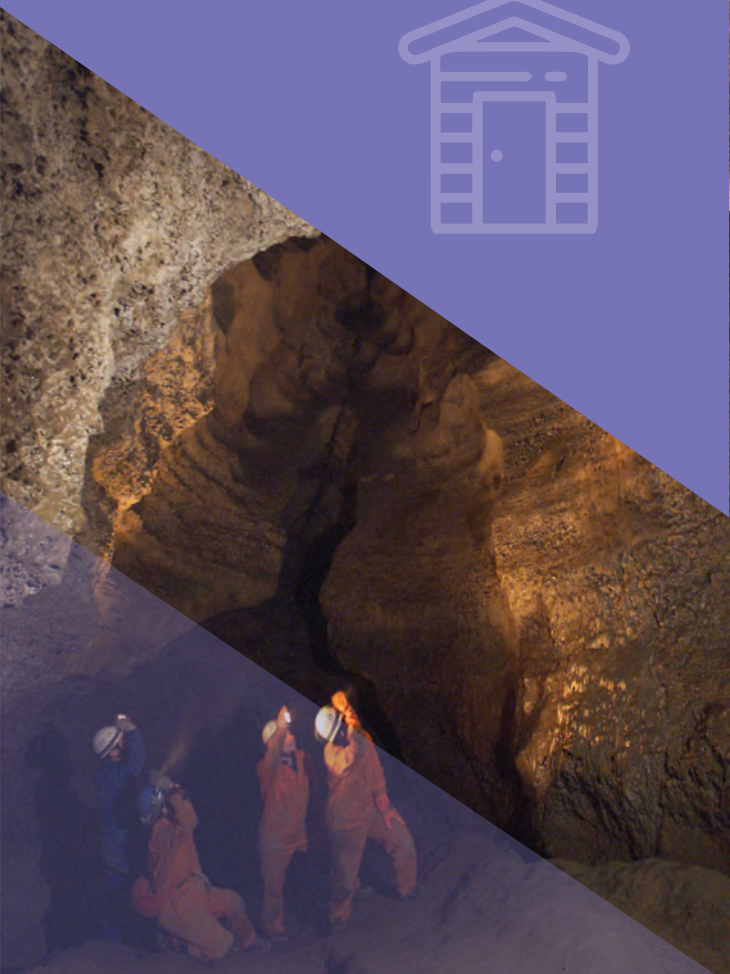


reception by the Board within 14 days of the decision



**Before filing an appeal,
consider consulting with the
Secretary of the Subdivision
and Development Appeals
Board.**

This fact sheet has no legal status and cannot be used as an official interpretation of the various regulations currently in effect. Users are advised to contact the Planning and Development department for more information. Yellowhead County accepts no responsibility for persons relying solely on this information.



(780) 723-4800
Toll Free: 1-800-665-6030
www.yellowheadcounty.ab.ca



Appealing Decisions

DEVELOPMENT GUIDE

