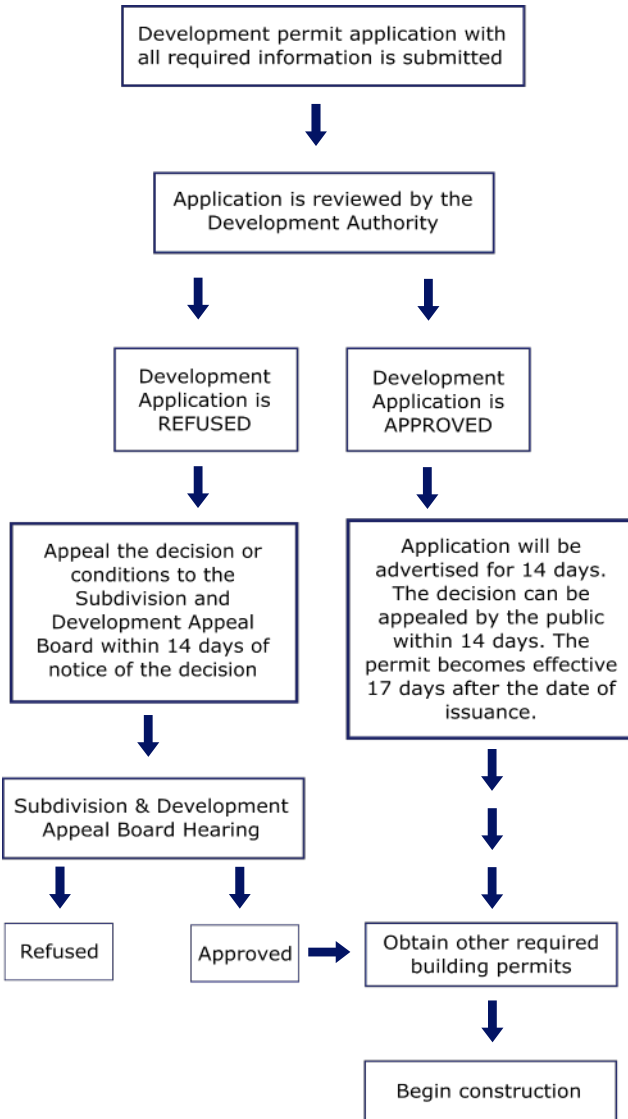


BEFORE YOU BUILD

Before you build a house, garage, shed, deck, fire pit, addition or install signage.

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

THE PROCESS

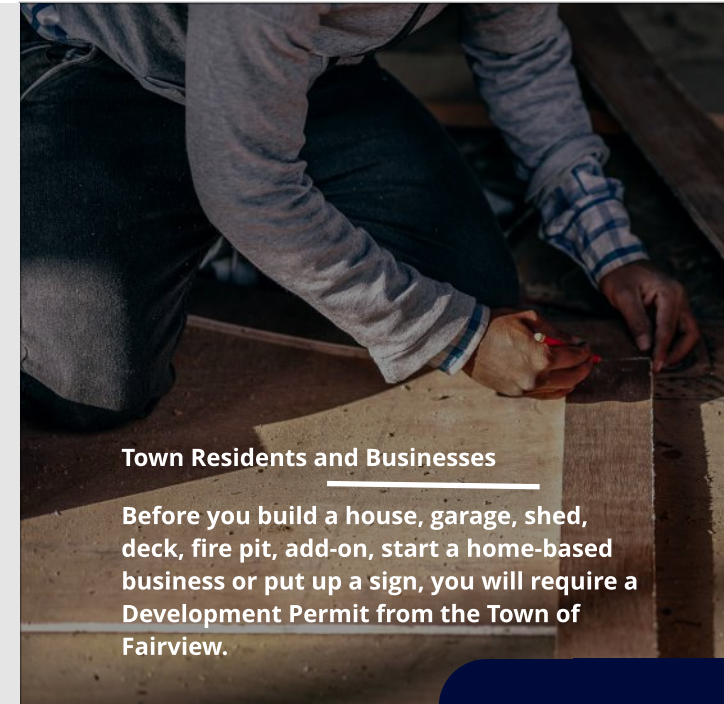


The staff of the development department will be pleased to explain the Land Use Bylaw regulations and how they may be applied to your specific situation.



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

Please contact Daryl Greenhill at the Town office and refer to the Town's Land Use Bylaw 1064/LUO/2021 for all development information. This bylaw is available at www.fairview.ca/municipal/bylaws-policies/



Town Residents and Businesses

Before you build a house, garage, shed, deck, fire pit, add-on, start a home-based business or put up a sign, you will require a Development Permit from the Town of Fairview.

Contact us for information.



(780) 835-5461



#101, 10209-109 Street
Provincial Building
Fairview, AB T0H 1L0



cao@fairview.ca

**DEVELOPMENT PERMIT
INFORMATION**

www.fairview.ca

1 WHY

Why do You Need a Development Permit?

Development permits are required pursuant to the Town of Fairview's Land Use Bylaw 984/LUO/2012. 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 meets 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.



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

2 DEVELOPMENT PERMIT REQUIREMENTS

A completed development permit will require the following information.

Legal Address – Lot, Block, Plan,

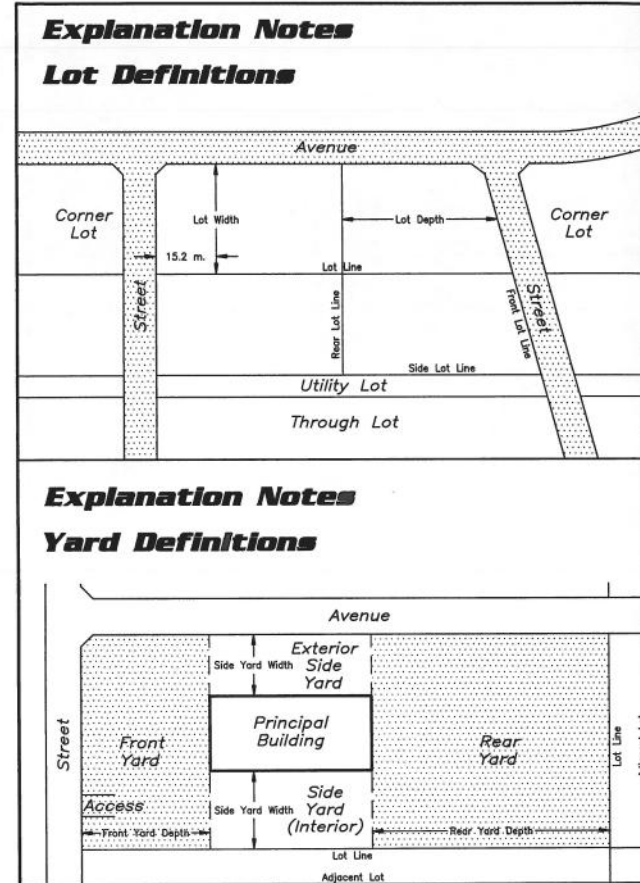
Civic Address – The street address

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.

Sample Site Plan



3 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.

Late Fee – Double above fee, when applying after development has started

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

4 ADDITIONAL PERMIT REQUIREMENTS

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

- Building permit **municipal/**
- Electrical permit
- Gas permit
- Plumbing

- Setback distances are specific to each Land Use District.
- Setback requirements for the Land Use District are in the Town's Land Use Bylaw **1064/LUO/2021** which can be found on line at [www.fairview.ca/municipal bylaws-policies/](http://www.fairview.ca/municipal-bylaws-policies/) and is available for purchase at the Town Office