

FREQUENTLY ASKED QUESTIONS

FOR MORE INFORMATION

BUILDING AN ACCESSORY BUILDING

How big a shed can I build? Do I need a development permit?

A development permit is not required given that the required setbacks are maintained, as long as the accessory building does not exceed 14.0 m² (150.7 sq. feet), and that the structure is within a residential or urban reserve district, or is not fixed on a permanent foundation or concrete pad.

How long do I have to build my accessory building after I apply for a development/building permit?

If the development authorized by a permit is not commenced within twelve (12) months from the date of issuance, or carried out with reasonable diligence, the permit is deemed to be void, unless an extension to this period has previously been granted by the Development Authority. The maximum extension period shall be one year.

What information do I need for my application?

- Application fee
- Development permit fee (varies)
- Application filled out with property owner/ applicants signature
- A site plan/sketch
- Certificate of title

Town of Fox Creek Planning and Development

102 Kaybob Drive
PO Box 149
Fox Creek, Alberta
ToH 1Po
Phone: 780.622.3896
Fax: 780.622.4247

Hours of Operation

Monday to Thursday
8:00 am - 4:30 pm
Friday
8:00 am - 1:00 pm

Visit www.foxcreek.ca to download a copy of the application form.

www.foxcreek.ca

This pamphlet has no legal status and cannot be used as an official interpretation of the various bylaws, codes and regulations in effect. Users are advised to contact the Planning and Development department for assistance as the Town of Fox Creek accepts no responsibility to persons relying solely on this information.

ALBERTA 1 CALL

Call before you dig
1.800.242.3447

Alberta 1 call will assist you in locating electric, oil, gas and communication lines



Planning and Development
Keeping you Informed



SITE REGULATIONS

Development and construction in Fox Creek is regulated by the Land Use Bylaw. A Copy of the Bylaw can be found on the Town's website at www.foxcreek.ca or can be purchased at the Town office.

A development permit shall not be issued for a development that encroaches in or over a utility easement or right-of-way without the written consent of the person whom the easement is registered to or the person whose utility line is located in the easement.

Each lot is unique, and the Development Officer would be happy to let you know what requirements apply to your property.

All Accessory Buildings must meet the provisions of the Alberta Safety Codes Act.

If the accessory building requires other permits such as gas, electrical etc. they are acquired through Superior Safety Codes 1.877.882.8777 or email info@superiorsafetycodes.com

Accessory Buildings shall not be used as dwellings.

SITE REGULATIONS

Site Coverage

- A garage/accessory building shall not exceed 70 m² (753.5 ft² in area) and no wall shall exceed 9.75 m (32.0 ft) in length.
- Shall not exceed one storey nor 5.5 m (18.0 ft) in height from the inside wall grade to the top of the roof, and shall not exceed the height of the principal dwelling.
- The total combined floor area of an accessory building shall not exceed 10% of the site area.

Siting

- Accessory Buildings should be a minimum of 2.0 m (6.6 ft) from the dwelling.
- Shall not be in a front yard
- No closer than 0.5 m (1.6 ft.) to the rear or side of property line including building overhangs for all accessory structures

APPLYING FOR A PERMIT

For more information on Development and Building permits, visit www.foxcreek.ca to download a copy of the application form, or you can pick one up at the Town office.

Utility Right of Way

A utility right of way is a registered easement on private land that allows the Town and Utility Companies the right to access the utilities or services that are buried within the right of way.

Permanent structures are not permitted to be built within a utility right of way.

For detailed information, contact the Planning and Development Department at 780.622.3896.