

CALL BEFORE YOU DIG!

Contact Alberta 1st Call at 1-800-242-3447 concerning utility and service locations.

Questions? We're here to help!

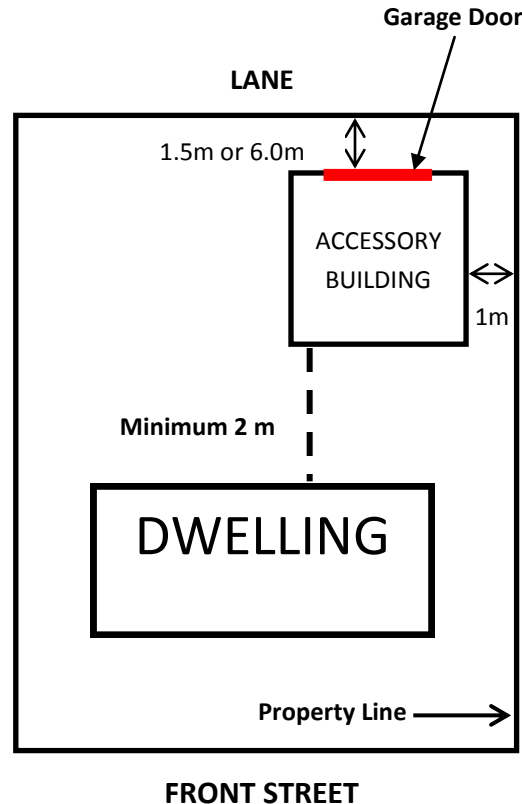
Planning and Development staff will be happy to assist you with all your questions and concerns.

NOTE:

- In addition to the Development Permit, you may require Building, Electrical or Plumbing Permits. Contact the City of Camrose Building Inspections Department for more information.
- If you want to have an Accessory Structure placed in a Commercial, Institutional, or Industrial District, please contact our office for the regulations.

This brochure has no legal status and cannot be used as an official interpretation of the various regulations currently in effect. Users are advised to contact Planning and Development Services for more information. The City of Camrose accepts no responsibility for persons relying solely on this information.

SITE PLAN:



****Setbacks may vary by land use district****

You cannot determine your property line by measuring from a sidewalk, lane or based on an existing fence. You must determine your property line through a survey or by locating your survey pins. Once you determine where your property line is, measure the setbacks from the property line.

ARE YOU BUILDING A RESIDENTIAL ACCESSORY STRUCTURE?



5204—50 Avenue
(780) 672-4428

Email: planning@camrose.ca

www.camrose.ca

DO I REQUIRE A PERMIT?

All structures over 10.0m² require a development permit to ensure that the location chosen for the structure complies with the requirements of the Land Use Bylaw. An accessory structure under 10.0m² and not permanently attached to a foundation does not require a permit, but must comply with the setback requirements of the Land Use Bylaw.

WHAT DO I NEED TO BRING IN WITH ME WHEN I APPLY FOR THE PERMIT?

1. Completed Accessory Development Permit Application Form;
2. Required Fee—as per the current City of Camrose Fees and Charges Schedule;
3. Site Plan:
 - a) New Improvements shown on an existing Real Property Report; OR
 - b) Hand drawn as close to scale as possible showing all existing and proposed improvements located on the property; and
4. Owner's Authorization (if you are not owner of the property)

HEIGHT:

An accessory development shall not exceed one story in height. Height of walls shall not exceed 3.0m. Accessory development shall not exceed 6.0m or the height of the principal building whichever is less.

WHERE CAN I LOCATE THE ACCESSORY BUILDING ON MY PROPERTY?

REGULATIONS:

Typical requirements for an accessory structure are as follows:

- a) No closer than 1.0 m from the side property line, excepting where a legal agreement exists between the registered landowners of the adjoining properties to build their garages centered on the property line in which case a fire wall will be constructed to the standards of the Alberta Building Code;
- b) 1.0 m from the rear property line, except where vehicle access is provided to the accessory building (garage) from the rear lane;
- c) No roof overhang shall be within 0.3 m from the side and rear property line;
- d) Where vehicle access is provided to the accessory building (garage) from the rear lane, the accessory building (garage) shall be no closer than 6.0 m from the rear property line. This setback may be reduced to 1.5 m subject to the following:
 - i) The door accessing the garage does not swing into the reduced rear yard setback or the lane;
 - ii) The reduced setback does not obstruct the visibility and sight lines of traffic using the rear lane;
 - iii) The reduced setback does not impede vehicular access to the garage; and
 - iv) The reduced setback does not require

vehicles to trespass onto adjacent public or private property to gain access to the parking stall located in the garage.

- e) To avoid unsuitable parking arrangements, if the reduction is considered the reduction must be to 1.5 m. No reduction between 6.0 meters and 1.5 m shall be permitted.

OTHER CONSIDERATIONS:

1. all accessory buildings may be subject to having exterior finish to match the principal building;
2. no roof overhang shall be within 300 mm from the side and rear property line;
3. a side or rear yard may be reduced by the Development Officer where an accessory building is located adjacent to a utility lot, municipal reserve lot or a park district;
4. no accessory building /development shall be located within a front yard setback; and
5. no building or wall shall be constructed or placed on a utility easement, right of way or within rear yard setbacks.

SITE COVERAGE:

The total combined floor area of accessory developments shall not exceed the values given in each district. Different districts have different site coverage percentages which may range from:

1. Maximum Total Site Coverage 40 - 50%.
2. Maximum Accessory Structure Coverage 10 - 15%.