



PERMITTED AND DISCRETIONARY USES

What Is a Use Under the Land Use Bylaw?

A use is the predetermined development that may be allowed under a specific land use district. The terms permitted use and discretionary use refers to the 2 categories of use in the Land Use Bylaw. Within each land use district will be a list of permitted and discretionary uses.

What Is a Permitted Use?

A permitted use is an allowable structure or land use on a parcel. A development permit application for a permitted use that complies with the Land Use Bylaw must be approved with or without conditions. A development permit application for a permitted use that does not comply with the Land Use Bylaw may be approved with or without conditions or refused if a valid reason is provided. Permitted uses vary between each land use district.

What Is a Discretionary Use?

A discretionary use is a structure or land use of a parcel that may be allowed by the Town after due consideration is given to the impacts upon surrounding lands. A development permit application for a discretionary use that complies with the Land Use Bylaw may be approved with or without conditions or refused with reasons. Discretionary uses vary between land use districts.

How Does This Impact Me?

Before starting construction of a building or the use of a parcel, it is important to understand what permitted or discretionary use may be allowed within a land use district. This may help determine if a development permit or other approval is required.

What if the Use Is Not Listed Under My Land Use District?

A development permit application for a use that is not listed as a permitted or discretionary use under the applicable land use district shall be refused. However, a development permit application for a use not contained in any land use district may be considered under a similar listed use.

It is possible to change the land use district of a specific parcel to another land use district that contains a desired permitted or discretionary use. Please refer to the Land Use Bylaw Amendment information sheet for further information on this process.

Notification of Development Permit Applications

A development permit application for a discretionary use may be circulated to adjacent landowners or published in a newspaper circulating the Town. A development permit application for a permitted use that complies with the Land Use Bylaw does not need to be circulated to adjacent landowners or advertised.

More Questions?

Further information may be obtained by contacting the Development Services Department through the contact information below. For all requirements, restrictions and exemptions, please consult the Land Use Bylaw which may be downloaded from the Town of Ponoka website: <https://www.ponoka.ca>

Please note: This information sheet has no legal status and cannot be used as an official interpretation of the various bylaws, codes and regulations currently in effect. The Town of Ponoka accepts no responsibility for persons relying solely on this information.