



Non-Residential Fence Permits
2020

Town of Bassano

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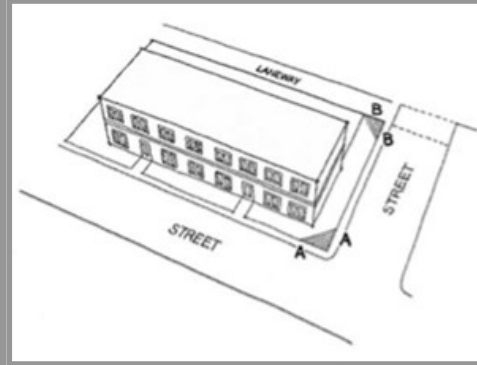
When is a fence permit NOT required?

A development permit is *not* required for FENCES in the non-residential district if:

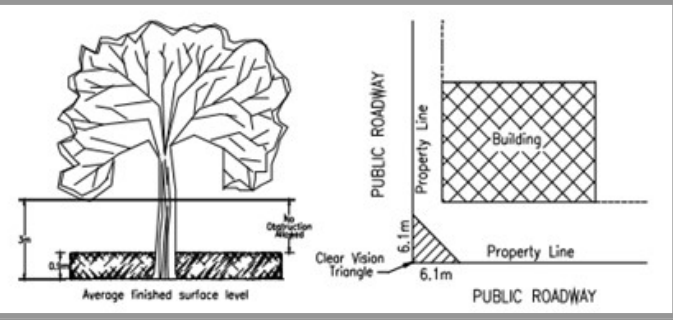
- I. I. The FENCE does not exceed 3 feet in height in the front yard or secondary front yard.
- II. II. The FENCE does not exceed 6 feet in the side and rear yards.

PROVISIONS

Street corner visibility: on a corner lot, nothing shall be erected, placed, planted or allowed to grow in a manner which may restrict traffic visibility at street intersections. Such restrictions apply between 3 feet and 10 feet above the centre line grades of the intersecting streets in the area bounded by the property lines of such corner lots and a line adjoining points along the side property line 20 feet from the point of intersection. See the figure.



Rear lane visibility, the development authority may request that a minimum 5-foot clear vision triangle be provided for lots backing onto the intersection of a rear land and public roadway. See the figure.



The use of razor wire is not permitted.

The use of barbed wire below a height of 6 feet is not permitted.

Although a fence permit is not required as outlined above, the development must conform to all other sections of the Land Use Bylaw. Contact the Development Officer if you have any questions about the proposed fence.

When is a fence permit required?

A development permit is required for FENCES in the non-residential district if:

- I. The applicant seeks to install a fence 3 feet or higher in the front yard, or higher than 6 feet in the side or rear yards..



How to Apply for Fence Permit

Permitted Use Application

A fence may be constructed with a maximum height of 8 feet in side and rear yards but, a development permit is required.

The applicant must complete a Non-Residential Development Permit application and include a detailed one-dimensional site plan of the proposed development. The site plan must include:

- A civic address and north arrow.
- All building and structures on the property. The size of the buildings must be listed (e.g. 40' x 20' shop).
- The distances between all buildings and structures from the front, side, and rear property lines.
- The proposed location of the fence, the fence material, and the height of the fence.
- Provide a summary to show the impact of site lines for any fence that exceeds 6 feet in height.

Variance Application

An applicant may request a variance to construct a fence (e.g. to install a 6-foot fence in the front yard). The applicant must complete a Non-Residential Development Permit application and include a detailed one-dimensional site plan of the proposed development. The site plan must include:

- A civic address and north arrow.
- All building and structures on the property. The size of the buildings must be listed (e.g. 40' x 20' shop)
- The distances between all buildings and structures from the front, side, and rear property lines.
- The proposed location of the fence, the fence material, the height of the fence and the variance requested.
- Provide a summary to show the impact of site lines for any fence that exceeds 6 feet in height.
- All variance requests are referred to the Municipal Planning Commission for consideration. Variances are never guaranteed.

Submission Checklist

Use the checklist provided to confirm that you have met the minimum requirements to submit your development permit application for a fence.

Permitted Use Application

	Fill out the Non-Residential development permit application in its entirety.
	Complete a site plan that addresses all principal and accessory structures. (including the distance from the front, side and rear property lines plus distance between structures).
	Provide details on the one-dimensional site plan regarding fencing (e.g. materials, height).
	Provide a summary to show the impact of site lines for any fence that exceeds 6 feet in height in the side of rear yards.
	Submit your development permit application with the applicable fee to the Town of Bassano's development officer for processing.

Variance Application

	Fill out the Non-Residential development permit application in its entirety.
	Complete a site plan that addresses all principal and accessory structures (including the distance from the front, side and rear property lines plus distance between structures).
	Provide details on the one-dimensional site plan regarding fencing (e.g. materials, height) and variance requested.
	Provide a summary to show the impact of site lines for any fence that exceeds 6 feet in height.
	Submit your development permit application with the applicable fee to the Town of Bassano's development officer for processing.

Additional Information

- The information presented in this package is subject to change. The information provides a general overview and may not address every development matter. It is intended to be used as a guideline. There are other aspects of the LUB that may impact your development. Always remember to request a preliminary meeting with the development officer prior to submitting a development permit application.
- Non-Residential developments could be impacted by other statutory plans as a result of their proposed location to include (but not limited to), the Municipal Development Plan and the Inter-Municipal Development Plan.
- Your development may also be impacted by other legislation governed by provincial or federal regulators such as Alberta Transportation or Alberta Environment and Parks. It is your responsibility to ensure that any other legislation is reviewed in advance to prevent delays in your development. Obtaining a development permit from the Town is once step in the overall process.
- All construction sites must be secured. Excavations must be fenced, and precaution signs posted. Unauthorized personnel are not permitted on construction sites. Contractors are reminded that members of the general public do not represent municipal employees and are not permitted to be onsite.
- A civic address is required on the front and rear of all properties in accordance with the Town’s Fire Bylaw.
- A fire permit must be obtained from the Town in accordance with the Town’s Bylaw is planned for at the development.



Fees

Non-Residential Fence

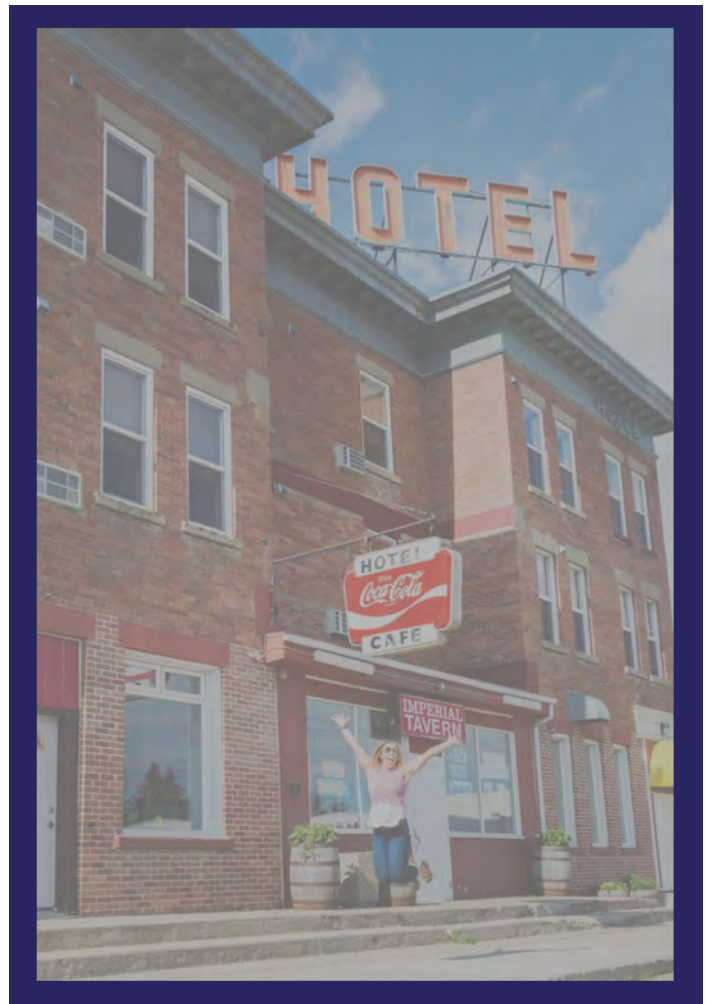
Permitted Use Application	\$50.00
Discretionary Use of Use Requesting a Waiver	\$150.00

Additional fees for commencement of a development without a permit are applicable.

The turnaround time on development permit applications is dependent upon the completeness of your application. Therefore, all applicants are encouraged to set up a preliminary meeting with the development officer prior to submitting a development permit application so that any questions may be answered in advance – this saves us all time, money and energy.

Business License

- If you are operating a business in the Town of Bassano, you must obtain a business license from the Town and pay the applicable fee to operate. Business licences are valid for one-year (January 1 – December 31) regardless of when you purchase the license.
- Business license fees \$70.00 for in-town/local businesses and \$120.00 for out of town businesses.
- All contractors and subcontractors are required to obtain a business licence from the Town prior to the commencement of any work.



Other Permits

Once you have received an approved **Development Permit** you are required to submit discipline permits to Superior Safety Codes:

- Building permit application
- Electrical permit application (if applicable)
- Plumbing permit application (if applicable)
- Gas permit application (if applicable)
- Sewer permit application (if applicable)

Superior Safety Codes enforces the Alberta Building Code on behalf of the Town of Bassano. All discipline permits have associated fees. For information on the Alberta Building Code, or to apply for discipline permits:

P: 1-866-999-4777

E: info@superiorsafetycodes.com

W: superiorsafetycodes.com

Development takes time. The Town of Bassano is committed to working with all investors to ensure the development process is as seamless as possible. This requires open communications from the start of the process until the end of the process.

Development Officer Contact Information

Town of Bassano

Attention: Amanda Davis

502 – 2nd Avenue

P.O. Box 299

Bassano, AB T0J 0B0

P. 403-641-3788

E. cao@bassano.ca

W. www.bassano.ca

R. Land Use Bylaw (LUB) 845/13

“Our vision is to be the most attractive and affordable urban community under 2,500 in Alberta where industry leaders want to invest, where tourists come for a new experience, and where people choose to live, work and play.”