

**In general, where land is within a DPA, an owner must obtain a Development Permit prior to:**

- Subdivision;
- Construction of, addition to, or alteration of a building or structure, land, or parking area;
- Alteration of land containing or adjacent to an Environmentally Sensitive Area (ESA).

A number of general exemptions are listed here. More specific exemptions are included within the Development Permit Area guidelines provided within the Zoning Bylaw.

***Exemptions for Normal Farm Practices***

Normal farm practices in accordance with the Farm Practices Protection (Right to Farm) Act do not require a Development Permit.

***Exemptions for Environmental Development Permits***

Environmental Development Permits are not required:

- For the replacement of windows;
- For painting the exterior of a building;
- Institutional uses; or
- For any of the activities or circumstances defined within the Exemptions section of the Environmental DPA Guidelines.

***Exemptions for Form & Character Development Permits***

A Form and Character Development Permit is not required if any of the following are the case, including if multiple exemptions are the case:

- Institutional uses;
- Replacement of windows;
- Painting the exterior of a building;
- Construction of a fence;
- Replacement of a roof;
- Accessory buildings that do not require a building permit;
- Single residential dwellings, except when in an Intensive Residential Development Permit Area (e.g. heritage neighbourhoods and as part of a bare land strata development).
- For a minor alteration to the exterior of a building that does not change the architectural character of the development. For the purpose of this Section, "minor" is defined as a change which does not:
  - a. Increase site coverage more than 25% of the approved coverage;
  - b. Alter more than 25% of the existing floor area to a maximum of 200 m<sup>2</sup>;
  - c. Change the exterior design of a building on any one side more than 25%, including the addition or removal of windows.
- Where a subdivision or strata plan including a phased strata plan is consistent with a Development Permit issued for a development on a property.