



## Town of Canora

### Development permits now required

Effective immediately, all development within Canora shall require the issuance of a development permit by the Town.

#### **What is development?**

Development is considered any material change in use, change in intensity of existing use or any improvement of the land or buildings.

#### **Why is a development permit needed?**

Development permits ensure that the land use, appearance and design, layout and overall characteristics of development is consistent and meets the requirements of the zoning bylaw.

#### **When is a development permit needed?**

A development permit is needed for almost all construction projects and/or renovations to existing buildings or land, and for changes of building or land use. Development permits are not required for most fences; smaller accessory buildings or structures, and non-structural maintenance or repair of any building or structure.

#### **Is a development permit the same as a building permit?**

A development permit is not a building permit. A development permit ensures compliance with the zoning bylaw. A building permit ensures compliance with the building bylaw and the National Building Code. A development permit must be issued before you can apply for a building permit and you will still need a building permit prior to construction, alteration or demolition of a building.

#### **Is there a cost for a development permit?**

The development permit fee is \$25, payable at the time of application.

Development permit application forms are available at the town office.

For more information, please contact the town office at 563-5773.