

## 2.2 Development Not Requiring a Development Permit

1. The following development shall not require a development permit, provided that the development complies with all other requirements of this Bylaw 675/07:
  - (a) the carrying out of works of maintenance or repair to any building, provided that such works do not include structural alterations or major works of renovation that would require a building permit.
  - (b) the completion of a building which was lawfully under construction at the date of the first publication of the notice required by Section 606 of the Act, provided
    - (i) that the building is completed in accordance with the terms of any permit granted in respect of it and subject to the conditions to which such permit was granted, and
    - (ii) that the building, whether or not a permit was granted in respect of it, is completed within a period of twelve (12) months from the said date of the first publication of the notice.
  - (c) the use of any such buildings as referred to in Section 2.2.1(b) for the purpose for which construction was commenced;
  - (d) the erection, construction, or maintenance, improvement or alteration of gates, fences, walls or other means of enclosure, unless the gate, fence, wall, etc. exceeds the regulations indicated in Section 6.19 of this Bylaw;
  - (e) a temporary building, the sole purpose of which is incidental to the erection or alteration of a building, for which a permit has been issued under this Bylaw;
  - (f) the maintenance and repair of public works, services and utilities carried out by or on behalf of federal, provincial and municipal public authorities on land, that is publicly owned or controlled;
  - (g) a building or structure with a gross floor area of under 18.0 sq. m (193.8 sq. ft.) which is not on a permanent foundation that meets the minimum required yard and setback requirements indicated in this Bylaw, but not including a wind energy conversion system unless the system is specifically related to only one (1) dugout;
  - (h) an unenclosed patio or deck that meets the minimum distance requirements outlined in Section 6.19 of this Bylaw;
  - (i) landscaping where the proposed grades will not adversely affect the subject or adjacent parcels of land, including the hard-surfacing of part of a lot for the purposes of providing vehicular access from a road to an attached or detached garage or carport, provided that such hard-surfacing does not exceed 7.5 m (24.6 ft.) in width;
  - (j) development within a basement which does not change or add to the uses within a dwelling;
  - (k) on parcels of land exceeding 26.3 ha (65 ac.), used for extensive agricultural purposes, the carrying out of construction, excavation or other operations requisite for the continued use of that land for extensive agricultural purposes, including the planting of shelter belts or trees, and the construction of water wells and farm buildings provided that the landowner certifies, in a form acceptable to the Development Authority, that the development shall be used for extensive agricultural purposes. However, the foregoing shall not apply to any building or other structure, other than a fence, to be erected within 38.1 m (125 ft.) of the centre line of any surveyed municipal road right-of-way or closer than the setback requirements established in Section 6.9 of this Bylaw, nor to the development of any dwelling or garage;
  - (l) a minor home occupation;
  - (m) the demolition or removal of any building or structure for which erection a development permit would not be required pursuant to subsections (d) through (l) above, both inclusive.
  - (n) the development of land for a confined feeding operation or a manure storage facility within the meaning of the Agricultural Operation Practices Act if the confined feeding operation or the manure storage facility is the subject of an approval, registration or authorization under Part 2 of that Act.

Please note: This information has no legal status and cannot be used as an official interpretation of the various regulations currently in effect. **Users are advised to refer to the Land Use Bylaw 675/07 and Municipal Development Plan 674/07 which are posted on our website at [www.countylamont.ab.ca](http://www.countylamont.ab.ca) or contact the County Planning Department (780)895-2233 for more information.** Lamont County accepts no responsibility for persons relying solely on this information.