

What do I need to submit?

To apply for a development and building permit, please submit the following information to Planning and Development Services:

- The completed development and building permit application forms, including land owner signature;
- A current copy of title, obtained within the last 30 days;
- A site plan which includes:
 - ✓ All structures on the property and the proposed development
 - ✓ Distances to the property lines from the proposed development
 - ✓ Dimensions of the property
 - ✓ Dimensions of the proposed development
 - ✓ Easements, utility right-of-ways (*a site plan prepared by an Alberta land surveyor may be required*).
- Elevation drawings showing the length, height, roof pitch and square footage with window/door locations (template available on our website);
- A floor plan showing the length and width along with any proposed partitioning walls (template available on our website);
- The foundation plan;
- A structural cross section plan with specifications for stick built buildings;
- A letter of intent outlining the proposed use of the building; and
- Application fees (see current fee schedule)

In addition to the above, more information may be required, such as:

- Energy efficiency checklist/requirements for buildings being heated;
- Engineer sealed drawings;
- Alberta Transportation approval; and
- A construction site fire safety plan (small building)

Did you know?

Not all submitted drawings have to be professionally drawn, but must include all the required information and be legible to the satisfaction of the Development/Safety Codes Officer.

A Development/Safety Codes Officer may require additional information or professional drawings to be completed based on your specific project.

Other regulations apply, including setbacks from pipelines and water courses. Contact us for more information.

Accessory developments cannot be located over an easement or right of way.

All accessory developments should be incidental and secondary to the residential use of the parcel.

The accessory building should compliment the principal dwelling with respect to design, colour, and exterior finish.

You are responsible to comply with all other municipal bylaws, easements, restricted covenants, conservation easements and provincial and federal statutes and regulations.

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.



Building an Accessory Structure

Urban & Hamlets



STRATHCONA
COUNTY

Accessory Buildings

These are the regulations for accessory buildings on properties that have the following zonings:

- R1A - Single detached residential A
- R1B - Single detached residential B
- R1C - Single detached residential C
- R2A - Semi-detached residential
- R2B - Low density site residential
- RE - Estate residential

Accessory buildings include: detached garages, sheds, gazebos, greenhouses and other stand alone structures.

Do I need a permit?

Both a development and a building permit may be required.

A **development** permit will be required if the accessory structure is greater than:

- ✓ 11.2 square metres (120 square feet) on a lot less than or equal to 0.8 hectares (2 acres).
- ✓ 18.6 square metres (200 square feet) on a lot greater than 0.8 hectares (2 acres).
- ✓ 4.5 metres in height (14.76 feet).

Height is measured from the building grade to the highest point of the building, providing the roof slope is 20 degrees (4/12 pitch) or less. If the roof exceeds 20 degrees (5/12 pitch) the height is measured from the building grade to the midpoint (half way between the eave line and ridge).

A **building** permit is required for all buildings greater than 11.2 square metres or over \$5000.00 in construction value (prevailing market value applies). Any building being parked in will require a building permit. A building permit may also be required when the value is less than \$5000.00 if the health, safety, or structural sufficiency is affected.

If a permit is not required, the accessory development must still meet all the applicable regulations and setbacks.

Regulations and Setbacks

The minimum **front yard setback** is 18 metres (59 feet).

The minimum **side yard setback** is 1 metre (3.3 feet) except for lots abutting a road:

- ✓ In the R1A / R1B / R2B zoning districts the side yard setback abutting a road is 4 metres (13.1 feet).
- ✓ In the R1C / R2A zoning districts the side yard setback abutting a road is 3 metres (9.8 feet).
- ✓ In the RE zoning district the side yard setback abutting a road is 7 metres (23 feet).

The minimum **rear yard setback** is 1 metre (3.3 feet).

Please Note: Where garage doors face a lane the minimum setback is 6 metres (19.7 feet), except in the RM zoning district the minimum setback is 3 metres (9.8 feet).

The **maximum height** is 4.5 metres (14.8 feet).

Please contact Planning and Development to confirm the regulations (including the setbacks) as they are specific to each zoning district.

Ground Floor Area

The maximum ground floor area for a **single accessory (structure or building)** cannot exceed 68 square metres (732 square feet).

and

The maximum ground floor area for all of the **combined accessory** structures/buildings cannot exceed 94 square metres (1012 square feet).

For R1C/R2A/R2B/R2C zonings:

Maximum combined ground floor area for all accessory buildings is 52 square metres (1012 sq. ft).

Site Coverage

The maximum site coverage for all buildings (including the house) is 40% except:

- ✓ In R1C and RM it is 42.5%

Structural Information

For a single storey accessory building, not exceeding 55 sq. m (600 sq. ft) and no dimension exceeding 30 ft, one of the following foundations will be required:

- ✓ Wood mud sills provided the building is not of masonry, or masonry veneer construction
- ✓ A concrete floating slab provided it is at least 100mm (4 inches) thick and walls are anchored every 2.4 m (8 ft).
- ✓ A 1.2 m (4 ft) deep concrete frost wall on a strip footing.
- ✓ A deep foundation (pile and grade beam) designed and sealed by a professional engineer.

For a single storey accessory building exceeding 55 square m (600 sq. ft) or with a dimension exceeding 30 ft, one of the following foundations will be required:

- ✓ A structural slab designed and sealed by a professional engineer or registered architect.
- ✓ A deep foundation (pile and grade beam) designed and sealed by a professional engineer or registered architect.
- ✓ A 1.2 m (4 ft.) deep concrete frost wall on a strip footing.

For a two storey accessory building one of the following foundations is required:

- ✓ A structural slab designed and sealed by a professional engineer or registered architect.
- ✓ A deep foundation (pile and grade beam) designed and sealed by a professional engineer or a registered architect.
- ✓ A 1.2 m (4 ft.) deep concrete frost wall.

Wall height allowances considered without engineering include:

- ✓ 2x4 walls, spaced 12 inches on centre, not higher than 9'8"; and
- ✓ 2x6 walls, spaced 16 inches on centre, not higher than 11'8".

Walls exceeding any of the above allowances must be designed and sealed by a professional engineer.

Inspections

Please contact Permitting, Inspections and Customer Service by phoning 780-464-8169 with your permit number at least one full working day prior to the requested inspection date.