

16. DEVELOPMENT DEEMED APPROVED

16.1 A Development Permit is not required for the following uses or developments provided that the development shall otherwise comply with all applicable provisions and regulations of this Bylaw:

- (a) any use or development exempted from the provisions of Part 17 of the Act;
- (b) altering, renovating, upgrading, maintaining or repairing any existing building (except a non-conforming building), provided that the work does not change the use or intensity of use of the building or adds to or changes the footprint of the existing building;
- (c) an 'Agricultural Operation' on a parcel where it is listed as a use in a land use district under Part 7 of this Bylaw and where the parcel is not a part of a multi-lot subdivision. Where an 'Agricultural Operation' does not comply with the provisions of this Bylaw (e.g. setback requirements) a development permit is required. Where a farm building that was intended to be used as part of an Agricultural Operation is used for a Home Business, Contractor's Business – Home Based or Not Home Based or other commercial or industrial operations, a development permit is required;
- (d) a farm stall on skids and having a floor area of 100 ft² maximum;
- (e) parking or storing for **commercial purposes**, subject to Sections 69.1(d), 69.3, 73 and 74, up to a maximum of three (3) of any combination of the following: Recreational Vehicle (e.g. motor home, camper, travel trailer, tent trailer, fifth wheel), boat, snowmobile ,or ATV on a parcel in the Agricultural District or the Country Residence Agricultural District that is not part of a multi-lot subdivision;
- (f) the use of a Recreational Vehicle as a dwelling unit pursuant to Section 74;
- (g) the placement of a manufactured home within an approved manufactured home park;
- (h) the placement of a Recreational Vehicle in an approved Recreational Vehicle Park or Campground in those Districts where this use is allowed;
- (i) the construction, installation, maintenance and repair of private roads and utilities, including a satellite dish antenna 1.0 m (3.0 ft) or less in diameter, on a single parcel in any land use district where such use or development is listed as a permitted use;
- (j) the gravelling or hard surfacing of any area on private land for the purpose of providing vehicular or pedestrian access or parking, that is part of a development for which a Development Permit has been issued, or, if the gravelling or hard surfacing is not part of a development for which a Development Permit has been issued, where such access or the parking area does not drain onto adjacent properties (County approval is still required for access onto a municipal road);
- (k) the construction, installation, maintenance and repair of public roads and utilities in any land use district by or on behalf of a federal, provincial or municipal government agency or authority and where such use or development is listed as a permitted use;
- (l) the temporary use of land or a building, for a period not exceeding six months, by or on behalf of a federal, provincial or municipal government agency or authority;
- (m) any development carried out by or on behalf of a federal, provincial or municipal government agency or authority, other than those stated in Sections 16.1(k) and (l) above, excluding any use that is listed as a discretionary use in any land use district or the installation of communication antennae and structures [other than those stated in Section 16.1(x)], the extraction or processing of sand, gravel and

- surface minerals, a waste management facility, a wastewater treatment facility or any other development that is reasonably considered a nuisance or of a noxious nature or that requires a setback distance or a referral pursuant to the Subdivision and Development Regulation under the Municipal Government Act;
- (n) the temporary use of land or a building or part thereof as a polling station, a candidate's campaign office, or any other official temporary use in connection with a federal, provincial or municipal election or referendum or census;
 - (o) the construction or maintenance of gates, fences, walls or other means of enclosure) not more than 6.0 feet (1.83 meter) in height, except where corner lot restrictions apply;
 - (p) the placement of an outdoor advertisement or sign subject to Section 82 of this Bylaw;
 - (q) the temporary erection, installation or use of machinery, equipment, structures or buildings (such as a construction trailer) that is incidental to the implementation of development for which a Development Permit has been issued under this Bylaw, and which will be removed once construction has been completed. This does not include a real estate sales office, show home or similar use or building;
 - (r) the demolition of a building or structure that is assessed by the County for tax purposes, where a Development Permit has been issued for a new development or structure on the same site, and the demolition of the existing building or structure is implicit in that permit;
 - (s) the construction or placement of an Ancillary Building that does not exceed 17.85 m² (192 ft²) in area and is not permanently attached to the ground (i.e. it is built on skids) provided that no portion of the building is located within the required yard setbacks;
 - (t) development within an existing basement which does not change or add to the intensity of uses within an existing building;
 - (u) the construction of:
 - (i) an uncovered and unenclosed ground level deck located in a rear or side yard in any District; and
 - (ii) an uncovered and unenclosed raised deck that is located in a rear or side yard in any District and is not closer than 30 metre to any property line;
 - (v) a concession booth selling food, beverage and equipment or gifts related to the principle use, as an accessory use in any principle building or use that involves public gatherings as part of its usual operations;
 - (w) subject to Section 59.17, excavation and construction site preparation (i.e. land clearing, survey cut lines, topsoil stripping and site grading) that is part of a development for which a Development Permit has been issued or that is part of a multi-lot subdivision development for which a Subdivision Approval has been issued;
 - (x) the erection of a communication antenna and structure not exceeding 9.14 m (30 ft) in height from the finished grade;
 - (y) landscaping where the proposed finished grades are such that overland drainage or slope stability of the subject land or adjacent properties will not be adversely affected, except where a Development Permit allows for such landscaping; and
 - (z) the placement of a sea-can or a canvas covered structure as an 'Ancillary Building' or an 'Agricultural Operation' on a parcel in any land use district where these uses are listed but only if the parcel is located outside of and not adjacent to a hamlet or multi-lot subdivision, subject to Section 48 and Section 79.