



When do I need a Development Permit?

From Definitions: "DEVELOPMENT" MEANS

- a) an excavation or stockpile and the creation of either of them, or
- b) a building or an addition to or replacement or repair of a building and the construction or placing of any of them in, on, over or under land, or
- c) a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building, or
- d) a change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building;

and without restricting the generality of the foregoing, includes:

- e) in the case of a lot used for residential purposes, alterations made to a building or an additional building on the lot whether or not the building is a dwelling or part of a dwelling unit,
- f) in the case of a lot used for other than residential purposes, alterations or additions made to a building on the lot or a use of the lot which would increase either the capacity of the building or the intensity of use of the lot,
- g) the display of advertisements or signs on the exterior of a building or on any land,
- h) the deposit of earth, debris, waste materials, refuse, or any other material on any land, including land already being used for that purpose, or if the natural topography or drainage is altered,
- i) any increase in the number of households occupying and living in any building or on any site, and any construction or alterations or additions which would provide for an increase in the number of households

- which could occupy and live in any building or on any site, including any increase in the number of dwelling units in a building or on a site,
- j) the placing of refuse or waste material on any land,
 - k) the use of land for the storage or repair of motor vehicles or other machinery or equipment,
 - l) the continued use of land or of a building for any purpose for which it is being used unlawfully when this Bylaw comes into effect,
 - m) the demolition or removal of a building,
 - n) the placement of an already constructed or a partially constructed building on a parcel of land,
 - o) the use of land for the parking of trailers, bunk houses, portable dwellings, skid shacks, or any other type of portable building whatsoever, whether or not the same has been placed or affixed to the land in any way,
 - p) the removal of topsoil from land,
 - q) the recommencement of the use to which land or a building has been previously put if that use has been discontinued for a period of more than six months, or
 - r) the use of land for storage purposes or for the repair of equipment, vehicles or other kinds of machinery.

Development Not Requiring a Permit

The following development shall not require a development permit:

- a) the carrying out of works of maintenance or repair to any building, provided that such works do not include structural alterations or major works of renovation that would require a building permit;
- b) the completion of a building which was lawfully under construction at the date of approval of this Bylaw, provided that the building is completed in accordance with the terms of any permit granted in respect of it and subject to the conditions to which such permit was granted, and provided also that the building, whether or not a permit was granted in respect of it, is completed within a period of twelve (12) months from the said date of said approval;

- c) the use of any such buildings as referred to in subsection (b) for the purpose for which construction was commenced;
- d) the erection, construction, or maintenance, improvement or alteration of gates, fences or walls or other means of enclosure less than 0.9 m (3.0 ft.) in height in front yards or in side yards abutting a highway or road, and less than 1.8 m (6.0 ft.) in rear yards or in other side yards, and the maintenance, improvement and other alterations of any gates, fences or walls or other means of enclosure, unless the fencing material is razor wire or barbed wire. An approved development permit shall always be necessary before razor wire or barbed wire is used as a fencing material;
- e) a temporary building or sign, the sole purpose of which is incidental to the erection or alteration of a building, for which a permit has been issued under this Bylaw;
- f) the maintenance and repair of public works, services and utilities carried out by or on behalf of federal, provincial and municipal public authorities on land which is publicly owned or controlled;
- g) extensive agriculture, excepting where the following situations apply:
 - i. where the lot is smaller than 32 ha (80 ac.) in size, or
 - ii. where the proposed development involves a dwelling or an accessory use or building to a dwelling, or
 - iii. where beehives are proposed, or
 - iv. where fences for game farming are proposed within 15.2 m (50 ft.) of a property line adjacent to a road or highway, or within 30 m (98.4 ft.) of the centreline of a road or highway, or
 - v. where other buildings and dugouts are proposed within:
 - a. 40 m (131.2 ft.) of a property line of a grid road,
 - b. 50 m (164 ft.) of a centreline of a minor two-lane highway, or
 - c. 70 m (230 ft.) of a centreline of a major two-lane highway or a multi-lane highway;
- h) except for beehives described in **Section 3.2(1)(g)(iii)** above, a building or structure with a floor area of under 10 m² (107.6 ft.²) which is not

on a permanent foundation and which satisfies all other applicable requirements of the Land Use Bylaw;

- i) the erection of campaign signs for federal, provincial, municipal or school board elections on privately-owned lots for no more than thirty (30) days, or such time as regulated under provincial or federal legislation provided that:
 - i. such signs are removed within seven (7) days after the election date,
 - ii. such signs do not obstruct or impair vision or traffic,
 - iii. such signs are not attached to fences, trees, or utility poles; and
 - iv. such signs indicate the name and address of the sponsor and the person responsible for removal;
- j) the placement of one (1) sign on internal sites, or two (2) signs on corner sites advertising a residential property for sale or rent displayed on the property to which it (or they) pertain(s) during the time the property is being offered for sale or rent, with removal to be within one (1) month after the sale or rental agreement has been entered into, provided that such signs are a maximum of 0.6 m² (6.5 ft.²) in area and provided further that such signs are placed or erected no closer than 0.5 m (1.6 ft.) to a road right-of-way;
- k) development within a basement which does not change or add to the uses within a dwelling;
- l) the removal of top soil in conjunction with a development for which a development permit has been issued as per the requirements of **Section 8.35** of this Bylaw;
- m) grading and/or landscaping where the proposed grades will not adversely affect the drainage of the subject or adjacent lots;
- n) the demolition or removal of any building or structure for which erection a development permit was not required pursuant to subsections (d) through (k) above, both inclusive.
- o) solar energy collection systems placed in a rear yard with a total area of less than 3 m² (32.3 ft.²).