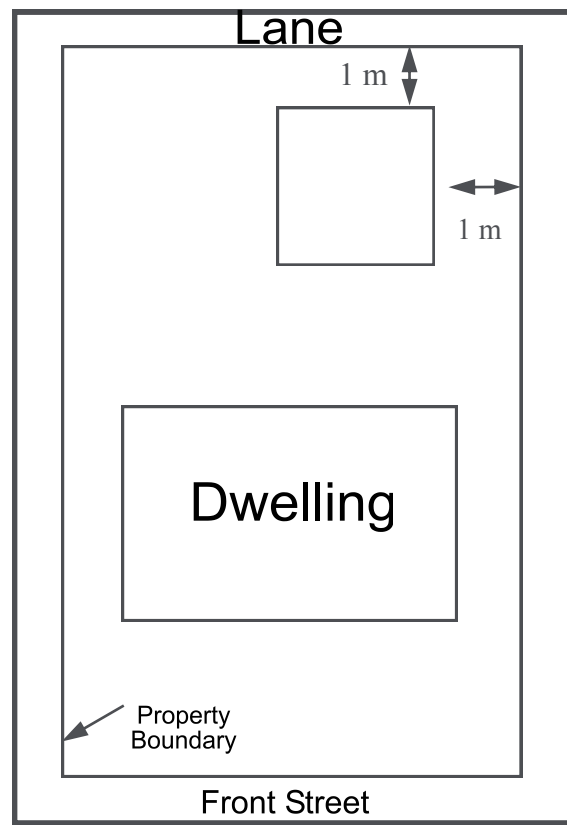


If you require assistance in applying for any permit or have further questions, please contact the Planning and Development staff or you can find all application forms on our website at the address below.



(EXAMPLE)

## Contact Us

Planning and Development  
#1 Alexandra Park  
Leduc, AB T9E 4C4  
Phone: 780.980.7124  
Email: [planning@leduc.ca](mailto:planning@leduc.ca)



Planning and Development

Building an accessory  
structure?



[www.leduc.ca](http://www.leduc.ca)



## Building an accessory structure?



### LOCATING THE ACCESSORY STRUCTURE ON THE PROPERTY

The Accessory Structure shall be a minimum of:

- 1.0 m (3.3 ft.) from the side property boundary.
- 1.0 m (3.3 ft.) from the rear property boundary when you back on a lane or public property.
- 1.0 m (3.3 ft) from the rear property boundary when you back on a private property.
- Setback shall be no closer than 1.2m from the property boundary if you are on a corner lot and your rear yard is also the side yard of an adjacent parcel.
- Setback may be greater to protect utilities and utility right-of-way as may be requested by the Development Authority.

### BUILDING REQUIREMENTS

- No roof overhang shall be within 0.3 m (1.0 ft) of the side or rear property boundary.
- The maximum height of the of the accessory structure shall not exceed 4.0 m (13.1 ft) and the maximum height of the vertical exterior walls shall not exceed 2.7 m (8.9 ft).
- The total construction time to start and complete the building shall not exceed one year from the date at which the building permit was issued.

### EXCEPTIONS

A playhouse, play equipment and storage shall be a minimum of :

- 1.0 m (3.3 ft) from the side property boundary.
- 1.0 m (3.3 ft) from the rear property boundary.
- 1.5 m (4.9 ft) from the principal dwelling.

The maximum height of the playhouse, play equipment or storage shall not exceed 3.0 m (9.8 ft) in height.

A **development permit** is a document permitting a specific type of development on a specific parcel of land in the City of Leduc to proceed. It assures conformance with the zoning and development regulations under the Land Use Bylaw and its affect on adjacent property.

A **building permit** addresses how the building is safely constructed with respect to life safety, structural integrity, property protection, use and occupancy and the integration of Architectural, Engineering, Mechanical and Electrical design concepts.



### DO I REQUIRE A PERMIT?

### REQUIRE A

- If the Accessory Structure is under 9.38 sq m (101 sq ft) NO permit is required. (Measurements are from the outside of the walls).
- Structures 9.38 sq m (101 sq ft) and over require a development and building permit . (Measurements are from the outside of the walls).

Remember to call **Alberta First Call** at 1-800-242-3447 to locate all utilities & power lines **before** you begin construction.

### WHAT DO I NEED TO BRING IN WITH ME WHEN I APPLY FOR THE PERMIT?

- A site plan is required to show where the accessory structure is to be located on the lot. On the site plan you must also include the setbacks to other structures and to the property boundaries.
- A list of materials being used and a drawing or blueprint of the proposed structure.

### FEES

All permits are subject to fees, unless otherwise stated. Please contact the Planning & Development Department for the current fee schedule.

### INSPECTIONS

Included in the permit approval package is a schedule of when you are required to have the detached garage inspected. Contact the Planning and Development Department at 780.980.7124, 48 hours in advance to arrange for a building inspection. If the Safety Codes Officer identifies any problems, it is your responsibility to have them corrected. This may require re-inspections to ensure compliance.

Before calling for an inspection, make sure that the work is ready to be inspected. An additional fee maybe assessed when an inspection is requested and the Safety Codes Officer finds the work is incomplete and not ready for inspection, or the work does not meet the required standards, or the Safety Codes Officer is unable to gain access for the inspection.