

5.1 Development Not Requiring a Development Permit

- 5.1.1 A Development Permit is not required for the following developments, provided that the proposed development otherwise complies with this Bylaw:
- a. The carrying out of maintenance or repair to any building, provided that such works do not include structural alterations or change the intensity or use of the building,
 - b. Construction of a single storey accessory building or structures less than 10.0 m² (107.6 ft²) in area,
 - c. Community Gardens, as defined in this Bylaw,
 - d. Construction of an uncovered deck with a height less than 0.6 m (1.9 ft.) above finished grade, or the replacement of a deck using the existing footprint,
 - e. Retaining wall under 1.0 m (3.2 ft.) or less in height,
 - f. Any development or improvements related to the construction of a public utility,
 - g. Beekeeping as defined in this Bylaw,
 - h. The hard surfacing of any area that is part of a development for which a Development Permit has been issued, for the purpose of providing vehicle or pedestrian access or parking,
 - i. Landscaping which does not affect grading or drainage of the subject or adjacent properties, except where landscaping forms part of a development that requires a Development Permit,
 - j. Stripping, site grading, and excavating that is required for a development for which a Development Permit has been issued,
 - k. Development of a public park by the municipal, provincial, or federal governments,
 - l. The erection or placement of any construction building where the sole purpose of which is incidental to the erection or alteration of a building, for which a Development Permit has been issued under this Bylaw, on the same parcel of land. Construction buildings must be removed within three (3) months of completion of construction,
 - m. Mobile/personal service as defined in this Bylaw,
 - n. The use of a building, or part thereof, as any official temporary use in connection with a municipal, provincial, or federal election, referendum, or census,
 - o. The establishment of a temporary commercial establishment for the temporary/transient hawking of food products (fruit, vegetables, meat, or fish), Christmas trees, flowers, or other miscellaneous items,
 - p. The erection of a tower, pole, flagpole, or amateur radio antenna of less than 6.0 m (19.6 ft.) in height,
 - q. The erection of an above grade hot tub or temporary swimming pool,
 - r. Construction of fences, screening fences, gates, or other means of enclosure with a maximum height of 2.4 m (7.8 ft.) or less in all Districts except for Residential Districts, shall not require a Development Permit, except for corner lots. All corner lots shall adhere to subsection 8.11 of this Bylaw,
 - s. Construction of fences, screening fences, gates, or other means of enclosure with a maximum height of 1.2 m (4.0 ft.) or less in the front yard setback, and a maximum height of 2.0 m (6.5 ft.) or less for the side and rear lot lines within all Residential Districts shall not require a Development Permit, except for corner lots. All corner lots shall adhere to subsection 8.11 of this Bylaw,
 - t. Communication tower that requires federal approval. In these cases, the applicant shall submit documentation to the County that all requirements respecting public consultation have been met,

- u. The completion, alteration, maintenance or repair of a street, lane, or utility, undertaken upon a public thoroughfare or utility easement or undertaken to connect the same with any lawful use of building or land,
- v. Demolition or removal of any building or structure,
- w. The installation, maintenance, and repair of public works, services, and utilities carried out by or on behalf of municipal, provincial and federal governments on land, which is publicly owned or controlled,
- x. A farm building of low human occupancy as defined in the National Building Code – 2023 Alberta Edition, as amended,
- y. Fencing within the Agricultural (AG) District,
- z. Agricultural, General, as defined in this Bylaw, within the Agricultural (AG) District,
- aa. Tree clearing for creation of agricultural fields, this does not include Timber Harvesting as defined in this Bylaw,
- bb. Fabricated structures that are designed to shelter passenger vehicles from the elements and erected for special events,
- cc. Construction of private driveways within property boundaries,
- dd. Personal cannabis cultivation as defined in this Bylaw,
- ee. Recreational vehicle storage that adheres to the policies of subsection 8.20 of this Bylaw,
- ff. Home Office as defined in this Bylaw,
- gg. Crisis Management Facility endorsed by the County which is required for temporary and unexpected situations involving the public protection of persons and/or property from injury, harm, or damage, and
- hh. Installation of a Renewable Energy System, including Solar Facility, and Wind Farms, provided provincial regulatory approvals have been obtained, including all applicable Safety Codes Act permits.