

FREQUENTLY ASKED QUESTIONS

FOR MORE INFORMATION

BUILDING A GARAGE

What permits do I need to build a shed or garage?

Development and Building Permits are needed to build a garage. The garage needs to meet Alberta Safety Code Act.

The Town issues Development Permits. All other permits such as building, plumbing, gas, electrical, etc., are acquired through our contractor Superior Safety Codes.

For more information about these permits please contact Superior Safety Codes at 1.877.882.8777 or email info@superiorsafetycodes.com for more information.

How long do I have to build my shed or garage 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 to include with my application?

- Height and width of proposed garage
- Distance between proposed garage and house
- Distance from the proposed garage to the property lines

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.

Utility Safety Partners

Where's the LINE?

1-800-242-3447 or UtilitySafety.ca

Utility Safety Partners will assist you in locating electric, oil-gas and communication lines



PLANNING AND DEVELOPMENT
KEEPING YOU INFORMED



SITE REGULATIONS

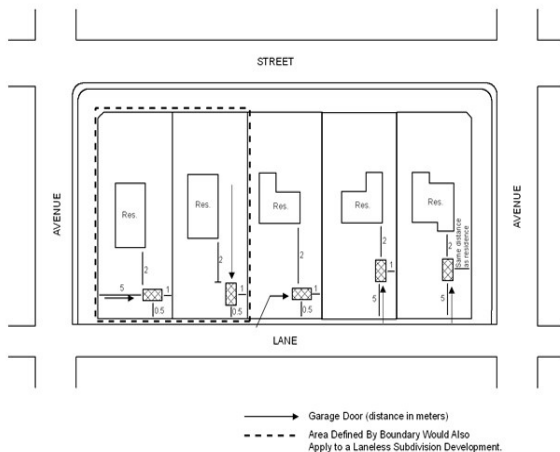
Development and construction in Fox Creek is regulated by the Land Use Bylaw. A copy of the Bylaw can be found on the Town's website at www.foxcreek.ca.

A development permit will 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.

Eaves and eavestroughs must be maintained on the property and cannot encroach over the property line.

Figure 34-1

Siting of Detached Garages



SITE REGULATIONS

Site Coverage

- A garage shall not exceed 70.0 m² (753.5 ft²) in area.
- Shall not exceed one story, and be a maximum height of 5.5 m (18.0 ft), or the height of the principal dwelling whichever is less.
- No wall shall exceed 9.75 m (32.0 ft) in length .

Set Backs

- Detached garages should be a minimum of 1.5 m (5.0 ft.) from the dwelling.
- The garage should not be closer than 1.0 m (3.3 ft) to the side property line and no closer than 0.6 m (2.0 ft.) from the rear property line where the vehicle approach faces the street, or where the vehicle approach is angled or curved from the lane.
- The garage should not be closer than 5.0 m (16.4 ft.) from the rear property line where the vehicle approach faces the lane.

A garage should not be placed in a front yard, and notwithstanding section 37.2 (c), the total combined floor area of accessory buildings shall not exceed 10% of the site area.

APPLYING FOR A PERMIT

For more information on Development and Building permits, check the brochure entitled “Applying for Permits”, available at the Town Office or on the Town's website www.foxcreek.ca

A Development Permit will need the following items attached to the application for it to be processed.

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

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.