

Setbacks (Urban)

Single Detached Residential A (R1A) and Hamlet (RH)

- A. Minimum front yard setback is 6 m (19.7 ft)
- B. Minimum rear yard setback is 7.5 m (24.6ft), except it is 5.5 m (18.0 ft) on a corner lot in the R1A District.
- C. Minimum side yard setback is 1.5 m (4.9 ft)
- D. Minimum side yard setback is 3 m (9.8 ft) for one side yard where there is no direct vehicular access to the rear yard or to an attached garage
- E. Minimum side yard setback is 4 m (13.1ft) for side yard abutting a road

Single Detached Residential B (R1B)

- A. Minimum front yard setback is 6 m (19.7 ft)
- B. Minimum rear yard Setback is 7.5 m (24.6 ft), except it is 5.5 m (18 ft) on a corner lot
- C. Minimum side yard setback is 1.2 m (3.9 ft)
- D. Minimum side yard setback is 3 m (9.8 ft) for one side yard where there is no direct vehicular access to the rear yard or to an attached garage
- E. Minimum side yard setback is 4 m (13.1ft for side yard abutting a road

Single Detached Residential C (R1C)

- A. Minimum front yard setback is 6 m (19.7 ft), except it is 4.5 m (14.8 ft) where vehicular access is from a back lane
- B. Minimum rear yard setback is 7.5 m (24.6 ft), except it is 5.5 m (18.0 ft) on a corner lot
- C. Minimum side yard setback is 1.2 m (3.9 ft)
- D. Minimum side yard setback is 3.0 m (9.8 ft) for one side yard where there is no direct vehicular access to the rear yard or to an attached garage
- E. Minimum side yard setback is 3 m (9.8 ft) from a flanking road or abutting a multiple residential, commercial, or industrial district

Did you know?

Upon submission and review of your application by a Safety Codes Officer, you may be required to reduce or remove openings (i.e. windows) in your proposed structure depending on the proximity to a property line.

Dwellings or additions cannot be located on or over an easement or right-of-way.

Other regulations may apply in certain circumstances. For example, pipeline setbacks, top of bank setbacks, etc.

The zoning and setbacks of a property will vary depending on your location. Please call us at 780-464-8080 to find out what your property is zoned.

Contact us

Strathcona County
Planning and Development Services

Main Floor, County Hall
2001 Sherwood Drive
Sherwood Park, Alberta T8A 3W7
www.strathcona.ca
Phone: 780-464-8080
Fax: 780-464-8142

Office Hours:
Monday to Friday 8:30 a.m. - 4:30 p.m.

Please note this brochure has no legal status and cannot be used as an official interpretation of the various regulations currently in effect. Users are advised to contact Planning and Development Services for more information. Strathcona County accepts no responsibility for persons relying solely on this information.



Sunrooms, Solariums & Covered Decks



STRATHCONA
COUNTY

When to apply for your permit:

Development & Building Permits are required for all sunrooms, solariums & enclosed decks.

What to submit:

- ✓ A completed development permit application form
- ✓ A completed building permit application form
- Site plan including the following:
 - Proposed & existing buildings and additions; including distances to property lines (on all sides)
 - Dimensions of proposed structure
 - Easements & utility right-of-ways
- ✓ Floor plan showing dimensions and labeled rooms
- ✓ Foundation plan
- ✓ Elevation drawings of all three sides of addition including:
 - all window, glass, screen and door dimensions
 - existing house elevation including window and door dimensions
- ✓ Structural cross section showing all the materials of the proposed structure **(for stick built sunrooms and enclosed decks)**
- ✓ Drawings of the sunroom from supplier, with Alberta engineer's seal **(for prefabricated sunrooms and solariums)**
- ✓ Current copy of title
- ✓ Application fee (see current fee schedules)

Foundation Information

Existing foundations that are either piles or a slab on grade require a letter from an engineer confirming that the foundation is adequate to support the proposed sunroom

New/proposed foundations:

The following foundations are not required to be designed by a professional engineer:

- Full concrete foundation
- 4 ft. concrete frost wall on strip footing
- 4 ft. pier foundation on a spread footing

The following foundations are required to be designed by a professional engineer or registered architect:

- Concrete pile and grade beam systems
- Concrete piles
- Screw piles
- Preserved wood foundation
- Shallow foundations (i.e. slab on grade)
- ICF – Insulated Concrete Forms (may require engineering if no CCMC approval number is provided)

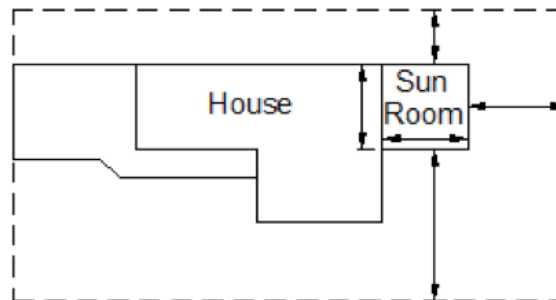


Diagram outlining setbacks.

Setbacks

Agriculture General: AG zone

A. Minimum front yard is 20m (65.6 ft), provided that no front yard is less than 40m (131.2 ft) from the centreline of a rural road.

B. Minimum side yard is 40m (131.23 ft) from the centreline of a rural road.

C. Minimum rear yard is 20m (65.6 ft) except it may be 10m (32.8 ft) for a first residential parcel out of a 1/4 section, provided that no rear yard is less than 40m (131.2 ft) from the centreline of a rural road.

D. Minimum side yard is 20m (65.6 ft) except it may be 10m (32.8 ft) for a first parcel out of a 1/4 section.

Note: Other setbacks may apply, such as setbacks from pipelines and watercourses contact Planning & Development Services for more information.

Rural:

From proposed structure to property lines:

A. Minimum front yard 10m (32.8 ft)

B. Minimum rear yard 10m (32.8 ft)

C. Minimum side yard 7.5m (24.6 ft)

D. Minimum side yard on a corner site is 10m (32.8 ft) for the side yard abutting a public roadway other than a lane.

E. A dwelling must be located a minimum of 40m (131.2 ft) from the centre line of a rural road (township and range roads).