

Approved by Council – September 12, 2016

DIRECT CONTROL ZONE DEVELOPMENT APPLICATION PROCESS

BACKGROUND

Direct Control (DC) refers to a Land Use classification designated in the Land Use Bylaw of the Town of Redcliff. The DC Land Use classification is used when Council determines that it will not designate the authority to the Development Officer or MPC to approve developments for a specific parcel of land. As such all development applications for a site with a DC Land Use classification must be referred to Redcliff Town Council approval.

DEFINITIONS

"Adjacent land" shall mean land that is contiguous to the parcel of land that is being developed or land that would be contiguous if not for a highway, road, river or stream.

POLICY

Applications for Development on a parcel of land designated as DC shall undergo the same review process as any other development permit that requires the approval of MPC with the exception that MPC will provide a recommendation to Council instead of rendering a decision.

The recommended process is outlined in the flow chart on the next page.

Providing a notice to the adjacent property owners is not mandatory or legislated, but is courtesy. The Town shall not be held responsible for improper addresses or the failure of any property owner to receive notice.

Council shall hear the development application and make decision on the matter. The decision of Council is final on development applications made on properties zoned Direct Control. As there is no appeal allowed of a Council decision on development, there is no appeal process.

The decision on the application may be advertised in manner similar to other development applications, but it is understood that the approved application is not subject to appeal and is advertised only as a matter of information to the public.

DIRECT CONTROL ZONE DEVELOPMENT APPLICATION PROCESS FLOW CHART

