

A photograph of a white picket fence with decorative, pointed tops. The fence is in the foreground, and the background is a bright blue sky with scattered white clouds. The sun is visible, creating a lens flare effect.

Residential Fence Permits
2020

Town of Bassano

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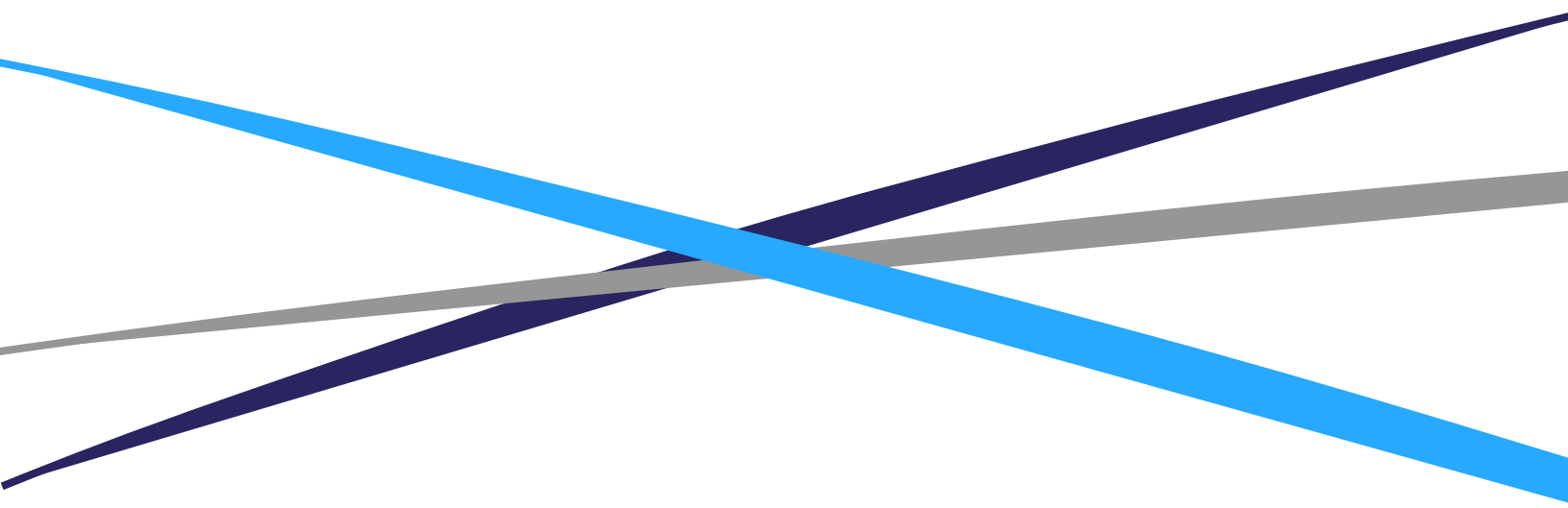
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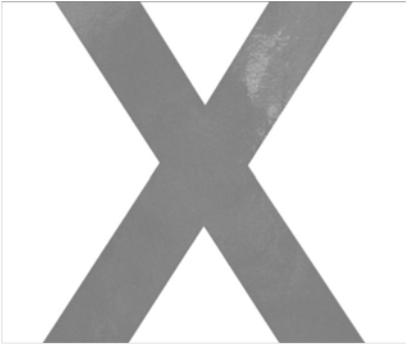
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When is a fence permit NOT required?

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

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

Fences in the residential district are not permitted to have barbed wire.

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

When is a fence permit required?

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

- I. The applicant seeks a variance to construct a fence higher than 3 feet in the front yard.
- II. The applicant seeks a variance to construct a fence higher than 6 feet in any side or rear yard.



How to Apply for a Variance

The applicant must complete a 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' house).
- 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.
- All variance requests are referred to the Municipal Planning Commission for consideration. Variances are never guaranteed.

General Information About Fences

- A FENCE may be built on your property line. As the property owner, it is your responsibility to know where your property line is. The Town of Bassano does not have an in-house survey department. The Town of Bassano will not mark any private property lines.
- A FENCE may be built inside your property line. Remember, if you build your fence inside the property line, you are still responsible to maintain the back side of the fence (e.g. trimming of grass and weeds).
- It is good practice to talk to your neighbors before constructing a fence.
- Before any excavation occurs (e.g. digging post holes), you must complete an Alberta One Call. Alberta One Call marks underground utilities.
 - * Locate requests can be made online at <http://albertaonecall.com/submit-a-locate-request/> or by phone 1-800-242-3447. There is no cost to request a line locate.
- A building permit is not required for the construction of a fence in the residential district.





Submission Checklist

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

	Fill out the Residential development permit application in its entirety.
	Complete a one-dimensional site plan that addresses all principal and accessory structures. (including distance from the front, side and rear property lines plus distance between structures).
	Provide details on the site plan regarding fencing (ie. materials, heights, variance requests).
	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.
- 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 Fire Bylaw is planned for at the development.



Fees

Residential

Requesting a Variance	\$150.00
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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.



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

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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.”