



Development Permit

Area *Hazardous Conditions*

Requirements

- Geotechnical Report for Applications:** Must include a comprehensive geotechnical report from a professional engineer detailing topography, hazards, mitigation, and safety confirmation.
- No Development on Steep Slopes:** No development is permitted on sites with continuous grades of 30% or greater.

Exemptions: Development Permit Not Required

- Internal Alterations:** If changes are internal within existing structures.
- Boundary Adjustments:** For adjustments that do not create new lots.
- Existing Footprint:** For external alterations that do not extend beyond the current building footprint.
- Tree Removal:** If removing diseased, dead, or dying trees, supported by a professional forester's report.
- Safe Grades Confirmation:** If a professional report confirms that land grades within 10m of development do not exceed 30% and the area is geotechnically stable.

The Village of Fruitvale takes steps to keep its residents safe from known dangers. This means that building in certain risky areas is controlled. Places with steep hills (slopes over 30%), lands at risk of flooding, and spots that are not solid ground are considered dangerous. If you plan to build in the hazardous conditions areas, you must follow specific rules set by the Village's development permits to ensure safety.

