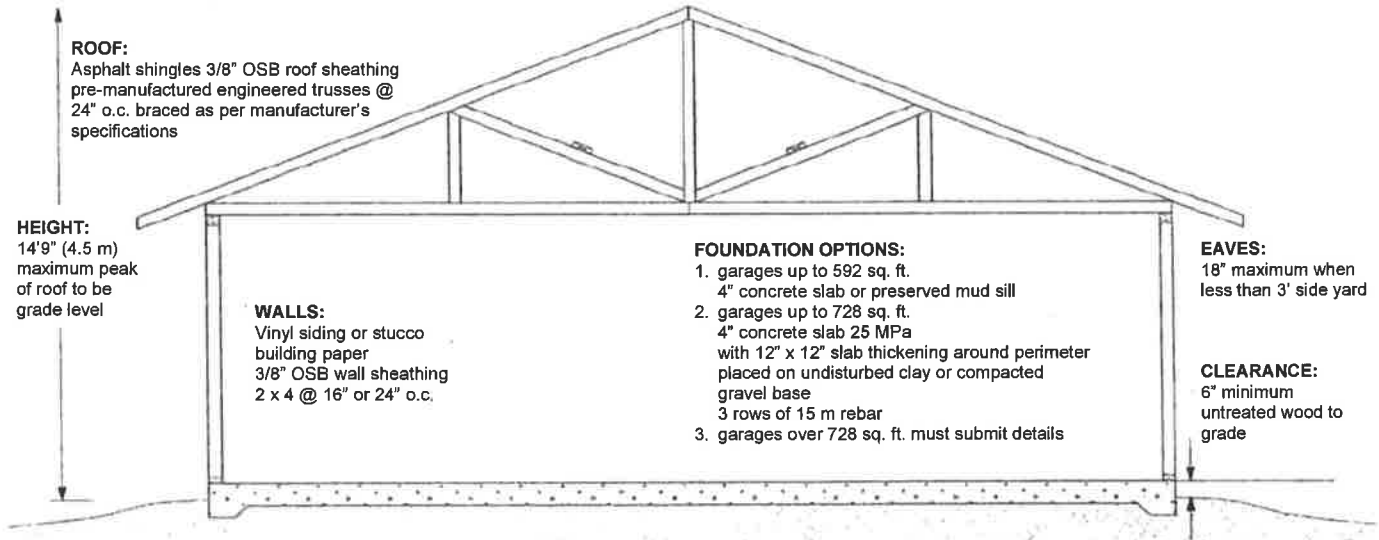


PERMIT NO.: \_\_\_\_\_

OWNERS NAME: \_\_\_\_\_

PROJECT LOCATION: \_\_\_\_\_

**To be completed and attached to the Building Permit Application Form**



Please check off garage construction details as listed below.

**Roofing Material**

- Asphalt Shingles
- Cedar, Pine Shakes/Shingles
- Metal Roofing
- Other Specify: \_\_\_\_\_

**Roof 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.
- \*Max wall height 9.8 ft (3.0 m)
- 2 x 6 @ 16"/24" o.c.
- Insulated walls & ceiling

**Garage Door Beam**

- Length: \_\_\_\_\_
- Depth: \_\_\_\_\_ # of Plys \_\_\_\_\_
- Built Up
  - Engineered

**Garage Door Size:** \_\_\_\_\_

**Direction of Trusses**

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

**Please Note:**

Windows cannot be placed in a wall that is closer than 4 feet to 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.

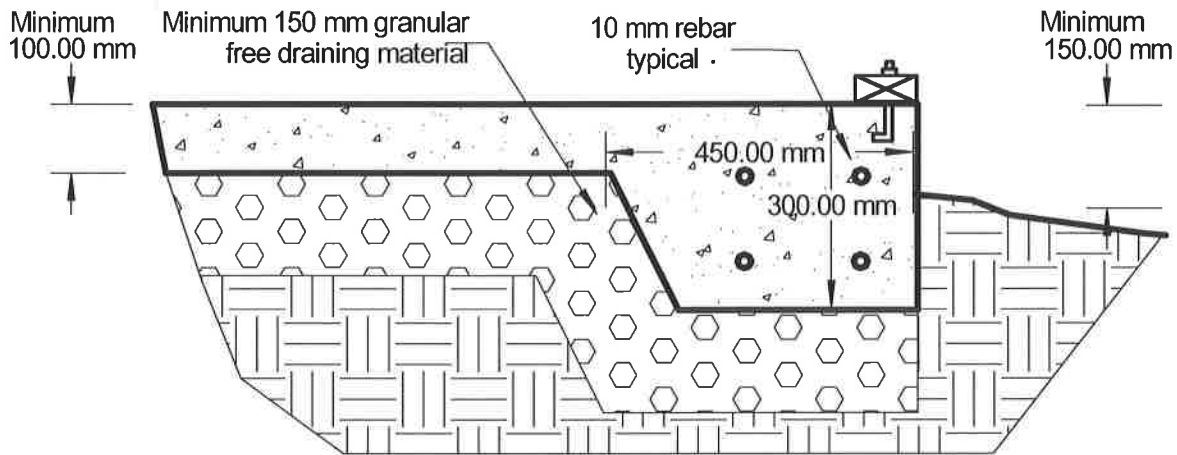
Large opening size (doors over 20 feet wide) garage door beams without roof loading must be minimum size 2 - 2 x 12 c/w a minimum of 3" bearing.

Maximum size of detached garage on a slab thickening foundation is 728 sq. ft. with truss span not exceeding 28 feet. Oversized garage will require review and approval by a Safety Codes Officer.

Walls to be secured to slab with anchor bolts at 8' on center maximum.

Cannot build over an underground gas line.

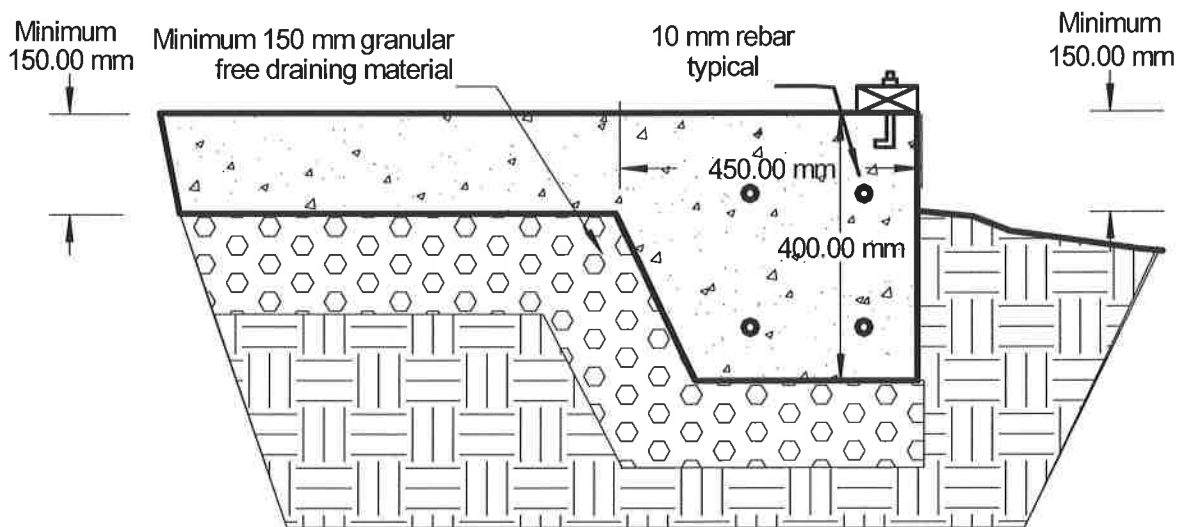
- **Garages over 55 m<sup>2</sup> and not greater than 70 m<sup>2</sup>**



Foundations for detached garages and accessory buildings over 55 m<sup>2</sup> (592 ft<sup>2</sup>), but not greater than 70 m<sup>2</sup> (753 ft<sup>2</sup>), in building area with a rafter/roof truss span no greater than 10 m (33 ft) may be placed on the a foundation conforming to the following specifications.

Expand the perimeter of the slab to incorporate a 300 mm x 300 mm (12" x 12"), thickening with 4 rows of rebar placed in the thickened portion, two rows in the top and 2 rows in the bottom. The thickened portion is to be sloped on the inside to meet the underside of the slab so that where this meets the slab it is 450 mm (18") wide. The foundation is to be placed on a minimum of 150 mm (6") of granular material (gravel) throughout.

- **Garages over 70 m<sup>2</sup> and not greater 100 m<sup>2</sup>**



Foundations for detached garages and accessory buildings over 70 m<sup>2</sup> (753 ft<sup>2</sup>), but not greater than 100 m<sup>2</sup> (1,076 ft<sup>2</sup>), in building area with a rafter/roof truss span no greater than 10 m (33 ft) may be placed on the a foundation conforming to the following specifications.

Expand the perimeter of the slab to incorporate a 400 mm x 400 mm (16" x 16"), thickening with 4 rows of rebar placed in the thickened portion, two rows in the top and 2 rows in the bottom. The thickened portion is to be sloped on the inside to meet the underside of the slab so that where this meets the slab it is 450 mm (18") wide. The foundation is to be placed on a minimum of 150 mm (6") of granular material (gravel) throughout.

## **LAND USE REGULATIONS PERTAINING TO GARAGES**

### **Accessory Buildings**

#### a) Residential Districts:

i) No accessory building or any portion thereof shall be erected or placed within the front yard of a parcel.

ii) An accessory building shall be situated so that the exterior wall is at least 1.0 m (3.28 ft) from the side and rear boundaries of the parcel, except in the RMB district where all accessory buildings shall be situated at least 4.5 m (14.76 ft) from the rear parcel boundary.

iii) An accessory building on a corner parcel shall not be situated closer to the street than the principal building and maintain a side yard setback from the street consistent with the requirements of that district.

iv) An accessory building shall not be more than 4.5 m (14.76 ft.) in height, and shall not exceed the height of the main building.

v) Notwithstanding subsections (ii) and (iii) of this Section, in any residential district other than the RMB district, an accessory building or any portion thereof may be erected or placed on the rear or side boundary common to two parcels provided the accessory building serves the two abutting parcels.

vi) An accessory building shall not be more than 5.0 m (16.4 ft) in height, and shall not exceed the height of the principal building.

vii) An accessory building erected or placed on a parcel shall not be used as a dwelling unless a permit has been issued for the development of a garage suite.

viii) Notwithstanding subsection i) above and other than in the RMB district, an accessory building may be allowed in the front yard of a residential parcel that abuts either Sylvan Lake or a reserve or open space parcel (public or private as determined by the Development Authority) abutting Sylvan Lake. Accessory buildings in such a case must be sited as follows:

i. The exterior wall is a minimum of:

1. 1.0 m (3.28 ft.) from any side parcel boundary, and
2. 6.0 m (19.68 ft.) from the front parcel boundary.

ii. Unless otherwise approved by the Municipal Planning Commission, no accessory building shall be sited so as to be closer to Sylvan Lake than the principal building.

#### b) Other Districts

i) No accessory building or any portion thereof shall be erected or placed within the front yard of a parcel or any yard adjacent to a highway or major road.

### **Building Orientation and Design**

The design, character and appearance of any building, or series of buildings, structure or sign proposed to be erected or located in

any district must be acceptable to the Development Authority having due regard to the character of the existing development in the District, as well as its effect on adjacent Districts.

### **Vehicles Access to Buildings**

Any building into which a vehicle may enter other than in the RMB Land Use District shall have a driveway on the parcel at least 6.0 m (19.69 ft.) in length, except where the driveway enters from a lane, where it shall be a minimum of 1.0 m (3.28 ft.) from the property line.

### **Development Deposit Requirements (887-2800)**

***To qualify for a refund of the Development Deposit, the following conditions must be met:***

1. The developer must ensure the accessory building is constructed as approved and complete with roofing materials, exterior finish, installation of all doors, and windows and eaves trough.
2. The area is free and clear of all construction debris.

### **Utility Department Requirements (887-2141)**

A temporary civic address must be displayed during construction.

A water/sewer permit may be required prior to connecting to Town Utilities. Contact Public Works for further information (403-887-2800).

Damage incurred to the municipal owned and maintained infrastructure is the financial responsibility of the homeowner/contractor. Public Works recommends that a preconstruction inspection be completed to identify infrastructure damage. This will remove financial responsibility from the homeowner/contractor for the damage not incurred during construction. Contact Public Works (403-887-2800).

Service calls are available 7 days a week, exclusive of statutory holidays. Appointments may be made by contacting Public Works. Public Works offers 24 emergency services at 887-2800.

No person, other than those authorized by Public Works, may operate a curb stop.

It is the responsibility of the consumer to make application for utilities. Failure to do so will result in services being disconnected.

### **Utility Construction Information**

All components of public/private utility system must be installed as per current by-laws. Any breach of the provisions of the water/sewer bylaw and associated regulations shall be subject to the provisions of the Sylvan Lake General Penalty Bylaw.

Water/Sewer inspection is required on all utility connections prior to backfilling. Contact the Utilities Department at 887- 2141. ***Please note: 24 hours in advance is required.***