



Notice of Appeal Intermunicipal Subdivision & Development Appeal

Name of Appellant		
Mailing Address		
Telephone Number(s) Business:	Personal:	Email Address:
Civic address of site		
Legal Land description (Lot/Block/Plan)		
Development Permit number or Subdivision application number		

The appeal is herein launched for the following reasons: *(Attach a separate page if required)*

Section 678 and 686 of the *Municipal Government Act* require that the written Notice of Appeal must contain specific reasons for the appeal.

Forward this form, the required fee and the supporting documentation to:

Subdivision & Development Appeal Board Clerk Town of Diamond Valley Box 10 Black Diamond, AB T0L 0H0 (403)933-4348 email: LegislativeServices@diamondvalley.town
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Signature of Appellant/Agent

Print Name

Date

This personal information is being collected on the ISDAB Notice of Appeal Form is used to submit and process a request for an SDAB hearing. This collection is authorized by section 4(c) of the *Protection of Privacy Act*. This information will form part of a file that is publicly available. If you have any questions about the collection of personal information, please contact the Privacy Office at LegislativeServices@diamondvalley.town or at 403-933-4348.

The following information is provided as a guideline only and lists typical relevant and non-relevant planning considerations; however, there may be other relevant considerations that are not listed.

Relevant Planning Considerations

Some examples of relevant planning considerations include, but are not limited to:

- Compliance or Non-compliance with the current Land Use Bylaw (height, setbacks, lot coverage, building coverage, parking, density, etc.) See Section 687(3)(d) of the *Municipal Government Act*.
- Site context (the context of the proposed development in relation to surrounding properties).
- Site layout (setback of the building on the site).
- Parking, Traffic, Noise.
- Building mass, Shadowing, Landscaping.
- Privacy (impact of the proposed development on privacy).
- Intensity of use.

Non-Relevant Planning Considerations

Some examples of non-relevant planning considerations include, but are not limited to:

- Precedence (The Board considers each application on its own merits, regardless of whether or not a similar development or business already exists in the community.)
- Business competition.
- Applicant's personal circumstances, including but not limited to:
 - Financing,
 - Income level, job, career, or socioeconomic status,
 - Business ownership,
 - Status or time spend within the community,
 - Race, ethnicity, national origin, citizenship, comments,
 - Religion or belief system,
 - Gender identity or sexual orientation,
 - Political affiliation or opinion,
 - Marital status or family composition,
 - Disability status, age, or hobbies.
- Whether the development will be occupied by renters or owners.
- Nuisances typical to construction during the construction period.

Note: As an appellant, you will make your presentation to the Board. You are responsible to demonstrate your planning arguments (such as the ones listed above) **with evidence**. The Appellant has a duty to provide proof that the reasons for appeal are valid. **Any visual presentation or a copy of the presentation must be left with the Clerk as evidence.**

For information on filing and/or presenting your Appeal, please visit our website:

<https://www.diamondvalley.town/394/Appeals-and-Decisions>