

Development Permits

A permit issued by Council or the Development Officer, as the case may be, that authorizes development, but does not include the Building Permit.

Development – Any building, engineering, mining or other operations in, on, or over land or the making of any material change in the use or the intensity of the use, of any building or land.

General Regulations

- ✚ **NO** development shall proceed without a Development Permit except for:
 - Maintenance or repair work where a building permit is not required;
 - Temporary facilities required for the duration of development operations in which a development permit has been approved;
 - Accessory buildings less than 75m²; or
 - Fences;
- ✚ An approved building permit for a detached, semi-detached or duplex dwelling unit shall also constitute as a development permit;
- ✚ Any change in use or intensity of the use of a building or land is considered a development and as such requires a development permit;
- ✚ Offsite development levies may be applicable to developments which include, but NOT limited to, expansion, re-developments and new developments as set out in Bylaw.

Permitted Uses

A permitted use in any zone is a lawful use in such zone.

Discretionary Uses

A use, stated within the Zoning Bylaw 2003.2099 to be discretionary, is not automatically a permitted or lawful use, but may be permitted, in the discretion of Council, and upon such approval the use shall be permitted and lawful only at the location and only in accordance with conditions specified by Council at the time of approval.

Each zone within the City of Weyburn has specific requirements and regulations with regards to uses that may be considered permitted or discretionary. For full Zoning Bylaw 2003.2099 regulations and Offsite Development Levy Bylaw, or inquires please contact the Planning Department, at 306.848.3223 or visit our website at www.weyburn.ca.

If the proposed development does not meet a specified requirement of the Zoning Bylaw, Act or any other City Bylaw, the applicant may be required to make application for a Minor Variance or Development Appeal in order to obtain approval.

How Do You Apply for a Development Permit of A Permitted Use

1. Applications shall be made to the Development Officer on a prescribed form and can be printed off our website or picked up at City Hall. The fee for development permit application, for a permitted use is \$50.00 and shall be paid at time of application.
 - a. Once all the pertinent information, as listed below, is provided, the Development Officer will accept the application and begin the process of review.
 - i. The owner, applicant, engineer, architect, tenant, or contractor in charge of the project;
 - ii. Civic address; and legal description (lot, block, registered plan number and subdivision where applicable);
 - iii. Proposed comprehensive site plan (showing building footprint and setback distances) and designated parking areas and landscaping plan;
 - iv. Grading plan and final elevation plan showing drainage;
 - v. Signature on behalf of the owner; and
 - vi. Other details as may be required by the Development Officer.
2. Upon completion of review the Development Officer shall issue a development permit, with or without conditions, where the development is in conformity with the Zoning Bylaw, the Act and any other City Bylaws.
3. Once the applicant receives the approved Development Permit it is then in order for the applicant to make application for Building Permit, should one be required.

How Do You Apply for a Development Permit of A Discretionary Use

1. Applications shall be made to the Development Officer on a prescribed form and can be printed off our website or picked up at City Hall. The fee for development permit application, for a discretionary use is \$500.00 and shall be paid at time of application.
 - a. *Same information as application for permitted uses listed in a. above.*
2. Upon receipt of completed application the Development Officer shall advertise the proposed development by mailing a notice to all property owners within 75 meters of the property for which the application has been made.
3. As soon as practicable, Council shall consider the application based on the proposal, and review completed and submitted by the Development Officer.
4. Upon approval of a discretionary use by Council, the Development Officer shall issue a development permit for the discretionary use, with or without an conditions; and
5. Once the applicant received the approved Development Permit it is then in order for the applicant to make application for a Building Permit, should one be required

** Please note a development permit is **NOT** a building permit. A development permit is to ensure that your proposal complies with standards as set out in the Zoning Bylaw.