

Part Three Development Authority

Section 11 Development Authority

11.1 The Development Authority shall be:

- a. The Development Officer;
- b. The standing committee of Council that is designated as the Development Authority in accordance with the [Procedure Bylaw](#); or
- c. Council, where this Bylaw permits.

(Bylaw C-1260-84-December 4, 2017 and Bylaw C-1260-118-April 6, 2020)

Section 12 Development Officer

12.1 The office of the Development Officer is established by this Bylaw.

12.2 The person or persons to fill the office of Development Officer shall be appointed by resolution of Council.

12.3 The Development Officer shall:

- a. Receive and process all applications for Development Permits;
- b. Keep and maintain for inspection by the public during office hours, a copy of this Bylaw, as amended and ensure that copies are available to the public at a reasonable charge;
- c. Keep a register of all development permit applications, decisions thereon and the reasons, for a minimum period of seven (7) years;
- d. Make decisions on all Development Permit applications for Permitted Uses;
- e. Make decisions on all Development Permit applications for uses listed as Discretionary Uses-Development Officer;
- f. Make decisions on all development applications for Home Business pursuant to the provisions of Section 49;
- g. Issue decisions and state terms and conditions, as authorized by this Bylaw, for those uses listed as Permitted Uses or Discretionary Uses requiring a variance in accordance with the provisions of Section 19 and Section 2.3 of Schedule B - Signs;
- h. Make decisions on accessory uses and building additions for Discretionary Uses and/or a Direct Control District so long as the size of the development does not exceed 30% of the existing approval. Any addition exceeding 30% of the existing approval must be referred to the Committee for decision;
- i. Refer all applications for Discretionary Uses, except those listed as Discretionary Uses-Development Officer and those provided for in h and in Section 49 to the Committee for decision;
- j. Notwithstanding i, all decisions on Development Permit applications for signs shall be made by the Development Officer, except in a Direct Control District where Council is specifically identified as the Development Authority for signs;
- k. Refer all Development Permit applications in a Direct Control District, except for those provided in h to the Committee prior to those applications going to Council for a decision;
- l. Be the Development Authority for all purposes of the Act and this Bylaw except where responsibility is given to the Committee or Council; and
- m. The Development Officer shall be the Development Authority for all Permitted Uses and Discretionary Uses in the Rural Service Area as identified on Schedule "A".

(Bylaw C-1260-118 - April 6, 2020)

12.4 The Development Officer may:

- a. Refer any Development Permit application to the Committee; and
- b. Refer any other planning or development matter to the Committee for its review, support or advice.

(Bylaw C-1260-84-December 4, 2017 and Bylaw C-1260-118-April 6, 2020)

Section 13 Committee

13.1 As the Development Authority the Committee shall:

- a. Issue decisions and state terms and conditions for development permit applications for those uses listed as Discretionary Uses in any Land Use District except those as provided for in Section 12.3, Section 49 and Schedule B - Signs;
- b. Issue decisions and state terms and conditions, as authorized by this Bylaw, for those uses listed as Permitted Uses which the Development Officer refers to it;
- c. Issue decisions and state terms and conditions, as authorized by this Bylaw, for those uses listed as Permitted Uses or Discretionary Uses requiring a variance in accordance with the provisions of Section 19 and Section 2.3 of Schedule B - Signs; and
- d. Consider and state terms and conditions on any other planning or development matter referred to it by the Development Officer or with respect to which it has jurisdiction under this Bylaw.

(Deleted by Bylaw C-1260-118 - April 6, 2020)

Section 14 Subdivision and Development Appeal Board

The Board shall perform the duties specified in Subdivision and Development Appeal Board Bylaw C-964 and the Act, as amended from time to time.