

DETACHED GARAGE & ACCESSORY BUILDING FAQ'S

DO I NEED A DEVELOPMENT PERMIT?

An application for a Development Permit **MUST** be made for the construction of a residential garage. The Land Use Bylaw for the Town of Coaldale lists Accessory Buildings & Uses as Permitted Uses in the Residential Land Use Districts. You are encouraged to check with the Development Officer to determine the Land Use District applicable to your property. As a Permitted Use, the Development Officer may issue the permit if all other aspects of the application meet the Bylaw requirements. If the Land Use Bylaw requirements **can NOT be met**, the application may have to be considered by the Municipal Development Authority (MDA).

WHAT DO I NEED TO APPLY FOR A DEVELOPMENT PERMIT?

Site plans, garage or shed packages, and drawings, must be submitted in duplicate with an application form. **ALL drawings shall be drawn to scale or produced by a draftsman.**

OTHER PERMITS & REQUIREMENTS

- A Building Permit must be obtained from Superior Safety Codes, 1-888-717-2344, OR (403) 999-8552, OR on the web at www.superiorsafetycodes.com.
- Contact Alberta 1st Call (1-800-242-3447) and Dig Shaw (1-866-344-7429) to locate any utility lines **prior** to commencement.
- Gas lines, power companies, Telus, Shaw, etc., may have requirements regarding their utilities, contact the appropriate company for any questions or concerns.

STANDARDS THAT APPLY TO BUILDING AN ACCESSORY BUILDING

- Accessory buildings that are 15 feet in height and less than 100 ft² do NOT require a Development Permit. HOWEVER, the building shall still comply to the required setback requirements.
- The total area of all accessory buildings shall not be greater than 10 percent of the surface area of the lot
- The total height of the garage/accessory building shall not exceed 4.6 meters (15 feet)
- An accessory building on an interior lot shall not be less than 0.9 meters (3 feet) from the side and rear property lines provided that overhanging eaves shall not be less than 0.6 meters (2 feet) from the property lines.
- A detached garage shall not be located in a front yard
- An accessory building shall not be located in a side yard between the property line and a principal building
- A carport is permitted in a side yard, but shall have the same setback requirements as for a principal building
- Contact an Alberta Land Surveyor (ALS) to properly stakeout the building.
- To ensure proper drainage to the lane, you should contact the Development Officer OR Operations & Engineering Services Department to establish grades for the foundation.