

OTHER PERMITS

It is the property owner's responsibility to ensure all required permits (i.e. electrical, plumbing/gas) are obtained prior to commencement of the work.

APPLICATION FEES

Up to date development review and building permit application fees can be found under City of Chestermere's Fee Schedule, (Policy 643) at www.chestermere.ca.

NOTE:

No structures shall be located on an easement (utility right-of way).

NOTE:

Construction must begin within 90 days of the issuance of the building permit, and is valid for 1 year from the date of approval. Extensions may be applied for before the expiry date in the Development and Infrastructure Services Department at the City of Chestermere.

Contact us in person or by phone:

The City of Chestermere
Development and Infrastructure
Services

105 Marina Road
Chestermere, AB T1X 1V7
Telephone: 403-207-7075
Facsimile: 403-207-2817
Monday to Friday 8:30 AM – 4:30 PM

**Closed on Stat Holidays*

WARNING! It is the responsibility of the applicant to ensure that the work being carried out does not contravene the requirements of restrictive covenants, caveats, or any other restrictions that are registered against the property.

Call Before You Dig!

1-800-242-3447

www.Alberta1call.com

BUILDING AN ACCESSORY BUILDING

City of Chestermere

Development and Infrastructure
Services



This pamphlet is published as a public information service. It has no legal status and cannot be used as an official interpretation of the various codes and regulations currently in effect.

FEBRUARY 2016

ACCESSORY BUILDING (GARAGE/SHED)

The City of Chestermere's *Land Use Bylaw 022-10* as amended establishes regulations for an accessory building.

In most residential districts in the City of Chestermere, **Accessory Buildings greater than 10m²** and the **Second and Additional Accessory Buildings 10m² and under**, are considered Discretionary Use of land, therefore requires a Development Permit which is subject to the approval by the Development Officer. The approval shall be advertised in the local newspaper with a two (2) week appeal period.

DEVELOPMENT PERMIT

Please provide **THREE (3)** copies of the Real Property Report/Plot Plan, showing the following information:

- Legal description, municipal address and dimensions of the site
- Accessory building location and dimensions indicating the size of the proposed accessory building.
- Relationship of proposed accessory building to all existing and proposed structures
- Proposed distances from the property lines and house to the accessory building
- Lot area, minus existing buildings and accessory buildings over 10m² area to determine lot coverage.
- For most setbacks, heights and lot coverage please check the district first.

The **required yard setbacks** from an accessory building to the property line are as follows:

- 3.0m on street side of corner lot
- 0.6m side yard including eaves on all other sites
- 1.5 m for rear yard setback
- Minimum 2m to principal building

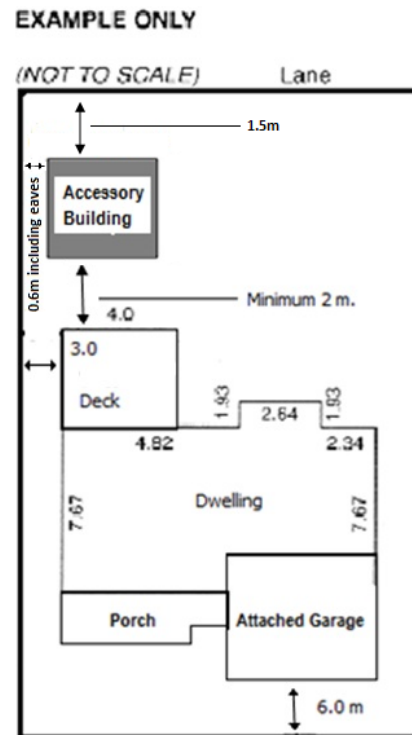
The **required maximum heights** are as follows:

- 4.5m
- 3.0m for watercraft lifts
- 3.6m for all others on the lake

The required **maximum lot coverage** is:

- 10 % (for all accessory buildings)

Figure 1: Real Property Report (Plot Plan)



BUILDING PERMIT

Please provide **THREE (3)** copies of the accessory building floor plans, including elevations showing the following:

- Foundation detail
- Location and size of all doors & windows
- Additional information as requested by a Safety Codes Officer (Building) prior to the issuance of a permit.
- 2 sets of colored engineered signed floor and roof truss layout (11x17).
- Wall construction, interior & exterior finishes
- Roof construction, roof slope, eave overhang
- Building height

Figure 2. Floor Plan (Example)

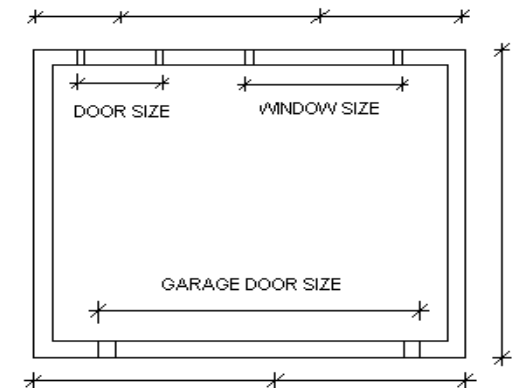


Figure 3. Building Elevation View (Example)

