

Building an Accessory Building, Detached Garage or Deck



Town of Coaldale
Planning & Development

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What is an Accessory Building?

Accessory buildings are outdoor structures such as detached garages, sheds, greenhouses, or decks.

**Detached meaning not attached to the principal dwelling.*

Do I need a Development Permit?

An application for a Development Permit **must** be made for the construction of a detached residential garage.

The Land Use Bylaw for the Town of Coaldale lists Accessory Buildings & Uses in most 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 Planning Commission (MPC).

What do I need to apply for a Development Permit?

A site plan, garage or shed package drawings, or construction drawings, must be submitted with an application form.

All drawings shall be drawn to scale or produced by a draftsman.

Standards that apply to building an Accessory Building

- » Accessory buildings that are 15 feet in height and less than 100 sq ft **do not** require a Development Permit.
- » **However**, the building shall still comply to the setback requirements of the applicable land use district.
- » The total area of all accessory buildings shall not be greater than 10 per cent of the surface area on the lot in most zoning districts.
- » The total height of the garage/accessory building shall not exceed 4.6 metres (15 ft) within residential districts.
- » An accessory building on an interior lot shall not be less than 0.9 m (3 ft) from the side and rear property lines, that overhanging eaves shall not be less than 0.6 m (2 ft) from the property lines.
- » 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.
- » Ensure proper drainage for the development.

Other Permits & Requirements

A Building Permit must be obtained from Superior Safety Codes 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 construction.