

Figure 3. Elevation (Example)

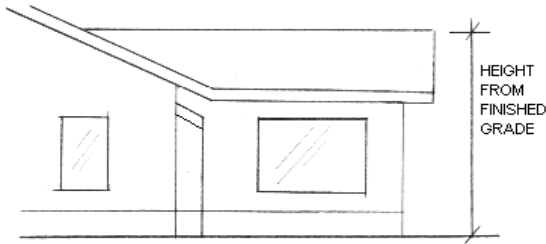
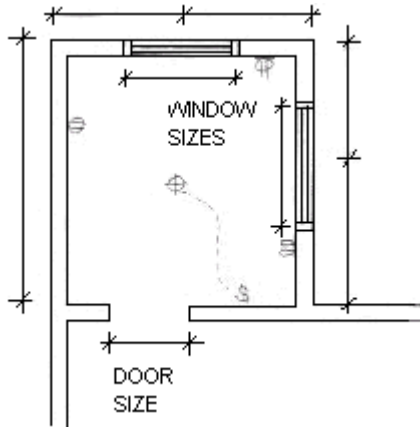


Figure 4. Floor Plan (Example)



**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.

**APPLICATION FEES**

Up to date development review and building permit application fees can be found under City of Chestermere’s Fee Schedule, (Policy 643) at [www.chestermere.ca](http://www.chestermere.ca).

Contact us in person or by phone:

**The City of Chestermere**  
Community Growth & Infrastructure  
105 Marina Road  
Chestermere, AB T1X 1V7  
Telephone: 403-207-7075  
Facsimile: 403-207-2817  
Monday to Friday 8:30 AM – 4:30 PM  
*\* Closed on Stat Holidays*

**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.**

*Construction must begin within 90 days of the issuance of the building permit, and is valid for 1 year from the date of approval. Extensions may be applied for before the expiry date in the Planning & Growth Department at the City of Chestermere.*

**Call Before You Dig!**  
**1-800-242-3447;**  
**[www.Alberta1call.com](http://www.Alberta1call.com)**

**BUILDING AN  
ADDITION TO  
A RESIDENCE**

*City of Chestermere*  
Community Growth & Infrastructure



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.

## ADDITION TO A RESIDENCE

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

### DEVELOPMENT REVIEW

Please provide **three (3)** copies of the Real Property Report/plot plan, showing the following information. See figure 1.

- 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 (if grades are changing)
- required yard setbacks
- lot area, existing building area including all the accessory buildings over 10m<sup>2</sup> and addition area.

### 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:

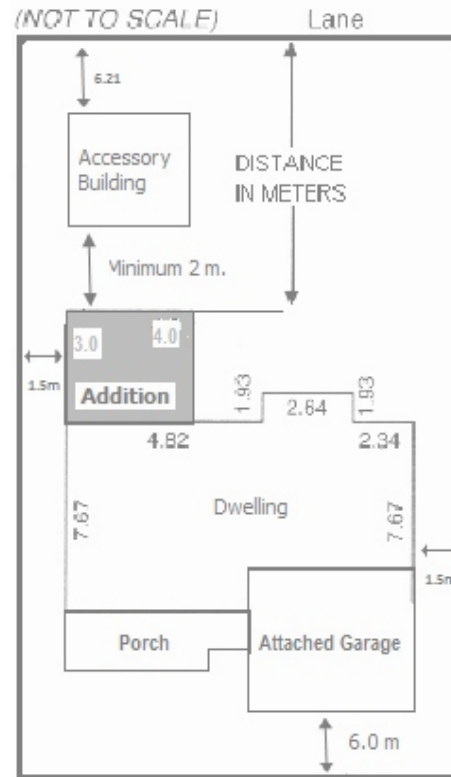
- 1.5m side yard
- 3.0m street side yard of a corner lot
- 6m rear yard
- 6m front yard

### NOTES:

**No structures shall be located on an easement of utility right-of-way or overland drainage right-of-way**

Figure 1. Real Property Report /Plot Plan

EXAMPLE ONLY



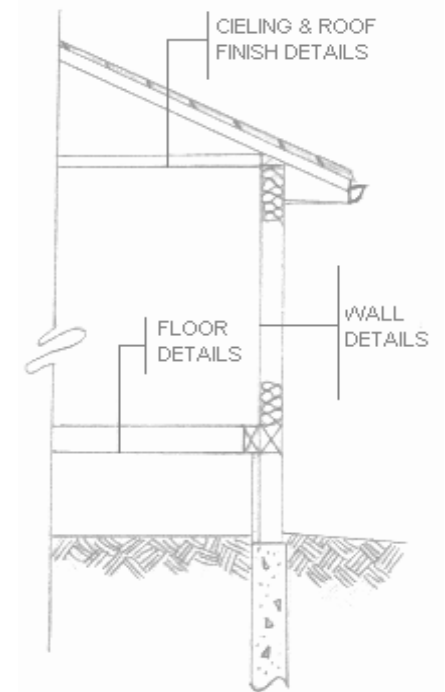
### BUILDING PERMIT

Please provide **three (3)** copies of the house floor plans, including the addition, and showing the following information. See figures 2, 3 and 4.

- foundation detail
- type of wall construction, interior & exterior finishes
- roof construction, roof slope, eave overhang
- location and size of all doors & windows
- identify the sizes and spacing of all wood floor joists, roof trusses & rafters, 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
- two sets of colored engineer signed floor and roof truss layout, if applicable
- professional engineer review required

Figure 2. Building Section (Example)



*Builder will be required to provide mandatory Home Warranty protection when 75% or more of the rebuilt home is additional new construction as a result of major renovation.*