

Is a Permit Required?

A **development permit** is not the same as a **building permit**. A development permit allows a specific type of development on a specific parcel of land in the community to proceed with the zoning bylaws of the Town. A development permit must be obtained prior to any construction and is required when the property to be developed is situated within a development permit area designated in the Town's Official Community Plan. A development permit may stipulate some of the following conditions: the allowed use of the property, intensity of that use, building height, building site coverage, setbacks from property lines and other buildings, etc. Development permits are issued for new development, renovation, and changes of use or new use in an existing building or space in all zoning districts.

A **building permit** allows construction of buildings or structures to proceed on condition of compliance with the National Building Code of Canada which addresses building and fire safety. A building permit is required for the construction, alteration, repair, relocation, demolition or change of use of a building.

Building and Development Permits ARE required for:

- ✓ New building construction
- ✓ Garages and Carports
- ✓ Decks
- ✓ Mobile Homes
- ✓ Renovation, alteration or addition to an existing building
- ✓ Relocation of an existing building
- ✓ Basement development in a dwelling
- ✓ Change of use of building (example: office building to residence)
- ✓ Demolition of an existing building
- ✓ Temporary buildings

Building Permits are NOT required for:

- ✓ Fences
- ✓ Driveways
- ✓ Parking Lots
- ✓ Painting, decorating, flooring, general maintenance
- ✓ Replacement using the same materials not affecting structural (roofing, siding, windows)