

All distances are in meters 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.

If permits are required:

- 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 proposed development. 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 development.
- Prepare 3 sets of drawings (if it is a shed or deck package, the supplier should have drawings). These should include elevation drawings (front and side views), and details of the foundation, building, trusses and any electrical, gas or plumbing work.
- Submit the Development Application, Site Plan, one set of drawings and the Development Application Fee to the Village Office.

A complete Inspections Group *Permit Guide* is available from the Village Office to assist you. You can also obtain a copy of the complete development and safety codes fee schedules from our office.

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.

BUILDING DECKS, ADDITIONS, SHEDS AND FENCES 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

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Phone: (780)454-5048
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DECKS, ADDITIONS, SHEDS AND FENCES

Under certain circumstances, permits are required for construction of fences, sheds, decks and additions in the Village of Clyde. Setbacks are required for certain districts. Please refer to the land use bylaw for actual measurements.

Frequently Asked Questions:

How large can my shed 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%. The height cannot exceed 4.6m (15.1').

Can a shed be placed over a gas line, utility easement or right-of-way?

No. You cannot place any structure over a gas line, including portable buildings and those on skids. 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 any building, including eaves, may encroach on an easement or right-of-way.

Can I assume that the Village sidewalk, lane 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. Distances are measured from foundation. Overhanging eaves may be up to 0.3m closer to property line.

Landscaping: Surface or storm drainage may not be connected to the sanitary sewer or directed onto neighbouring properties.

Decks and Additions

- Become a part of the principal building (house) once constructed. Setbacks will be the same as for the residence. Cannot be built over a utility meter.
- Development and building permits are required. Permits may also be required in other safety codes disciplines, if gas, electrical or plumbing work is involved.
- No permits are required for unenclosed decks (these are classified as patios).

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

Sheds

- No permit required if shed size is 10.0 square meters (107 square feet) in floor area. If larger, development and building permits are required **even if the shed is on skids**.
- To be set back a minimum of 2 m (7') from the principal building.
- To be set back a min of 1 m (3') from side and .06 m (2') rear property lines. If the lane/road abuts the lot the set back requirements are side 5 m (16') and rear .06m (2')
- Total area of all accessory buildings on a lot shall not exceed 12% of the area of the lot.
- Should not be placed between a garage or house and the property line. That space is generally required for fire separation.
- To be anchored into the ground, if of metal construction.
- Not to be used as a dwelling.
- Shall not be located in the front yard.
- Not to be located closer than 7' to the principal building.
- Height not to exceed 4.6 m (15.1') or one storey.

Fences

- May be up to 1.9 m (6.2') high for the portion that does not extend beyond the portion of the house closest to the front lot line.
- May be up to 1.0 m (3.3') high for the portion of the fence between the house and the front lot line. In the case of corner lots, this shall apply to the sides adjacent to both roadways.
- May be constructed on or within the property line. May not encroach on public property (lane, boulevard).
- A permit is required only if a variance from these regulations is requested (for example, higher than 0.9 m on the flanking side of a corner lot).

