

TOWN OF BORDEN-CARLETON

2.4 Development Approval

No development shall be undertaken within the Town unless a development permit has first been obtained upon application to the Development Officer by the Owner of the property to be developed, or by a person having a documented beneficial interest in the property.

2.4.1 Development Permit Required

No person shall, without first applying for and receiving a permit from the Authority Having Jurisdiction:

- (a) change the use of a parcel of land or a Structure;
- (b) commence any Development;
- (c) construct any Structure on a Property;
- (d) make exterior Structural Alterations to any Structure;
- (e) make any water or sewer connection;
- (f) make any underground installation such as a septic tank, a fuel tank, a foundation wall or the like;
- (g) move or demolish any Structure;
- (h) establish or operate an Excavation Pit;
- (i) construct a driveway;
- (j) place, dump any fill or other material;
- (k) subdivide or consolidate a parcel or parcels of land;
- (l) construct a Fence over 4 ft. /1.22 m or higher;
- (m) establish or place a Swimming Pool;
- (n) construct a Deck.

Section 5 Signage

5.2 Notwithstanding anything else in this Development Bylaw no person shall erect a sign without first obtaining a development permit from the development officer and no development permit to erect a sign shall be issued unless all the sign provisions of this Development Bylaw are satisfied.

2.4.2 No Development Permit Required

Unless otherwise specified, no Development Permit shall be required for:

- (a) laying paving materials for patios or sidewalks;
 - (b) constructing Fences of less than 6 ft. / 1.83 m in height (subject to 2.36);
 - (c) installing clothes lines, poles, and radio or television antennae (except ground based satellite dishes);
 - (d) making a garden;
 - (e) growing a crop or preparing land for a crop;
 - (f) conducting routine maintenance which has the effect of maintaining or restoring a Structure or any of its elements to its original state or condition;
 - (g) making landscape improvements, constructing ornamental Structures or play Structures of less than 64 sq. ft. / 5.95 sq. m.;
 - (h) constructing a Dog House or Dog Run;
 - (i) a Development that involves the interior or exterior Renovation of a Building that will not change the shape of the Building or increase its volume, will not add more Dwelling Units, or will not involve a change in Use of the Building; and
- Town of Borden-Carleton Zoning and Development Bylaw 21
- (j) Public utilities located within the Street right-of-way;
- although the applicable requirements of this Bylaw must still be met.