

Town of Spiritwood Statement of POLICY and PROCEDURE			
Department:	Planning and Development	Policy No.	12
Section		Issued:	
Subject:	Fabric Structures	Effective:	
Council Resolution # and Date:	158/11 July 12, 2011	Page:	2
Issued By:	Councillor Booth/Sawatsky	Replaces:	
Approved By:		Dated:	

1. POLICY

1.01 The Town has fabric structures being erected in residential areas.

2. PURPOSE

2.01 The purpose of this policy is to:

- To regulate the erection and construction of fabric structures.

3. SCOPE

3.01 This Statement of Policy and Procedure applies to the Planning and Development department

4. RESPONSIBILITY

4.01 The owner or occupant of any property must agree to the rules established by council.

5. PROCEDURE

5.01 All owner(s) or occupants of any property shall not erect or construct a fabric structure or the frame of a fabric structure unless they comply with the terms and conditions as laid out in Schedule "A" of this policy.

5.02 Any person in violation of this policy shall be subject to penalties as determined by section 9 of Bylaw No. 427/06 hereby known as the Building Bylaw.

5.03 All owner(s) or occupants of any property shall comply with sub-subsection 8(c)(i) of Bylaw No. 427/06 hereby known as the Building Bylaw and apply for a development permit.

5.04 Any existing fabric structure or frame will have one year to move the structure to the rear yard.

5.05 Any existing fabric structure or frame shall be removed once it becomes damaged (i.e. torn fabric, bent frame).

Schedule "A"

FABRIC STRUCTURES TERMS AND CONDITIONS
For the TOWN of SPIRITWOOD

The following represents the terms and conditions that must be followed in regard to fabric structures:

- ❖ Structures **cannot** be located in the front yard.
- ❖ Structure must be located a minimum of 2.5 feet from the side property line.
- ❖ Structure must be located a minimum of 2.5 feet from the rear property line.
- ❖ Those structures being erected on a corner lot must be 20 feet back from the property line (side yard).
- ❖ Structure must be properly anchored by one of the following:
 - Minimum 4ft rebar, angled and at least 15 mm in diameter.
 - Cork screwed anchors
 - Other council approved anchoring devices
- ❖ Owner should be able to provide proof of the fire-resistance rating (label).
- ❖ The Town of Spiritwood reserves the right to have the structure inspected by a designated/authorized authority at their discretion.
- ❖ Existing structures once in poor condition (i.e. torn fabric, damaged frame) must be removed.
- ❖ Owner/Occupant must apply for a development permit prior to the erection of the structure.

I _____ the home owner/occupant of _____
agree to the above terms and conditions regarding fabric structures.