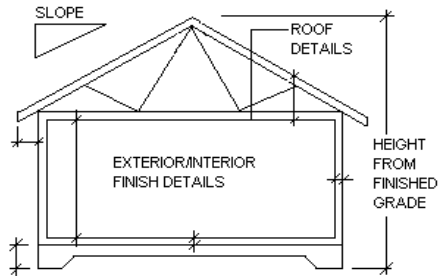


Also provide three copies of elevation drawings including the following:

- concrete slab thickness
- wall construction, interior & exterior finishes
- roof construction, roof slope, eave overhang, and exterior finish

Figure 3. Building Elevation View (Example)



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.

Pre-engineered garage/shed packages may be acceptable for the building permit provided the package drawings meet the requirements set out in this pamphlet.

NOTE: The Town of Chestermere contracts all building permit reviews to Alberta Permit Pro and does not have a Building Safety Codes Officer on staff.

Application Fees: Up to date development and building permit application fees can be found:

Online: www.chestermere.ca

By phone: 403-207-7075

In person: Mon to Fri 9AM - 4PM

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.

The Town of Chestermere

Planning and Development Department
105 Marina Road
Chestermere, AB, T1X 1V7
Telephone: 403-207-7075
Facsimile: 403-207-2817

June 2005

Reference: Town of Brooks

BUILDING AN ACCESSORY BUILDING (GARAGE/SHED)



DEVELOPMENT AND BUILDING PERMIT REQUIREMENTS

Town of Chestermere

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.

BUILDING AN ACCESSORY BUILDING (GARAGE/SHED)

The Town of Chestermere's *Land Use Bylaw 99-600* establishes regulations for an accessory building.

DEVELOPMENT PERMIT

Please provide three (3) copies of the Real Property Report, to serve as a plot plan, showing the following information:

- legal description, municipal address and dimensions of the site
- accessory building location and dimensions
- relationship of proposed accessory building to all existing and proposed structures
- proposed distances from the property lines and house to the accessory building

REQUIRED YARD SETBACKS

For **most** lots in Chestermere, the required yard setbacks from an accessory building to the property line are

- 0.6m (2ft) side yard
- 3.0m (10ft) street side yard of a corner lot, 0.6m (2ft) on the other side
- 1.5m (5ft) rear yard
- 1.8m (6ft) between principal building and accessory building

*NOTE: In **most** residential districts in the Town of Chestermere, an accessory building is considered a discretionary use of land, and is therefore subject to approval by the Development Officer.*

MAXIMUM HEIGHT

For **most** lots in Chestermere:

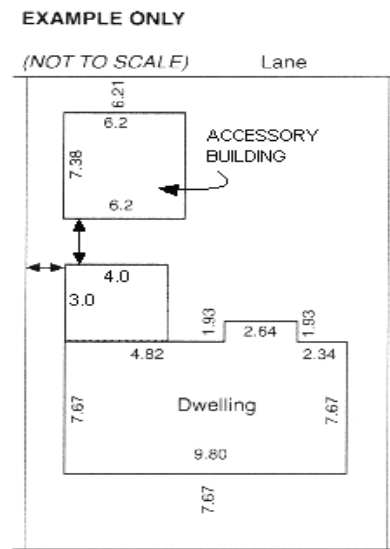
- 4.5m (15ft)

MAXIMUM LOT COVERAGE

For **most** lots in Chestermere:

- 10 %

Figure 1. Real Property Report (Plot Plan)



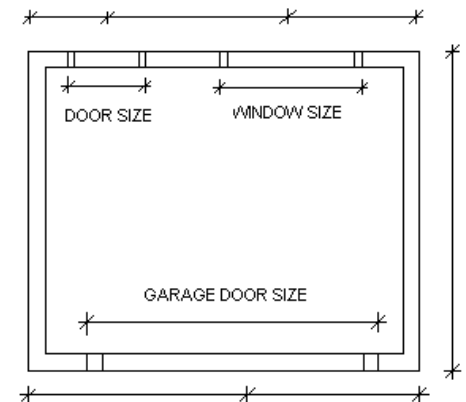
Permits are not required for accessory buildings less than 107 ft² in area. However they should comply with yard setback requirements set out in the *Land Use Bylaw*.

BUILDING PERMIT

Please provide three copies of the accessory building floor plans showing the following:

- foundation detail
- location and size of all doors & windows
- lintel sizes for door & window openings
- additional information as requested by a Building Safety Codes Officer prior to the issuance of a permit

Figure 2. Floor Plan (Example)



Call Before You Dig!

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