

DETACHED GARAGES & ACCESSORY BUILDINGS

General Information

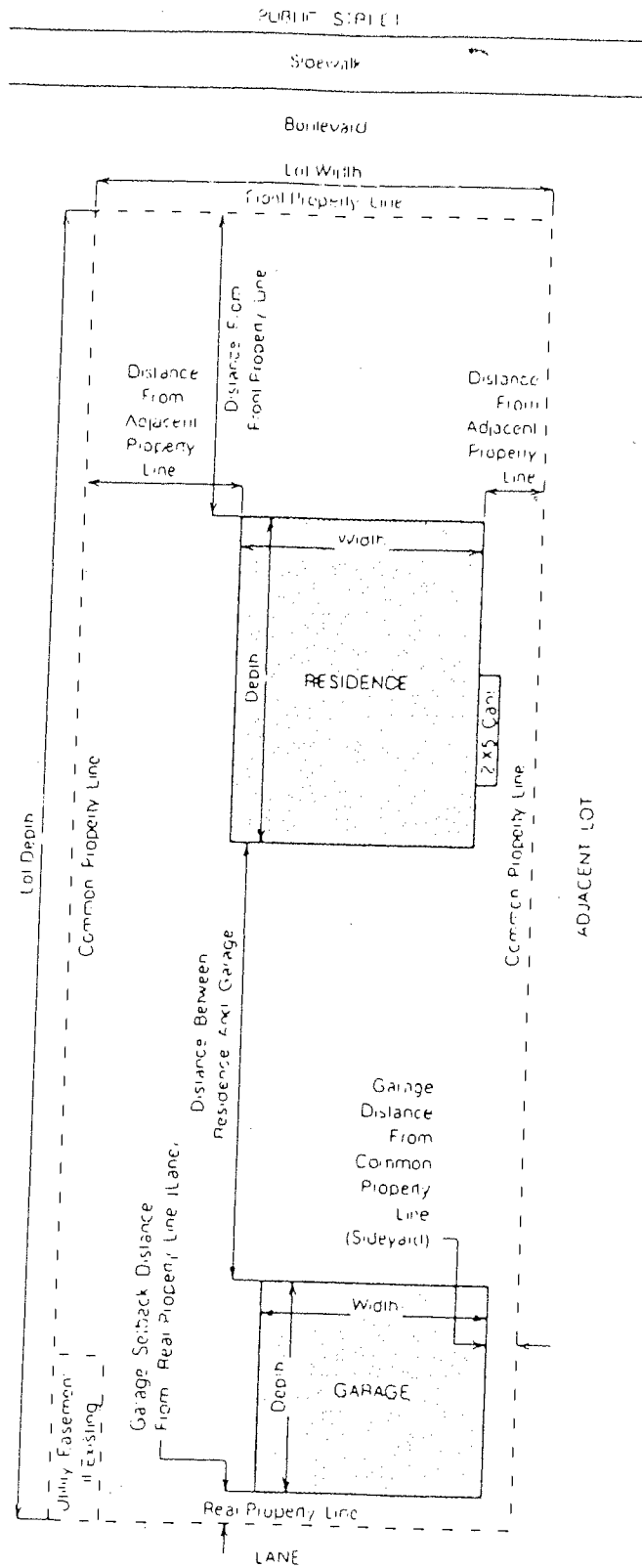
A Building Permit and a Development Permit is required for all garages and any accessory building over 10m² (approximately 108 square feet).

Definitions

- (2) "ACCESSORY" when used to describe a use, building or structure, means a use, building or structure that is incidental, subordinate and exclusively devoted to the principal use or building and located on the same site but does not include a farm building or a garage. It is not a "DWELLING UNIT" unless specifically identified as such in the list of Permitted or Discretionary uses for the respective land use district.
- (133) "GARAGE" means an ancillary building or portion of a main building, including a carport, used or intended to be used in conjunction with a dwelling unit principally for the private parking or storage of motor vehicles for personal transportation. A "garage" shall not exceed 100 m² in area with a maximum interior ceiling height of 3.7 metres and a maximum height of one storey. A "GARAGE" is not a "DWELLING UNIT" and is not an "ACCESSORY BUILDING" or parking garage.
- (134) "GARAGE, ATTACHED" means a "GARAGE" attached to a main building.
- (135) "GARAGE, DETACHED" means a "GARAGE" that is not part of the main building.

Setbacks From Property Lines

- Garages shall be a minimum of 1.5 metres from a lane and a minimum of 1.2 metres from a side lot line.
- Accessory buildings shall be a minimum of 1 metre from a side or rear lot line.
- Any accessory building or garage shall be located at least 1.8 metres (6 feet) from any principal building.
- Any accessory building or garage on a corner lot shall be located at least 6.0 meters from the front lot line and 3.0 metres from the exterior side lot line.



THESE SAMPLE PLANS ARE FOR INFORMATION AND GUIDANCE ONLY AND WILL NOT BE ACCEPTED AS PLANS FOR BUILDING OR DEVELOPMENT PERMIT APPLICATIONS

Application For A Development Permit

FORM A

(OFFICE USE ONLY)



Planning Department
A4900-50 Street
Taber AB T1G 1T1
ph: (403) 223-5500
fx: (403) 223-5530
email: planning@taber.ca

ZONING: _____ ROLL NUMBER: _____ APPLICATION NO. _____

Date of Application: _____ Date Application Deemed Complete: _____

I hereby make application under the provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and which form part of this application.

New Construction: Addition: Renovation: Change of Use: Moved in Building:
Discretionary Use: Waiver: Other: (explain: _____)

Applicant: _____ Phone Res: _____ Bus: _____
Address: _____ Cell: _____ Fax: _____
Postal Code: _____

Registered Owner: _____ Phone Res: _____ Bus: _____
Address: _____ Cell: _____ Fax: _____
Postal Code: _____

Legal Description of Property to be Developed: Lot: _____ Block: _____ Plan: _____

Municipal Address: _____

Proposed Use of

Site: *(describe in detail - attach additional information if necessary)*

Existing Use of Site: _____

If Development is Temporary, State for What Period _____

Adjacent to Highway: Yes: _____ No: _____

Proposed Setback from Property Lines:

Front Yard: _____ Side Yards: ¹ _____ ² _____ Rear Yard: _____

General Information:

Present Use of Adjacent Properties: _____

Access:	Existing	Proposed	N/A
Provincial Highway # _____			
Municipal Road	[]	[]	[]
Internal Subdivision Road	[]	[]	[]
Undeveloped Road Allowance.....	[]	[]	[]
Private Road (i.e. Condominium)	[]	[]	[]
Other (specify) _____			

Services:

Water Supply

Municipally owned and operated piped water system..... [] [] []
 Other (specify) _____

Sewage Disposal

Municipally owned and operated sanitary sewer system..... [] [] []
 Other (specify) _____

Storm Drainage

Municipal Sewers..... [] [] []
 Ditches
 [] | [] | [] || Swales | [] | [] | [] |

Additional Information (Based on Proposed Development)

2 Copies of Site Plan Attached? [] yes [] no
 Drainage Plan/Elevations Included? [] yes [] no
 Will you be applying for a Building Permit? [] yes [] no
 Will you be applying for a Business License? [] yes [] no

Lot Width: _____	Lot Depth: _____
Lot Area: _____	New Construction Area (ft ²) _____
Lot Coverage By New Construction (%): _____	Total Site Coverage (%) _____
Number of Loading Spaces: _____	Building Height: _____
Driveway Width: _____	Landscaped Open Space (%): _____
Number of Units: _____	No. Off Street Parking Spaces: _____

Estimated Commencement Date: _____ Estimated Completion Date: _____

Application Fee: _____ Construction Value \$: _____

NOTE: THIS DEVELOPMENT PERMIT APPLICATION WILL NOT BE ACCEPTED UNLESS THE APPROPRIATE FEE IS SUBMITTED WITH THE APPLICATION.

The personal information provided as part of this application is collected under Section 303 and 295 of the Municipal Government Act and in accordance with Section 32(c) of the Freedom of Information and Protection of Privacy Act. The information is required and will be used for issuing permits, Land Use Bylaw enforcement and property assessment purposes. The name of the permit holder and the nature of the permit are available to the public upon request.

If you have any questions about the collection or use of the personal information provided, please contact the Town of Taber FOIP Coordinator at A4900 – 50th Street, Taber, Alberta T1G 1T1 or phone (403) 223-5500

Signature of Applicant or Agent: _____

Please Print Signature: _____

In addition to the foregoing, the Development Officer may require any or all of the following information in duplicate:

1. Building Plans, Showing:

- a) current copy (within 3 months) of the title as registered by Alberta Land Titles
- b) floor plans
- c) elevations
- d) exterior finishing materials

2. Site Plans, Showing:

- a) north arrow
- b) legal description of the site
- c) easements, utility right-of-ways, and encumbrances
- d) location of abutting roads, lanes, sidewalks/curbs and parcel lines
- e) the dimensions and relationship to property lines of all existing and proposed buildings
- f) outlines of roof overhangs on all buildings
- g) proposed grades, corner elevations, contours and on-site drainage
- h) lot type: interior _____ corner _____ through _____
- i) off-street parking and loading facilities
- j) access to and from the site
- k) proposed exterior finishing materials for all buildings
- l) garbage and storage areas with fencing and screening
- m) landscaping plans illustrating location and approximate dimensions of all existing and proposed trees, shrubs, parks, playgrounds, etc.
- n) other pertinent material

3. For Industrial, Institutional, Commercial or Multi-Family Residential Uses:

- a) location
- b) type or use
- c) size of buildings
- d) number of employees (if applicable)
- e) estimated water demand and anticipated source
- f) transportation routes to be used (rail and road)
- g) reason for specific location
- h) any ancillary work required (pipeline, railway spurs, etc.)
- i) location and nature of proposed lighting and signage
- j) landscaping plans illustrating location and approximate dimensions of all existing and proposed trees, shrubs, and other landscaping features proposed
- k) parking lot plan, illustrating the proposed location, layout and surface treatment of the parking area, including the size and number of parking stalls, also noting the location, size and number of handicapped stalls.

4. Additional Information:

- a) for moved in buildings, photographs of the building, and building inspection report
- b) architectural control compliance letter signed by the developer indicating the aesthetics and materials conform to the controls in place in the area.
- c) Any other additional information as deemed necessary



Building Permit Application

Organizational File Number

Date of Application: _____ Estimated Start Date: _____
 Development Permit Number: _____ Estimated Completion Date: _____

Owner Name: _____ Phone Number: _____
 Mailing Address: _____ Fax Number: _____
 _____ Postal Code: _____ Email: _____

Contractor Name: _____ Phone Number: _____
 Mailing Address: _____ Fax Number: _____
 _____ Postal Code: _____ Email: _____

Project Location:
 Municipality: _____ Civic Address: _____
 LOT _____ BLK _____ Plan _____ Subdivision Name: _____
 Part of _____ ¼ SEC _____ TWP _____ RG _____ W _____ Mer _____
 Brief Directions: _____

Project Information: (Please be sure to check one of each)
 Type of Work: New Work Renovation Addition Relocation Other (Specify) _____
 Intended Use: Institutional Industrial Commercial Residential Basement Development
 Garage or Small Accessory Building Other (Specify) _____
 Building Area (square footage): _____ # of Storeys: _____
 Project Value: _____
 Brief Description of Project: _____

Other Permits Required: Electrical Gas Plumbing PSDS
 *Please note that this permit application does not cover any other discipline permits and the appropriate applications will need to be obtained.
 **Please note that page 2, a required site plan, must be completed prior to this permit being issued.

* The Permit Holder hereby certifies that this installation will be completed in accordance with the Alberta Safety Codes Act and Regulations and shall be commenced within 90 days. The permit will expire in one year. Owner's signature/declaration (homeowner permits only) "I hereby declare I am the owner of the premises in which the work will be conducted and reside on the property. I am doing the work myself and assume responsibility for compliance with the applicable Act and Regulations."

Applicant Name: _____ Signature: _____
 Mailing Address: _____ Phone Number: _____
 _____ Postal Code: _____ Fax Number: _____
 Permit Fee: _____ Other Fee: _____ SCC Levy: _____ Total Fee: _____
 Payment Method: Cash Debit Cheque Invoice Visa Mastercard

Permit Validation Section (To be completed by the SCO)
 Date of Issue: _____ Permit Number: _____
 Issuing Officer's Name: _____ Name of Cardholder: _____
 Issuing Officer's Designation Number: _____ Card Number: _____
 Issuing Officer's Signature: _____ Expiry Date: _____

This information indicated on this sheet is the minimum that is required for a garage permit application. This form may be used in lieu of providing a detailed package of drawings provided the building is a typical single storey storage garage or accessory building.

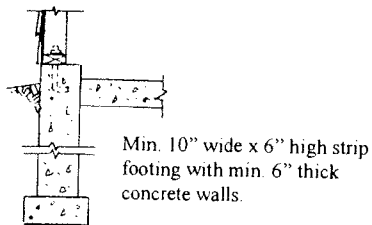
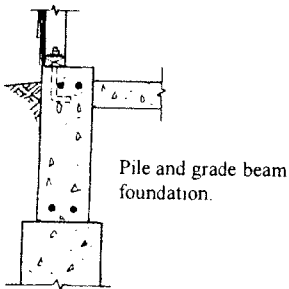
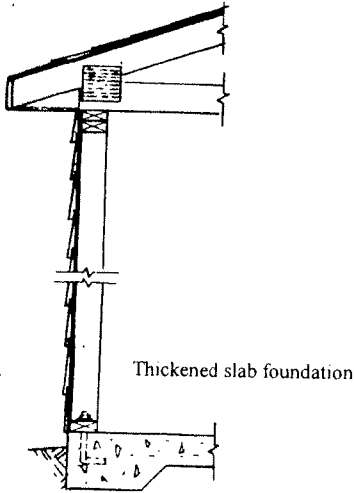
Please complete this form as best possible and attach it to the building permit application form.

Owner's Name: _____ Phone Number: (____) _____

Municipality: _____

Is the building a "package"? Yes / No. If yes - supplier is _____

Construction details - please be specific



EXAMPLE ROOF

- Asphalt Shingles
- 3/8" waferboard complete with "H" clips
- Manufactured trusses at 24" on center
- Insulation (Min. R-34 required if heated)
- 6 mil poly (required if heated)
- 1/2" CD or SR gyproc ceiling (if insulated)

YOUR ROOF

EXAMPLE WALL

- Exterior finish (i.e., stucco or vinyl)
- Sheathing paper
- Min. 1/4" OSB sheathing
- 2 x 4 wall studs at 24" on center
(Note: if wall height exceeds 3.0 m (10') engineering is required.)
- Single bottom plate, double top plates
- 1/2" dia. anchor bolts at 8' O.C.
- Insulation (Min. R-12 required if heated)
- 6 mil poly (required if heated)
- 1/2" drywall on walls (required if insulated)

YOUR WALLS

Exterior to be weatherproof complete with flashing over all changes in material.

* specify garage door size

* specify header size

Note: A swinging walk-in door is required.

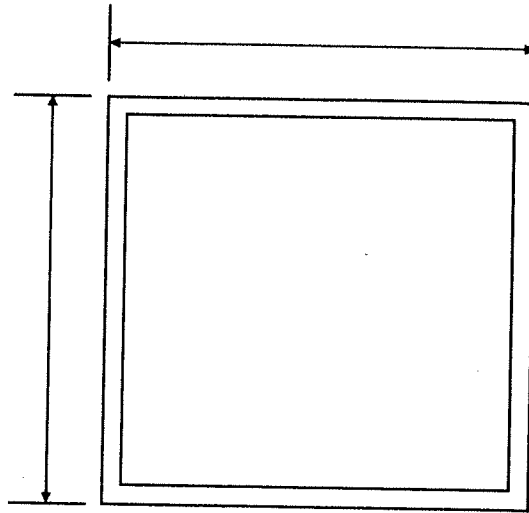
EXAMPLE FOUNDATION

- Compacted granular fill
- 4" concrete slab - thickened on edges
(Maximum 592 ft² without engineering)
- Pile and grade beam - engineering required.
- Strip footing & 4' pony wall

YOUR FOUNDATION

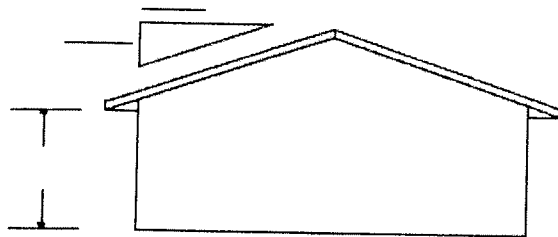
This page may be completed if your garage is a typical garage resembling these drawings.
If the building does not resemble these drawings, please submit detailed drawings.

Note: Floor plan should be at a minimum scale of 1:100.

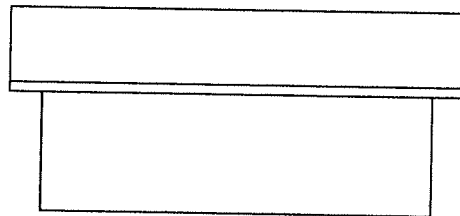


Floor Plan

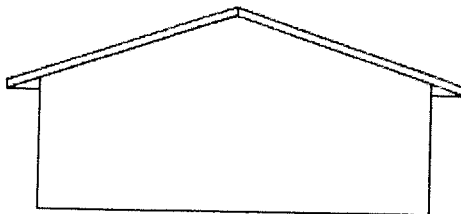
- Provide outside dimensions of building.
- Show all doors and windows.
- Show orientation of trusses.
- Show any interior partitioning, together with a description of the rooms.



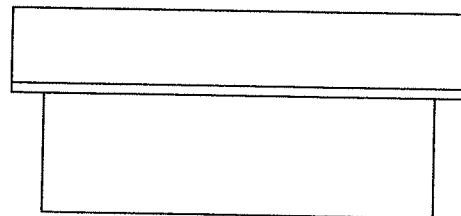
_____ Elevation



_____ Elevation



_____ Elevation



_____ Elevation

Please complete the following information on the above drawings:

- Label each elevation (i.e. North, South, East, West)
- Show doors and window sizes on all elevations
- Indicate height of walls
- Indicate slope of roof (i.e. 1 in 3)