

Common Planning Language

Permitted Use—a use allowed by right in a land use district and subject to the regulations applicable to that district. There is limited public notification required for permitted uses and there is no neighbour appeal to the Subdivision and Development Appeal Board (SDAB) if the development meets all the requirements of the Land Use Bylaw.

Discretionary Use—a use that may be allowed in a land use district and is subject to the regulations applicable to that district. Once an application has been submitted it will be reviewed and a decision will be made based on a number of considerations. Such uses may not be approved. Decisions on discretionary uses can be appealed by the applicant or adjacent landowners to the SDAB.

Development Regulations and Variances—If an applicant is unable to meet certain requirements due to difficult configurations or other development requirements prescribed in the Land Use Bylaw, a variance may be requested. Common examples include setbacks from property lines. Once a variance application has been submitted it will be reviewed and a decision will be made based on a number of considerations. Such requests may not be approved. Decisions on variances can be appealed by the applicant or adjacent landowners to the SDAB.

Additional Information

For more information and assistance in determining a land use district for a specific property, or any other component of the Land Use Bylaw, our dedicated staff is always available to assist you.

CONTACT US

If you have any questions or for more information contact:

Planning & Economic Development

St. Germain Place
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Hours

8 a.m. to 4:30 p.m., Monday to Friday
Closed on statutory holidays

This brochure is for information purposes only and may be periodically updated. The contents do not necessarily reflect the legal documents and cannot be used as an official interpretation of the official bylaws, regulations and statutory plans in effect.

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Morinville

PLANNING & ECONOMIC DEVELOPMENT

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**WHAT DO I NEED
TO KNOW ABOUT
LAND USE AND
DEVELOPMENT?**

What you need to know about developing in Morinville

The use and development of land within the community is primarily regulated through the Morinville Land Use Bylaw to guide what activities can happen on the land; whether it's residential or business/commercial.

The land use bylaw divides Morinville into "Land Use Districts", providing specific Permitted and Discretionary Uses in each District (see 'Common Planning Language' on reverse for details). Uses not specifically listed are not allowed in that District. Each District also regulates the type of development allowed and specific standards relating to size, height, location, site coverage, landscaping, etc.

A development means to take on new construction; additions, replacement, or repair of existing buildings; a change of use or change in intensity of use of land or buildings (i.e. changing the type of or expanding a business, including home-based businesses); an excavation or stockpiling of soil; or placing signage on land or buildings.

What is a Development Permit and when is one required?

A development permit is required for most development in Morinville to ensure neighbourhood compatibility, aesthetics, appropriate use of space, and minimum requirements are met. A development permit gives a person permission to undertake the proposed development.

Not all developments require a development permit. For a list of exemptions, refer to the land use bylaw.

Note: Building permits are also required for most construction projects, which is a separate permit process. Building permits are regulated by the Alberta Building Code and regulate design and construction making sure what is built is safe.

How do I get a Development Permit?



Submitting an Application

Before you engage in the formal permit process, bring in your plans and let us review them with you.

Development permit application forms are available at our office or online at www.morinville.ca. Submit an application form with signatures, drawings, required fees, and other required information which our staff can help you to determine.

Staff will notify you within 20 days of submitting your application if any outstanding information is required. It is then your responsibility to submit all outstanding information or request an extension by the date stated in the notice; otherwise, your application may be rejected.

Development must be undertaken as approved by the permit, based on the submitted application. Be sure that any tweaks you wish to make to your proposal are resolved prior to submitting an application, as premature applications may result in unnecessary costs and delays.

Review and Circulation

Depending on the proposal, an application may be circulated to other departments (i.e. Fire Hall or Engineering). In some cases, public consultation may also be sought in advance of a decision being made.

Development Authority Decision

Within 40 days of acknowledging receipt of a complete application, a decision is made by the Development Authority, who is either the Development Officer or the Municipal Planning Commission; or in limited cases, Council.



Notification of Decision

As soon as a decision on a development permit application is made, the applicant and the public are notified of the decision in writing and the applicant is issued a permit if approved. A development permit is not valid until 22 days after the notices are given, subject to appeal.

What happens if I don't agree with the decision of the Development Authority?

Decisions can be appealed to the Subdivision and Development Appeal Board (SDAB). The applicant can appeal the decision if it is refused or if they are not in agreement with conditions of approval. Any resident or group who feels they are affected by an approval for a discretionary use or a variance can also appeal. Appeals must be filed within 21 days of receiving the Notice of Decision and a fee of \$100 is required along with the appeal.