

## To apply:

- Complete the Development Application.
- Prepare a site plan showing the dimensions of the lot, location of roadways and lanes, location and dimensions of all existing structures and location and dimensions of the garage. If you have a survey or Real Property Report, you can make a copy to use as the basis of your site plan and then draw on the dimensions and location of your proposed garage.
- Have 3 sets of construction drawings prepared (if it is a garage package, the supplier should have drawings). These should include elevation drawings (front and side views), and details of the foundation, building (including trusses), and any electrical, gas or plumbing.
- Submit the Development Application, Site Plan, three sets of drawings and the Development Application Fee of \$30.00 to the Village Office.
- Submit all applicable Safety Codes forms and applicable fees to the Village Office.
- Please note that the Development Permit will *not* be issued if the Village has not received all fees and applicable forms from the applicant.

**When your development permit has been issued, you must apply for all applicable Safety Codes Permits through the Inspections Group.** At time of building permit application, you will be asked to submit the other two sets of drawings mentioned above.

**No construction should commence until all required permits have been issued. Contact Alberta One-Call for line locates prior to commencement.**

*We're here to help facilitate your development...if you require any assistance or clarification, do not hesitate to contact  
The office at 780-348-5356*

# BUILDING A GARAGE IN THE VILLAGE OF CLYDE



## *Your Guide to Permits and Regulations*

*Submit all applications for development, building, gas, plumbing and electrical to the Village of Clyde.*

The Inspections Group Inc.  
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Edmonton, AB T5G 0E6  
Phone: (780)454-5048  
Fax: (780)454-5222  
[www.inspectionsgroup.com](http://www.inspectionsgroup.com)

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# GARAGES

In the Village of Clyde, garages are classified as an accessory building for which a permit is required for construction. There are two types of garages: attached and detached. Setbacks are as required in R-1 districts. In other districts, other setbacks may apply.

## Frequently Asked Questions:

**How large can my garage be?** The total maximum lot coverage for accessory buildings is 12% of your lot area. The total lot coverage for all buildings, including the residence and all accessory buildings, may not exceed 40%.

**Can a garage be built over my gas line?** No. You cannot place any structure over a gas line, including portable buildings and those on skids.

**Can I build my garage within a utility easement or right-of-way?** No. If there is an easement or right-of-way on your property, the building may be constructed up to the easement as long as it meets minimum municipal setbacks. No part of the garage, including eaves, may encroach on an easement or right-of-way.

**Do I need any permits to put up a temporary tent type of garage or shed?** Yes. You need a development and a building permit with the same application requirements as any detached garage.

**Can I assume that the Village sidewalk, lane pavement or fence line is the property line?** No. The only accurate way to determine where your property lines are is from a survey of the property.

**Does my garage have to have a regular entrance (person) door?** Yes.

**Can I have a floor drain in my garage?** Yes, a drain can be connected back to the sanitary sewer located in the house or connected to the main sanitary sewer. The drain is required to have a trap and be vented. Surface or storm drainage may not be connected to the sanitary sewer.

**Can I have water lines hooked up in the garage?** Yes, but the source must be from the house.

**Can I install a wood burning stove in my garage?** No, a wood burning stove cannot be installed in a garage where vehicles will be parked.

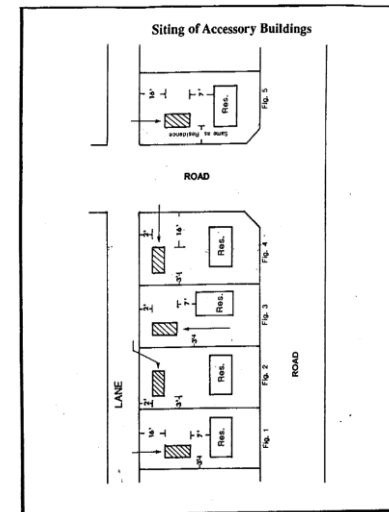
**Can I build on the site of the old garage?** The old garage may not be located in compliance with today's setback requirements. If it is not, then the new garage cannot be built in the same place. A development permit and Safety Codes permits are required for all new construction whether a replacement of not.

**What about carports?** The same rules apply.

**A permit is also required to:**

- Demolish an existing garage;
- Move in a pre-built garage;
- Place a garage or other building >10.0 sq. m. on skids on the lot;
- Upgrade or replace an existing garage

## Minimum Setbacks



All distances are in feet and are measured from property line, not from curb, sidewalk or lane. It is the applicant's responsibility to locate the property lines and any easements, rights-of-way or underground utilities. Distances are measured from foundation. Overhanging eaves may be up to 0.9 closer to property line. Paved or concrete driveways may not encroach on lanes.