

## Why

### Do You Need a Development Permit?

Development permits are required pursuant to the Town of Fairview's Land Use Bylaw 794/LUO/97. The development permit ensures that the land owners proposed use of the land does not conflict with surrounding uses, complies with the Land Use District and has meet the appropriate set-back distances from the property lines, utilities, buildings, roadways and any other structures deemed relevant by the Development Officer and/or the Municipal Planning Commission.

## Fees

**\$50.00** – For a garage and additions valued less than \$25,000.00

**\$50.00** – For home based business

**\$200.00** – For conforming developments that are valued \$25,000.00 and over

**\$250.00** – For non-conforming developments

**\$250.00** – Application to amend the Land Use Bylaw, Municipal Development Plan or Statutory Plan.

Application fees recover some of the costs associated with administration time, appeals, notices and advertisements.

**Always Call the Town Office to determine if you need a development permit**

## Development Permit Requirements

A completed development permit will require the following information.

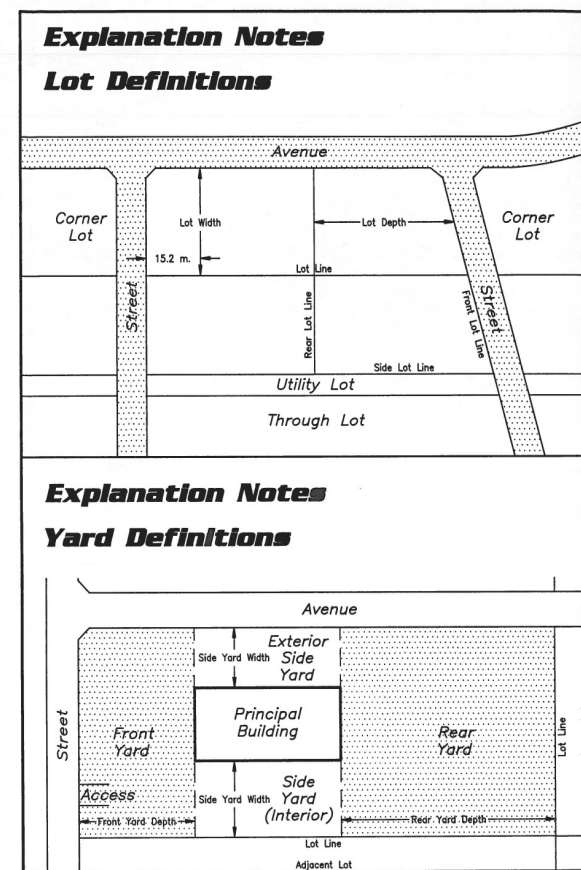
- **Legal Address** – Lot, Block, Plan
- **Civic Address** – The street address
- **Mailing address**
- **Site Plan** – A bird's eye view of your property, including location of property lines, distance of existing and proposed structures from the property lines, size of buildings, access to street or lane, size of lot, landscaping and location of utilities.
- **Building Plans** – Including floor, elevations, exterior finishing, survey and landscape plans.
- **Use of the Land** – What will the land be used for: residential, storage, commercial, home based business.

## Additional Permit Requirements

After receiving a development permit from the Town of Fairview, you may require additional permits for safety codes inspections:

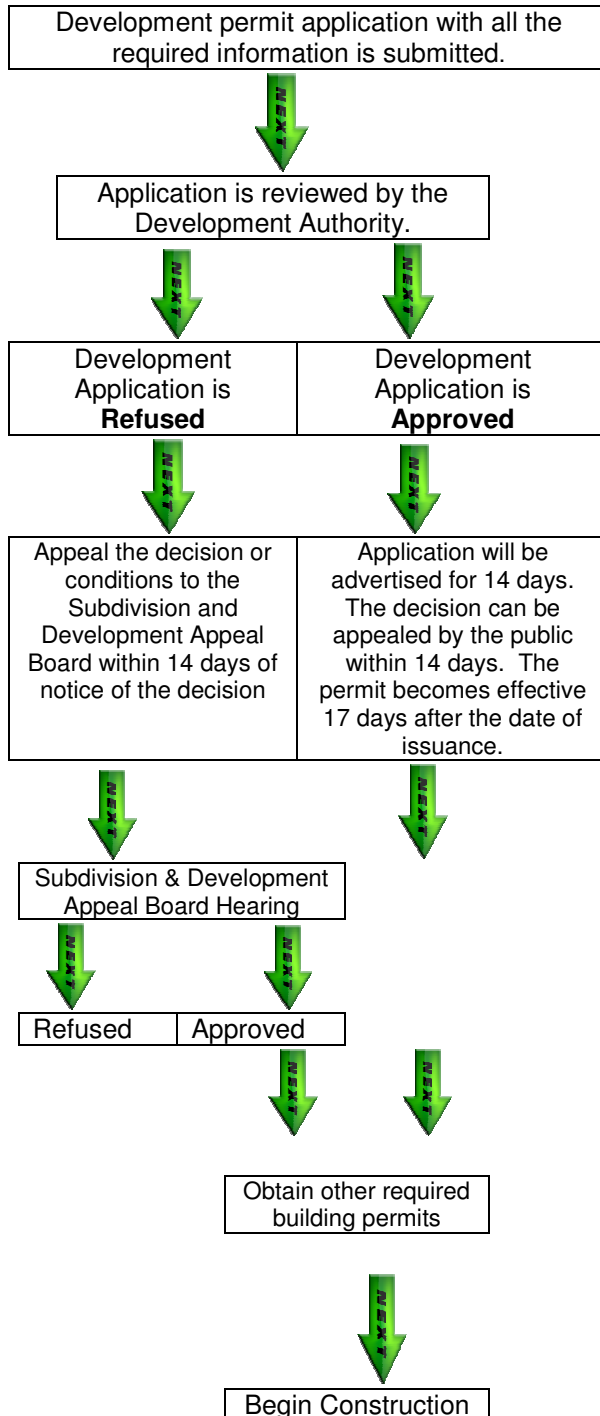
- Building permit
- Electrical permit
- Gas permit
- Plumbing

## Sample Site Plan



- Setback distances are specific to each Land Use District.
- Setback requirements for the Land Use District are in the Town's Land Use Bylaw 749/LUO/97 which can be found on line at [www.fairview.ca](http://www.fairview.ca) and is available for purchase at the Town Office.

## The Process



## FOR MORE INFORMATION AND ASSISTANCE:



Staff of the development department will be pleased to explain the Land Use Bylaw regulations and how they may be applied to you.

## Town of Fairview

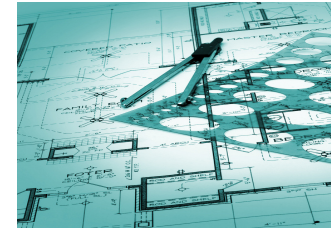
Box 730  
 101, 10209-109 Street  
 Located in the Provincial Building  
 Fairview, AB T0H 1L0  
 Phone: 780-835-5461  
 Fax: 780-835-3576  
 Email: [community@fairview.ca](mailto:community@fairview.ca)  
[www.fairview.ca](http://www.fairview.ca)

This brochure has no legal status and is intended only to provide general information.

Please contact the development office and refer to the Town's Land Use Bylaw 749/LUO/97 for all your development information.

## Development Permit Information

For Town Residents



Before you build a House, Garage, Shed, Deck, Fire Pit, Add on or start a Home-based Business

You will Require a Development Permit from the Town of Fairview.

For information about getting a development permit please contact the Town of Fairview office.



780-835-5461  
[www.fairview.ca](http://www.fairview.ca)