



Development Permits

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

A Development Permit is a document issued by the Town of Lumsden 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, landscaping within an environmentally sensitive area, or a public utility use.

To find out if your property is in within an environmentally sensitive area, please see the Environmentally Sensitive Area Maps on the Town of Lumsden website, Building and Development Page.

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

1. Accessory buildings with a total area less than 10 m²
2. Fences, walls, gates, and television antennae
3. Moving an accessory building within the same parcel
4. A temporary building used in the process to erect another building that has a building permit
5. Temporary membrane covered structure for a maximum of seven (7) days
6. Internal alterations to a building, providing that:
 - a. the use of the building does not change,
 - b. there is no increase in the number of dwelling units within the building or site,
 - c. the intensity of the use of the building or site does not change, and
 - d. that alterations are not structural in nature or have an impact on load bearing walls or beams.
7. Landscaping

How do I obtain a Development Permit?

Development Permit applications may be found online at www.lumsden.ca, or at the Town of Lumsden 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 i.e. a use agreeing with the Town of Lumsden Zoning Bylaw and Official Community Plan, the Development Officer approves the Development Permit.

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 of a Development Permit.

If an application is refused, the applicant may submit their application to the Development Appeals Board. An applicant may appeal 30 days after the refusal of a development permit.

What should be included in a Development Permit application submission?

For all Applications:

1. Development Application Form
2. Site Plan, showing existing and proposed information, with labels

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 ^d	
Discretionary Principal Use ^b	100.00
Discretionary Accessory Use ^c	
Discretionary Ancillary Use ^d	
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.