

BYLAW No. 1101/LUO/2025

A BYLAW FOR THE TOWN OF FAIRVIEW IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING THE TOWN OF FAIRVIEW LAND USE BYLAW

- Whereas,** the Town of Fairview has adopted Bylaw No. 1064/LUO/2021, being the Land Use Bylaw; and
- Whereas,** pursuant to the Province of Alberta *Municipal Government Act*, being the Revised Statutes of Alberta 2000, as amended, a Council may amend a Land Use Bylaw; and
- Whereas,** the Council of the Town of Fairview, in the Province of Alberta, deems it desirable to amend the Town of Fairview Land Use Bylaw; and
- Whereas,** the said amendment will enable and regulate Shouses (Barnominiums) within the Town;
- NOW THEREFORE,** pursuant to Sections 606 and 692 of the *Municipal Government Act*, the Council of the Town of Fairview, in the Province of Alberta, in Council duly assembled, enacts as follows:

A. Title

1. This Bylaw may be cited as “Land Use Amendment Bylaw 1101/LUO/2025”.

B. Amendments

2. **Add the following use class definition for Shouse (Barnominium) to Section 4 Definitions:**

“SHOUSE (BARNOMINIUM)” means a building containing a residence that is connected to a shop or storage space by a common or connected roofing system. A Shouse is typically built through pole framing or post-frame construction, and features roll-formed, steel-sheet exterior, with residential style doors and windows along the primary frontage. In addition, the residence portion of the building shall meet the definition of a Dwelling Unit in this Bylaw.

3. **Add the following provisions to Section 60A, under Division 2 SPECIFIC LAND USE PROVISIONS, as follows:**

SECTION 60A: SHOUSE (BARNOMINIUM)

- (1) The dwelling unit or residential portion of the building shall contain sleeping, sitting, cooking and sanitary facilities.
- (2) There shall be a firewall separation between the dwelling unit and the shop or storage component of the building.
- (3) The dwelling unit shall have a separate and direct access to grade.
- (4) The residential portion shall not be subject to separation from the shop through a condominium conversion or subdivision.
- (5) A Shouse shall not contain a Secondary Suite in the form of a basement suite.
- (6) A Shouse shall comply with the Alberta Building Code, Fire Code and any other applicable Safety Codes regulations.

(7) Where a Shouse is proposed to contain a principal residence or dwelling unit, the minimum floor space shall be 97.55 m² (1,050 ft²).

4. Add the following as a discretionary use to **Section 70: Country Residential District (R-CR)**:

- Shouse (Barndominium)

C. Severability

5. If any portion of this Bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion shall be severed.

D. Effective Date

6. This Bylaw shall come into force and effect upon third and final reading and is duly signed.

Read a first time this 1 day of April, 2025

Mayor Gordon Macleod

CAO Daryl Greenhill

Read a second time this day of , 2025

Read a third time this day of , 2025

Mayor Gordon Macleod

CAO Daryl Greenhill