

WHAT DO I NEED TO BRING WHEN I APPLY FOR THE PERMIT?

- A site plan is required to show where the detached garage is to be located on the lot. On the site plan you must also include set backs to other structures, and to the property boundaries.
- A list of materials being used and a drawing or blueprints of the proposed structure.

FEES

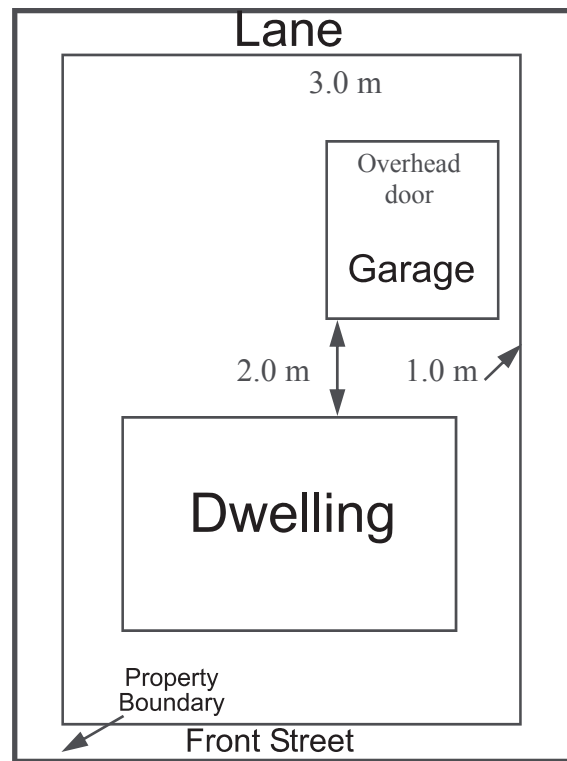
All permits are subject to fees, unless otherwise stated. Please contact the Planning and Development Department for the current fee schedule.

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 may be 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.

Remember to contact Alberta First Call at 1.800.242.3447 to locate utilities and



(Example is for RSD Accessing Garage from Rear Lane)

Contact Us

If you require assistance in applying for any permit, or have further questions, please contact the Planning and Development staff. You may also find all application forms online at www.leduc.ca.

Planning and Development
#1 Alexandra Park
Leduc, AB T9E 4C4
Phone: 780.980.7177



Planning and Development Building a Detached Garage?



www.leduc.ca



Building a detached garage? This is what you need to know...



LOCATING GARAGE ON THE PROPERTY

If accessing a detached garage from the front street, the garage shall be located a minimum of:

- 2.0 m (6.6 ft.) from the dwelling
- 1.0 m (3.3 ft.) from the rear property boundary
- 1.0 m (3.3 ft.) from the side property boundary.

Where a site requires vehicular access to a rear garage from the front of the property, one side yard setback to the dwelling must be a minimum of at least 3.2 m (10.5 ft.).

If accessing the detached garage from the rear lane, the garage shall be located a minimum of:

- 2.0 m (6.6 ft.) from the dwelling
- 3.0 m (9.8 ft.) from the rear property boundary if the overhead doors of the garage face the lane OR
- 1.0 m (3.3 ft.) from the rear property boundary if it is a side facing detached garage
- 1.0 m (3.3 ft.) from the side property boundary.

IMPORTANT:

Side facing detached garages will only be permitted on parcels greater than 15.24 m (50 ft.) in width, and must have demonstrated access as approved by the Development Officer.

Corner lots have specific regulations. Please contact the Planning and Development Department.

EXCEPTIONS

Setbacks may vary in the RNL district.

Please inquire with the Planning and Development Department as to what land use district your property is located in.

BUILDING REQUIREMENTS

- The maximum height of the garage shall not exceed 4.3 m (14.1 ft.) and the maximum height of the vertical exterior walls shall not exceed 2.8 m (9.18 ft.).
- No roof overhang shall be within 0.3 m (1.0 ft.) of the side and rear property boundary.
- Garages greater than 55 m² (592 ft.²) in area shall have a foundation that penetrates below the local frost line.
- The exterior finish of the building shall match or complement the exterior finish of the principle dwelling.

- The total construction time to complete the building is one year from the date the building permit is issued.
- Any garage wall located within 1.2 m (4 ft.) of a property boundary adjoining another private property shall not have any openings such as doors or windows.

Development and building permits are required prior to constructing the garage.

NOTE: An additional development permit may be required if you are constructing the concrete pad separate from the structure.

Development and Building Permits

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 properties.

A **building permit** addresses how the building is constructed with respect to life safety, structural integrity, property protection, use and occupancy and the integration of architectural, engineering, mechanical and electrical design concepts.