

Building a Garage or Shed?

Do you need a permit?



A Development Permit and Building Permit are not required for the construction or installation of an accessory building that does not exceed 9.5 square meters in area and 2.5 meters in height, provided that the structure is portable and not fixed on a permanent foundation or concrete pad.

An accessory building **cannot**:

- Be closer than 2 meters to the principal dwelling unit.
- Be in the front yard.
- Be closer than 0.6 meters to the side and rear property lines (or as stipulated in building code regulations).
- Be greater than 6.5 meter in height, or the height of the principal dwelling unit, whichever is less. In mobile home districts it cannot exceed 4.5 meters in height.
- There shall be no more than 2 accessory buildings per site.
- Combined floor area of accessory buildings on a property shall not exceed the main floor area of the principal dwelling.
- A garage that accesses a lane of 8 meters in width or larger shall have a driveway length of at least 1 meter.
- A garage that accesses a lane less than 8 meters in width shall have a driveway of at least 3 meters.

Please fill out the attached sheets and create a site plan in order to provide all relevant building information for your permits.

For more information
call the Town of
Stettler:
Phone: 403-742-8305

Leann Graham
Planning &
Development Services
lgraham@stettler.net

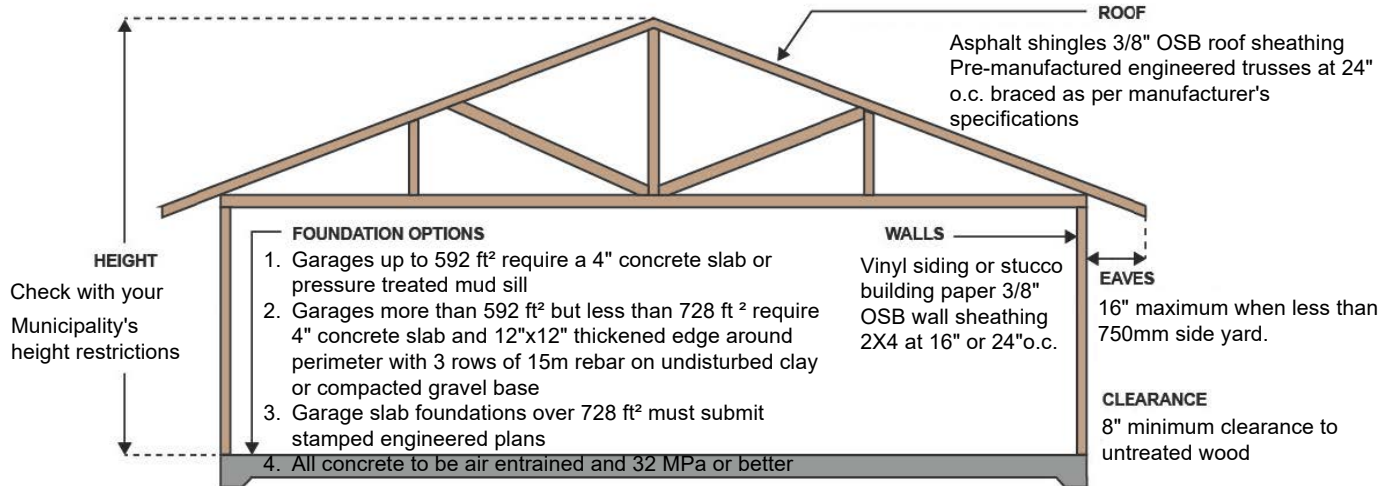




Accessory Building Specifications- Part 1

Development Permit # _____

Civic or Rural Address: _____



Roofing Material

- Asphalt Shingles
- Cedar, Pine Shakes/Shingles
- Metal Roofing
- Other (specify) _____

Roofing Sheathing

- Min. 3/8" OSB or plywood
NOTE: OSB or plywood less than 1/2" requires H clips and bridge blocking
- 1/2" OSB or plywood
- Other (specify) _____

Roof Framing

- Pre-manufactured Engineered Truss
- Stick Build Rafters (provide details)

Exterior Finish

- Vinyl Siding
- Stucco
- Metal Siding
- Other (specify) _____

Foundation

- 4" Slab with Thickened Edges
- Strip footing & 4' frost wall

Interior Development

NOTE: A separate permit is required for each of these items (if applicable)

- Electrical
- Gas
- Plumbing
- Other (specify): _____

Wall Sheathing

- 3/8" OSB
- 3/8" plywood
- 1/2" plywood
- 1/2" OSB
- Other (specify): _____

Wall Framing

- 2 x 4 @ 16" o.c.
- 2 x 4 @ 24" o.c.
- 2 x 6 @ 16/24" o.c.
- Insulated walls and ceilings

Garage Door Beam

Length: _____

Depth: _____ # of Plys: _____

- Built Up
- Engineered

Garage Door Size: _____

Please Note:

Windows cannot be placed in a wall that is closer than 4 feet to a neighbour's property.

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

Garage door beams without roof loading must be minimum size 2 - 2 x 12 c/w a minimum of 3" bearing

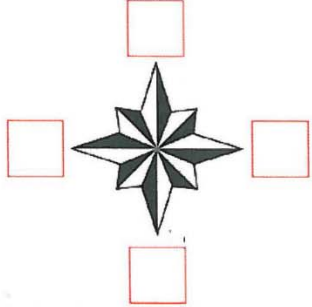
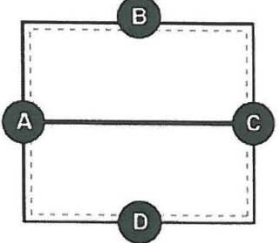

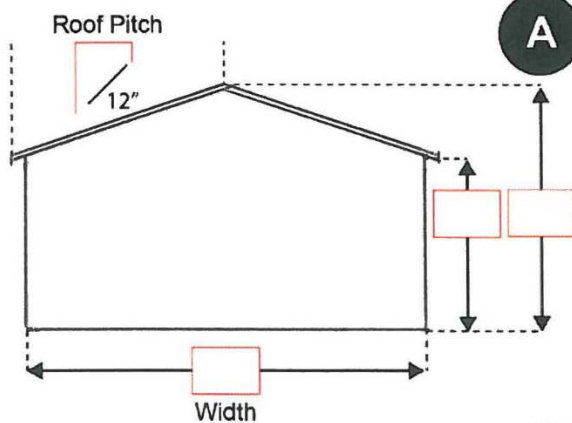
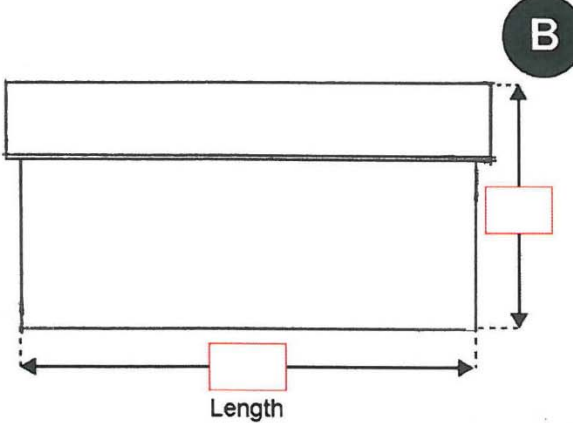
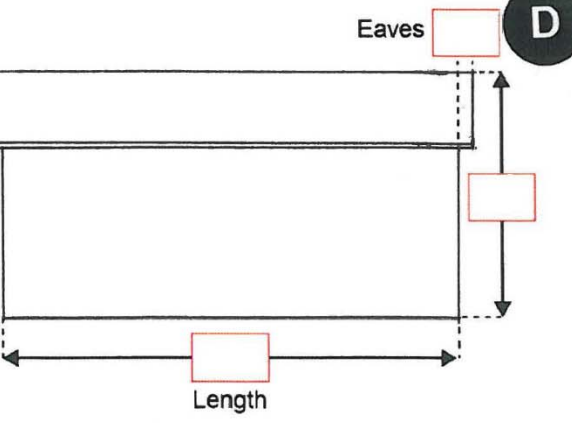
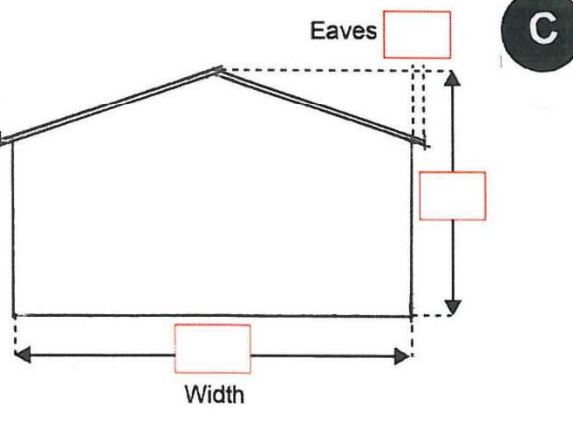
Maximum size of detached garage on a slab thickening foundation is 110 sq. m. with truss span not exceeding 85m. Oversized garage will require review and approval by a Safety Codes Officer.

Walls to be secured to slab with 2.5mm anchor bolts at 2.4m on center maximum.

Cannot build over an underground gas line.

Direction of Trusses

- Trusses parallel to overhead door opening
- Trusses perpendicular to overhead door opening
- Other Foundation (details, engineering)

<h2 style="margin: 0;">Key Map</h2> <p><input type="checkbox"/> Please indicate North on the north arrow relative to the <i>site plan view</i></p>	<div style="text-align: center;">  </div> <div style="text-align: right; margin-top: 20px;"> <p><i>Site Plan View</i></p>  </div>
<p>Elevation View: Please show all doors and windows with their width and length dimensions</p>	
<div style="margin-bottom: 20px;"> <p>Roof Pitch</p>  <p>12"</p> </div> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">  <p style="text-align: center;">Width</p> </div> <div style="width: 45%;">  <p style="text-align: center;">Length</p> </div> </div> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">  <p style="text-align: center;">Length</p> </div> <div style="width: 45%;">  <p style="text-align: center;">Width</p> </div> </div>	<div style="text-align: center; font-size: 2em; font-weight: bold; margin-bottom: 20px;">A</div> <div style="text-align: center; font-size: 2em; font-weight: bold; margin-bottom: 20px;">B</div> <div style="text-align: center; font-size: 2em; font-weight: bold; margin-bottom: 20px;">D</div> <div style="text-align: center; font-size: 2em; font-weight: bold;">C</div>