

# What is a Development Permit?

A Development Permit allows a property owner to construct, renovate or make an addition to a structure on a property located within a the Municipal District of Opportunity No. 17. A development permit must be applied for and issued, prior to the commencement of any construction on a site.

## DEVELOPMENT PERMIT APPROVAL PROCESS

Before the Application



Consult with your Municipal Development Officer

Application



Complete and submit the application

Considering the Application



The application is reviewed by the Municipal Planning Commission; 40 days to make the decision.

Decision



MPC can approve, approve with conditions or refuse application

After the Development Permit



After the Development Permit is granted, other permits are required before processing

Appealing the Decision



Appeal can be made by applicant or person affected by the proposal to the SDAB within 14 days of publication of decision

Please allow yourself at least three to five weeks from date of submission to date of commencement of construction.

## Municipal District of Opportunity No. 17

Municipal Offices:

Wabasca:

Box 60, Wabasca Alberta, T0G 2K0

Ph: 1-888-891-3778

Fax: 1-780-891-4283

Red Earth Creek:

Box 50, Red Earth Creek, Alberta T0G 1X0

Ph: 1-780-649-3427

Fax: 1-780-649-3440

Calling Lake:

Box 22, Calling Lake, Alberta T0G 0K0

Ph: 1-780-331-3860

Fax: 1-780-331-3950



# Development Permit Process

For more information on the Development Permit Process please contact:  
Lands & Planning Department of the  
Municipal District of Opportunity No. 17

## Development Permit Applications Rules and Procedures

Development and Bylaw Enforcement Officers visit the communities of Calling Lake, Sandy Lake, Wabasca—Desmarais, Red Earth Creek, Trout Lake, Peerless Lake and Chipewyan Lake often for inspections.

During these inspections, Development and Enforcement Officers will be looking for development without permits, unsightly premises, and site inspections for projects with approved development permit applications.

Building without a development permit is against the Law. Development Officers have the authority to issue a stop order, or violation ticket. Persons to whom violation tickets are issued shall be liable for a penalty of \$250.00 for a first offence and a \$500.00 for a second offence or subsequent offence. Each day that a breach of the Bylaw has occurred may be considered to be a separate offence. As well, when applying for a permit after starting construction, the development permit application fees will be doubled.

An appeal may be made if an individual has concerns regarding approved developments listed as discretionary use in the Land Use Bylaw. If you choose to appeal a decision, the fee is \$100.00 for residential developments and \$400.00 for commercial. A letter stating your reason for the appeal must accompany the fee. All appeals shall be addressed to the Secretary of SDAB.

No Development other than that which is designated in the Land Use Bylaw shall be undertaken within the Municipal District unless application for it has been approved and/or a development permit has been issued. The Land Use Bylaw is available for viewing and for sale at the local offices during office hours, as well as online at [www.mdopportunity.ab.ca](http://www.mdopportunity.ab.ca)

Applicants can pick up a development permit application form at the M.D office, sub-offices or visit our website at, [www.mdopportunity.ab.ca/content/forms](http://www.mdopportunity.ab.ca/content/forms)

An application for a development permit shall be made to the Development Officer and shall be accompanied by:

A) The completed application form ensuring the following information is provided:

- ~ **Name of registered land owner**
- ~ **legal description**
- ~ **Existing use of the land**
- ~ **The proposed development**
- ~ **The estimated construction cost**
- ~ **The signature of the applicant and the landowner**  
*(If not the same)*

B) A site plan showing the legal description and front, rear, and side yard setbacks using the blank site plan or an equivalent plan.

C) A floor plan which can be drawn on the site plan.

D) An Application fee using the formula of \$20.00 per \$50,000.00 of estimated construction cost:  
0 to \$50,000.00 = \$20.00 fee  
\$50,000.00 to \$100,000.00 = \$40.00 fee, etc.