



GENERAL INFORMATION QUESTIONS

Why do I have to pay an appeal fee?

A small fee is charged to help offset costs of administration and to discourage frivolous appeals. The range of appeal fees is set by City Council.

How are appeals different for sites in Direct Control Zones?

In all appeals of developments in Direct Control (DC) Zones, the authority of the Board is limited by Section 641(4) of the *Municipal Government Act*. The Board must first determine whether the Development Officer correctly followed the directions of City Council. The directions of Council for each Direct Control Zone site are reflected in the Zoning Bylaw. City Council usually has a specific intent for these sites, for example to preserve the unique character of an area, and will specify the uses and development regulations allowed there.

It is the responsibility of the Appellant to provide evidence to the Board so that the Board can determine whether the Development Officer followed those directions when making a decision. If the Board finds that the Development Officer did not follow the directions of City Council it may provide a new decision that is in accordance with the directions of Council.

Can the Board consider Condominium Bylaws?

Condominium bylaws must be dealt with privately, between a condominium board and the individual who has applied for the development permit. The Board is bound by the *Municipal Government Act* and the *Edmonton Zoning Bylaw*.