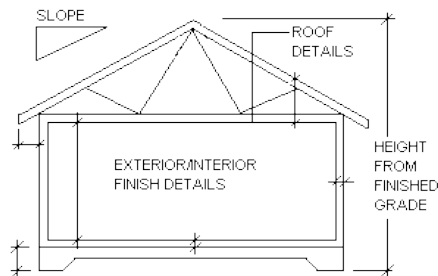


Also provide three copies of elevation drawings including the following:

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

Figure 4. 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 has a designated Building Safety Codes Officer on staff for all permit reviews and inspections. Specific questions related to garages/sheds should be directed to the Town's Building Safety Codes Officer. You may also call the Town to request for your building inspection.*

Construction must begin within 90 days of the issuance of the building permit, and is valid for 2 years from the date of approval. Extensions may be applied for before the expiry date in the Development Services Department at the Town of Chestermere.

Application Fees:

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

Online: www.chestermere.ca

In person or by phone:

The Town of Chestermere
Development Services
105 Marina Road
Chestermere, AB T1X 1V7
Telephone: 403-207-7075

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

Town of Chestermere
Development 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.

June 2011

BUILDING AN ACCESSORY BUILDING (GARAGE/SHED)

The Town of Chestermere's *Land Use Bylaw 022-10* 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 indicating the size of the proposed accessory building.
- Orientation of all structures on lot including existing buildings (including accessory building less than 10 sq. m)
- 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

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

MAXIMUM HEIGHT

For **most (Please check district first)** lots in Chestermere:

- 4.5m

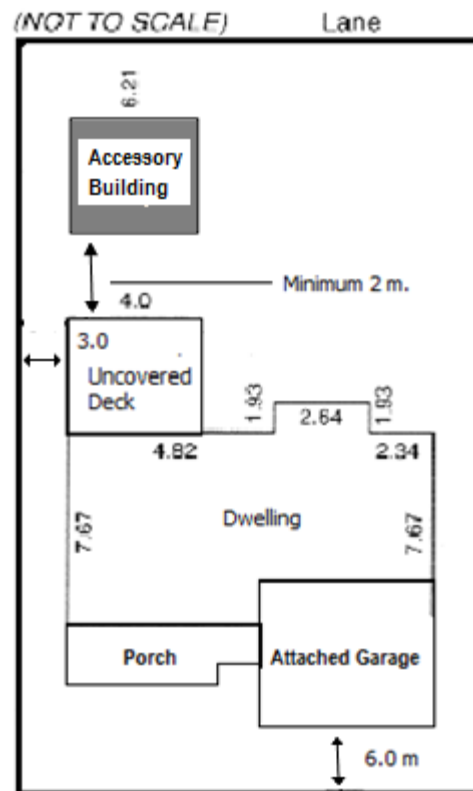
MAXIMUM LOT COVERAGE

For **most (Please check district first)** lots in Chestermere:

- 10 % (for all accessory buildings)

Figure 1: Real Property Report (Plot Plan)

EXAMPLE ONLY



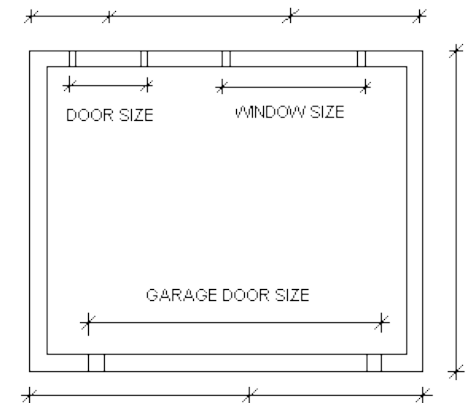
Permits are not required for accessory buildings less than 10 sq. meters in area. However they should comply with yard setback requirements set out in the Land Use Bylaw.

BUILDING PERMIT

Please provide **THREE (3)** 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)



NOTE: In most residential districts in the Town of Chestermere, an accessory building over 10 sq. meters is considered a discretionary use of land, and is therefore subject to approval by the Development Officer. The approval shall be advertised in the local newspaper with a two (2) week appeal period.