

# What is the difference between a development permit and a building permit?

The main difference between a **development permit** and a **building permit** lies in their purpose and the stage of the project they address.

## Development Permit

**Purpose:** Approves the use of land and the overall design or concept of a project.

**Focus:** Zoning, land use regulations, and community impact.

**When Needed:** Before starting construction, to ensure that the project aligns with local planning bylaw and zoning bylaws.

### Development Permit Examples:

Changing the use of a property (e.g., from residential to commercial).

Constructing a new building or adding to an existing building.

Making changes to landscaping or parking requirements.

## Building Permit

**Purpose:** Approves the actual construction and ensures it meets building code requirements.

**Focus:** Structural integrity, fire safety, life safety, building systems (plumbing, electrical, and mechanical systems).

**When Needed:** After securing a development permit and before starting construction.

### Building Permit Examples:

Renovating an interior space.

Constructing a new home or commercial building.

Change of use and change of occupancy.

Installing electrical or plumbing systems.

**Development permit** – deal's with how the project fits into the community (zoning and land use).

**Building permit** – deal's with how the project is constructed (technical and safety standards).

You often need a development permit first to get approval for the project's overall concept, followed by a building permit to ensure the construction meets legal and safety standards.