



Development Permits

See Section 3 of the RM of Lumsden Zoning Bylaw for more information.

A Development Permit is a document issued by the RM of Lumsden No.189 to authorize development^a.

A Development Permit does not include a Building Permit.

When is a Development Permit required?

A Development Permit is required before starting a principle or accessory use development, any residence (including farm residences), dugouts, and Intensive Livestock Operations (ILOs). No person shall undertake a development or commence a use unless a Development Permit is first obtained.

A Development Permit is **not required** for:

1. Accessory farm buildings and structures with a building floor area less than 50 m² and circular grain storage bins, where accessory to a permitted agriculture use. Any structure used for an intensive livestock operation or a dwelling are excluded from this exemption and require a Development Permit.
2. Single storey accessory buildings with a total area less than 9.3 m² in area or 15 m in height and which will be accessory to a lawful use within the applicable. Zoning District.
3. Public works/utility
4. Signs, subject to sign regulations within the Zoning Bylaw. Please see the sign guide for more information.
5. Maintenance and repairs that do not include structural alterations.
6. Fences
7. Trapping
8. Temporary confinement of livestock during the winter months as a part of a farm operation.
9. Linear public utilities (e.g. sewers, potable water, cables, etc.)
10. Petroleum or natural gas wells or extraction wells.

How do I obtain a Development Permit?

Development Permit applications may be found on the RM of Lumsden No. 189 website or can be picked up from the Lumsden Municipal Office. Completed applications are submitted to the Development Officer at the office. The Development Officer will review and process the application, determining if the application is for a permitted or discretionary use.

If the application is for a permitted use that complies with the relevant provisions and regulations from the Zoning Bylaw and Official Community Plan, a Development Permit may be issued.

If the application is for a discretionary use (i.e. a use only permitted at Council's discretion), the application is submitted to Council by the Development Officer for approval or refusal, after the discretionary use process is undertaken.

What should be included in a Development Permit application submission?

For all Applications:

1. Development permit application form
2. Site plan*
3. Applicable development permit application fee

Please see site plan guide for detailed information on site plan requirements

For some applications, additional information may be required, such as:

1. Building Plan - showing elevations, floor plans, and perspective drawings
2. Landscape Plan - showing existing topography, vegetation to be retained or removed, etc.
3. Vicinity Map - to show location of proposed development in relation to surrounding features such as roadways, physical features, etc.
4. Certificate of Title - to show ownership
5. Valid Interest - proof of ownership, agreement for sale, etc.
6. Photographic Information - to show site in existing state

How much does a Development Permit Cost?

Development Permit application fees vary depending on the type of proposed development:

Application Type	Cost (\$CAD)
Permitted Principal Use ^b	50.00
Permitted Accessory Use ^c	
Permitted Ancillary Use	
Discretionary Principal Use ^b	100.00
Discretionary Accessory Use ^c	
Discretionary Ancillary Use	
Development Appeal Fee	up to 50.00, as specified by the Development Appeal Board

How long does a Development Permit last?

A Development Permit is valid for 12 months, unless otherwise stated by a Development Officer.

I've applied for a Development Permit. When should I apply for a Building Permit?

If a Building Permit is required, a Building Permit application may be made after a Development Permit application has been issued.

My Development Permit application was denied. What can I do now?

If a development permit application is denied, the applicant may apply for their application to be considered by the Development Appeals Board. Please see the brochure for the Development Appeals for more information.

Definitions

^aDevelopment: The carrying out of any building, engineering, mining, or operations in, on, or over land, or making of any material change in the use or intensity of use or any building, or land, and shall include, but not be limited to, excavating, filling, grading or drainage of land.

^bPrincipal Use: the main use of a site

^cAccessory Use: A use incidental, subordinate, exclusively devoted to, and located on the same site as a principal use.