

FREQUENTLY ASKED QUESTIONS

What are the required setbacks?

No less than **0.6m (2 ft)** from side and rear property lines, no less than **1.2m (4 ft)** separation from the dwelling. Eaves may be not closer than **0.3m (1 ft)** to the property lines.

What kind of plans do I need to submit?

Complete construction drawings including site plan, elevations, and engineer stamped drawings (if applicable).

Do I need any other permits?

If you wish to run services to the garage, (electrical, plumbing, gas and/or heating) **additional permits will be required.**

Can I start building before my permit is issued?

No, work must not begin prior to permit issuance. The proposed location must first be reviewed and approved for compliance with the Land Use Bylaw. The development review will be performed as part of the Building Permit application prior to being issued. Once issued, you may begin construction and scheduling inspections.

Is there a limit on the size of garage I can build?

The Land Use Bylaw allows accessory buildings in Low Density Residential districts to cover 14% of the parcel and have a maximum height of **5.18m (17 ft)**.

Other districts may have different provisions regarding size.

It is possible to apply for a waiver of those provisions. Please contact **Planning and Design** or visit us online for lot information, Land Use regulations and waiver information.

Do I need a permit to pour concrete?

No. You may wish to contact Planning and Design for additional information.

How do I request an inspection?

Inspections can be requested online through **MyCity**. Inspections can also be requested online at www.lethbridge.ca/eInspections. Requests received before 1:00 p.m. will normally be inspected the next business day.

ADDITIONAL INFORMATION

Your property may have restrictive covenants, caveats, easement agreements for utility right-of-way, and/or architectural controls registered against the title that limits the size, location and/or design of your shed and garage.



Apply for permits online whenever and wherever it is convenient for you. **eApply** is an efficient and paperless web application that is easy to use.

You can learn more about **eApply** and online permit applications by visiting:

lethbridge.ca/eapply

TO VERIFY THE LOCATION OF UNDERGROUND LINES

ON YOUR PROPERTY



CALL BEFORE YOU DIG.

1 800 242 3447

This brochure is intended to offer general guidance to explain the requirements for a accessory building on a Low Density Residential interior parcel only. Please refer to the Land Use Bylaw and the Alberta Building Code for a complete list of regulations or contact:

Planning & Design

1st Floor, City Hall
910 - 4 Avenue South
Lethbridge, Alberta T1J 0P6
403-320-3920

Note: This is a general guide only. Additional information may be required. When you apply, personal information may be collected under the authority of Section 33 of the Alberta Freedom of Information and Protection of Privacy Act (FOIPPA), Section 642 of the Municipal Government Act and/or Section 63 of the Safety Codes Act. The information will be used to process your application(s) and your name and address may be included on reports that are available to the public. If you have any questions, please contact our office.



Accessory Buildings

Detached Garages & Sheds



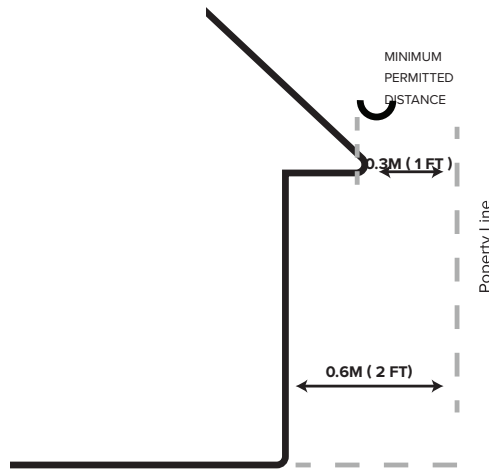
LAND USE BYLAW REQUIREMENTS

LAND USE BYLAW REQUIREMENTS

The accessory building must be:

- Not located in the front yard. (Corner lots have two front yards)
- Located at least **0.6m (2 ft)** from side and rear property lines.
- A minimum of **1.2m (4 ft)** from the dwelling.
- A maximum height of **5.18m (17 ft)**.
- Not cover more than 14% of the lot area (this may vary based on zoning).
- Have eave overhangs no closer than **0.3 m (1 ft)** to the property lines.
- Have a minimum interior parking space dimension of **2.6m** (width) by **7.3m** (length) per parking space. Spaces adjacent to a wall, column, or door must be increased in width by an additional 0.3m.

FIGURE 1. SETBACK FROM OVERHANG



ACCESSORY BUILDING REQUIREMENTS

An accessory building includes structures such as sheds, detached garages, freestanding covered decks, pergolas, and gazebos. Gazebos and free-standing patio structures over **10m² or 107ft²** require permits.

ACCESSORY BUILDING REQUIREMENTS

A shed under **10m² (107 ft²)** that does not create a hazard does not require a Building Permit. It must be located within the guidelines listed above as outlined by Land Use Bylaw 6300.

When the garage wall is less than **1.2m or 4 ft** to the side property line, no windows are allowed on that wall.

A typical detached garage not larger than **55m² (592 ft²)** can be built on a concrete slab that is not less than **100mm (4 in)** in thickness.

A typical detached garage larger than **55m² (592 ft²)** can be built on one of the following foundations:

- A foundation wall on a strip footing that is located below the **1.2m (4 ft)** frost line.
- An Engineer designed foundation system. Please provide engineer stamped drawings with the application.

APPLICATION REQUIREMENTS

A complete application includes:

One set of plans of:

- **Site plan** showing the location of the proposed detached structure and distance to property lines and dwelling.
- Complete **construction drawings and engineer stamped drawings** (if applicable).
- **Elevation drawings** showing garage door size, header size, location of any windows, location of the man door, garage height and eave projections.

Please include any:

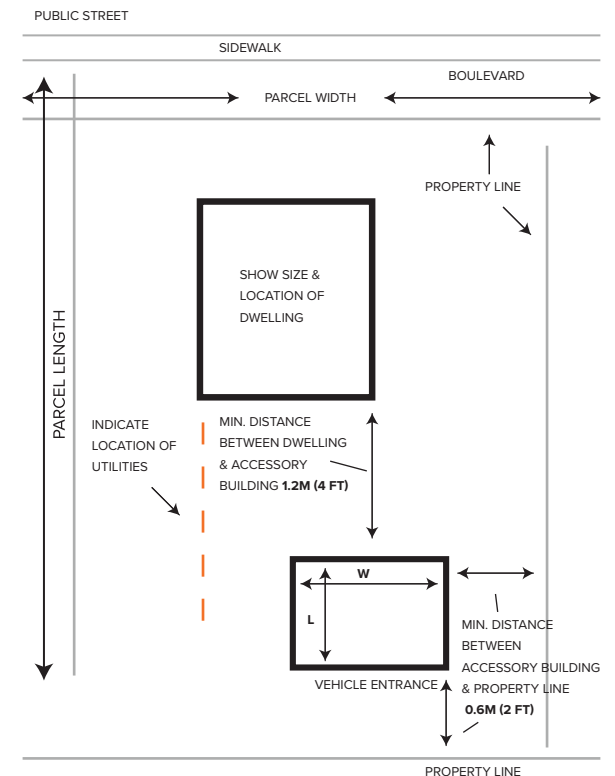
- Heating & Ventilation Permits
- Plumbing and Gas Permits
- Electrical Permits

APPLICATION PROCESS

Applications are reviewed to meet Development requirements and compliance with the **Land Use Bylaw 6300**.

Applications are then reviewed to meet the Building requirements and compliance with the Alberta Building Code. When all the requirements are satisfied a Building Permit will be issued.

FIGURE 2. EXAMPLE OF A TYPICAL SITE PLAN OF A DETACHED RESIDENTIAL GARAGE ON AN INTERIOR PARCEL



For information about construction requirements, garages and sheds on corner parcels or garages attached to a house, please contact Planning and Design.



lethbridge.ca/eapply

eApply is an efficient and paperless online permit application system for homeowners and contractors.

(see back for more information)