



PUBLIC GUIDE FOR ACCESSORY BUILDINGS

Are you considering building an accessory building (garage or shed) on your residential property? The following is a collection of Frequently Asked Questions and relevant sections of the Land Use Bylaw to consider before beginning construction. If you require further clarification please contact the Planning and Development Department at planning@canmore.ca or call (403) 678-1543.

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FREQUENTLY ASKED QUESTIONS

Do I need a building permit to build a garage or shed?

A Building Permit is required for a garage or shed that is more than 10m² in size or is worth more than \$5,000 in cost of work. A Building Permit may also be required if, in the opinion of the Safety Codes Officer, matters of health and safety are involved. A Development Permit is only required where the accessory building will not meet the regulations of the Land Use Bylaw, for example, if a variance to a side yard setback distance or building height is requested.

What is the cost for a Building Permit or Development Permit?

The cost of a Building or Development Permit can be found in the Town's Fee Schedule. The Building Permit fee is calculated based upon the cost of work. Cost of work includes all labour, fixtures, and building materials.

What happens if I have already started construction?

A penalty equal to the Development Permit and/or Building Permit fee is charged if construction has started prior to the issuance of a permit.

Where on my property can I build a garage or shed?

An accessory building can be built in any yard except the front yard of a residential property. It must maintain the required setbacks of side and rear yards. If the building is attached to the house it is subject to the same setbacks as the house.

What happens if the proposed garage or shed encroaches into a utility right-of-way (URW), a yard setback, or Town Property?

If the intended garage or shed encroaches into a side or rear yard setback, a right-of-way, or Town property, please explore other options to avoid any variances. Encroachments into a right-of-way require approval by the affected utility suppliers.

What are the application requirements if I need a Development Permit?

See section 1.10 of the Land Use Bylaw 22-2010 for detailed application requirements.

RELEVANT SECTIONS OF LAND USE BYLAW 22-2010:

EXPLANATIONS:

SECTION 1 ADMINISTRATION

1.9 DEVELOPMENT PERMITS NOT REQUIRED

1.9.0.15 The construction of an accessory building located in a residential district provided the exterior surface of such an accessory building is completed in accordance with an approved Building Permit within one year of the issuance of the permit.

→ If the accessory building meets all the regulations of the Land Use Bylaw, a Development Permit is not required.

SECTION 9 USE SPECIFIC REGULATIONS

9.1 ACCESSORY DEVELOPMENTS

9.1.0.1 An accessory building shall not be used as a residence or visitor accommodation unit, except in accordance with the provisions of this Bylaw.

→ A garage suite or garden suite requires separate permit approval. See Section 9.5 of the Land Use Bylaw.

9.1.0.2 An accessory building shall not be located in the front yard.

→ The front yard includes the space in front of the house to the property line.

9.1.0.3 The maximum building height is one half storeys or 5.0m with a maximum height of 3.0m at any eaveline when measured from the highest existing grade adjacent to the building.

→ A taller building requires Development Permit approval of a variance.

9.1.0.6 Where an accessory building is attached in any manner to a principal building, it shall be deemed to be part of the principal building and subject to all

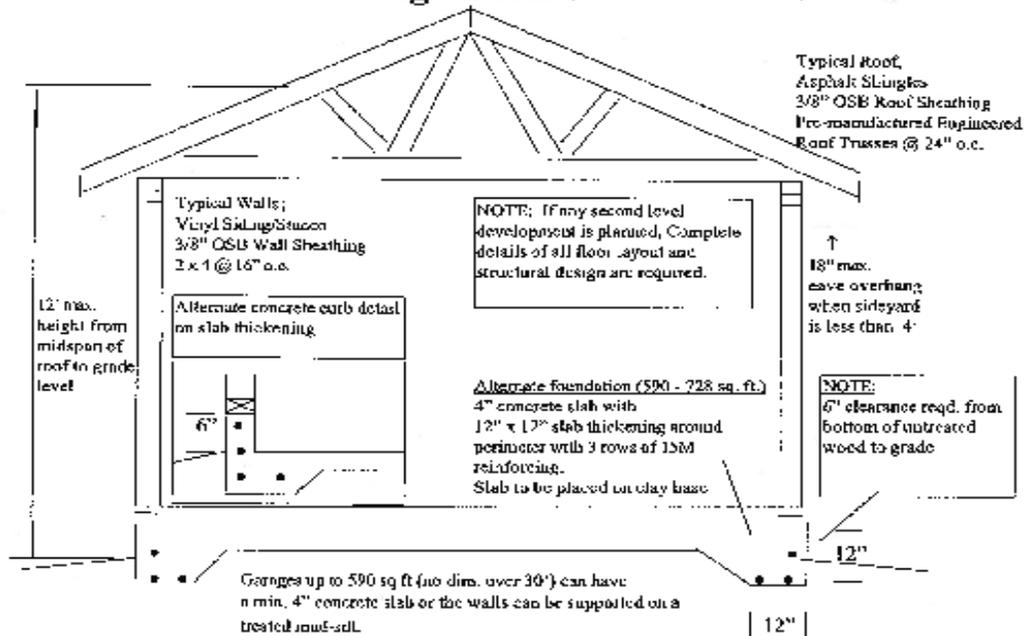
→ The required setbacks for a house are larger than a garage or shed.

- 9.1.1 ACCESSORY BUILDINGS IN RESIDENTIAL DISTRICTS** → Larger or additional garages or sheds will require Development Permit approval.
- 9.1.1.1** The maximum site coverage for all accessory buildings is 10% or a footprint of 74m², whichever is less, with a maximum of 3 accessory buildings on a site.
- 9.1.1.2** The minimum setback from side and rear property lines shall be 1.0m. → This ensures adequate space for drainage and building maintenance.
- 9.1.1.3** The minimum side yard on the street side of a corner site shall be the same as that of the principal building. → A larger setback is required on a corner site, and is generally 3m.
- 9.1.1.4** Garages shall maintain a 1.5m rear-yard setback when access is from a lane and a 6.0m setback when access is from a street. → This allows sufficient area to maneuver or park a vehicle.

EXAMPLE OF PLAN DETAILS

When submitting your Building Permit application refer to the diagram below when preparing your building plans and drawings.

Standard Detached Garage Details



Please check off garage construction details as listed below.

Roof	
Roofing Material	
<input type="checkbox"/>	Asphalt Shingles
<input type="checkbox"/>	Cedar, Pine Shakes/Shingles
<input type="checkbox"/>	Metal Roofing
<input type="checkbox"/>	Other Specify _____
Roof Sheathing	
<input type="checkbox"/>	3/8" OSB
<input type="checkbox"/>	3/8" plywood
<input type="checkbox"/>	1/2" plywood
<input type="checkbox"/>	1/2" OSB
<input type="checkbox"/>	Other Specify _____
Roof Framing	
<input type="checkbox"/>	Pre-manufactured Engineered Truss
<input type="checkbox"/>	Stick Built Roof Framing
	2 x 4 @ 16" or 24" o.c.
	2 x 6 @ 16" or 24" o.c.
<input type="checkbox"/>	Other Specify _____
Walls	
Exterior Finish	
<input type="checkbox"/>	Vinyl Siding
<input type="checkbox"/>	Stucco
<input type="checkbox"/>	Painted Plywood
<input type="checkbox"/>	Metal Siding
<input type="checkbox"/>	Other Specify _____
Wall Sheathing	
<input type="checkbox"/>	3/8" OSB
<input type="checkbox"/>	3/8" plywood
<input type="checkbox"/>	1/2" plywood
<input type="checkbox"/>	1/2" OSB
<input type="checkbox"/>	Other Specify _____
Wall Framing	
<input type="checkbox"/>	2 x 4 @ 16" o.c.
<input type="checkbox"/>	2 x 4 @ 24" o.c.
<input type="checkbox"/>	2 x 6 @ 16"/24" o.c.
<input type="checkbox"/>	Insulated walls & ceiling
<input type="checkbox"/>	Interior finish (drywall/etc)

Note:
Windows cannot be placed in a wall that is closer than 4 feet to the property line.

If the roof framing members transfer roof loading to the overhead garage door beam, please specify the size of the garage door beam.

Door opening width up to 9'-5" requires a minimum 2 ply - 2" x 10".

Door opening width up to 14'-6" requires a minimum 5 ply - 2" x 12"
(Note: Engineered beams may be substituted if supplier letter and details are submitted)

Maximum size of detached garage on a slab thickening foundation is 728 sq ft with no dimension exceeding 30'. Oversized garages will require engineer design.

Cannot build over an underground gas line.

Applicants Signature

Date

RELEVANT DEFINITIONS

Accessory development means a building or use which is subordinate, incidental and directly related to the principal use of the premises, building, or site and which does not substantially add to the patronage, volume of traffic, or intensity of the use of the premises building or site. An accessory building or use must be located on the same site as the principal use and shall not precede the development of the principal building of use.

Carport means a building or structure or part thereof, the perimeter or a majority of which is not enclosed and which generally used for the parking or temporary storage of vehicles.

Site means an area of land on which a development exists or for which an application for a development permit is made containing not less than one lot.

Yard means an open space on site, unoccupied and unobstructed.

Yard, front means the yard which extends in width between the side boundaries of a site and in depth from the front property line of the site to the front of the principle building. In the case of a corner site the narrower of the two boundary lines abutting the street may be considered the front yard. In circumstances where the front yard is not clearly defined, the Development Authority may determine what constitutes the front yard of a site.

Yard, rear means the yard which extends between the rear property line of a site and the rear yard setback as prescribed in the land use district. In circumstances where the rear yard is not clearly defined, the Development Authority may determine what constitutes the rear yard(s) of a site.

Yard, side means the yard which extends between the side property line of a site and the sideyard setback as prescribed in a land use district. In circumstances where the sideyard is not clearly defined, the Development Authority may determine what constitutes the sideyard(s) of a site.