

Figure 2. Building Section (Example)

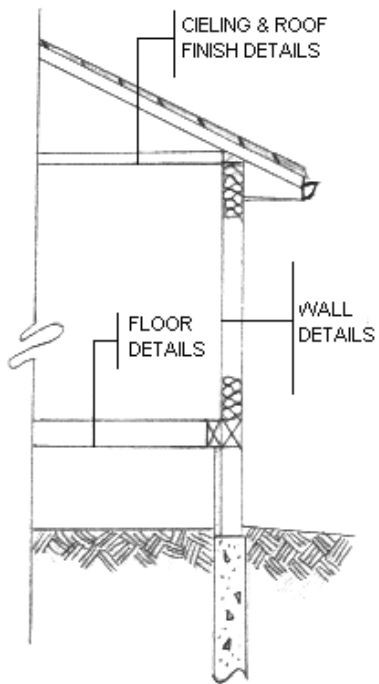
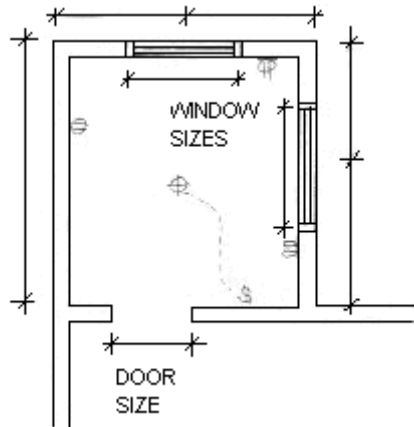


Figure 5. Floor Plan (Example)



**APPLICATION FEES**

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

Online: [www.chestermere.ca](http://www.chestermere.ca)

By phone or in person:

**The Town of Chestermere**

Development Services

105 Marina Drive

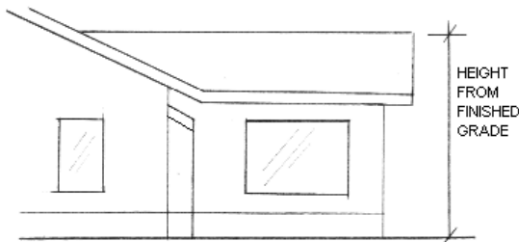
Chestermere, AB, T1X 1V7

Telephone: 403-207-7075

Facsimile: 403-207-2817

Mon - Fri 9AM - 4PM

Figure 3. Elevation (Example)



**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.**

# BUILDING AN ADDITION TO A RESIDENCE

*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.

## BUILDING AN ADDITION TO A RESIDENCE

The Town of Chestermere's *Land Use Bylaw 022-10* establishes regulations for an addition to a residence.

### 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 of the site
- dimensions of the site
- relationship of proposed development to all existing and proposed structures
- grade slip where applicable
- required yard setbacks

### REQUIRED YARD SETBACKS

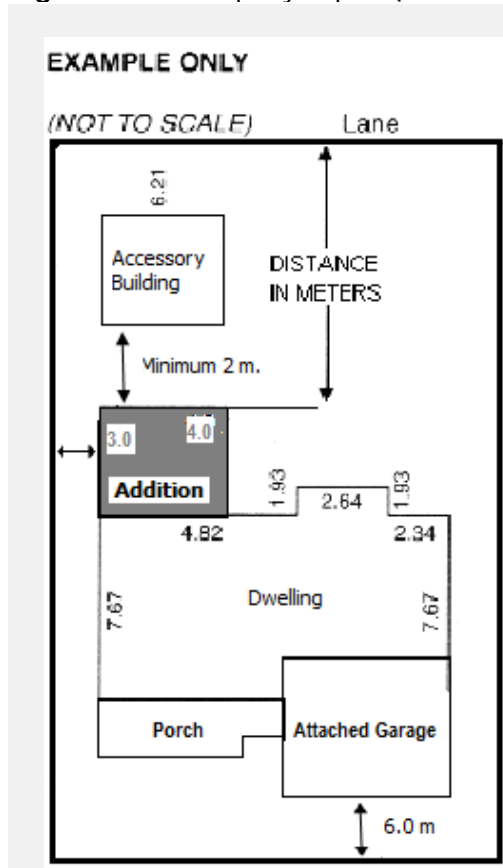
For **most (please check district first)** lots in Chestermere, the required yard setbacks from the principal building (including any additions) to the property line are

- 1.5m side yard
- 3.0m street side yard of a corner lot
- 6m rear yard
- 6m front yard

**Call Before You Dig!**

**1-800-242-3447;  
www.Alberta1call.com**

**Figure 1.** Real Property Report (Plot Plan)



**NOTE:** The Town of Chestermere has a designated Building Safety Codes Officer on staff for all permit reviews and inspections. Specific questions related to additions 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.

### **BUILDING PERMIT (THREE COPIES OF DRAWING)**

Please provide three copies of the house floor plans, including the addition, and showing the following:

- foundation detail
- type of wall construction, interior & exterior finishes
- roof construction, roof slope, eave overhang, and exterior finish
- location and size of all doors & windows
- lintel sizes for door & window openings
- identify the sizes, spacing and species of all wood floor joists, roof joists, header, beams and other structural components
- drawings for second storey additions must include appropriate information about the main floor and foundation (supporting elements) to confirm structural sufficiency
- additional information as requested by a Building Safety Codes Officer prior to the issuance of a permit

### **OTHER PERMITS**

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