

Filing an Appeal

If your development permit application has been approved with a variance, the City must notify affected parties within a specified radius of the approval. Property owners affected by the decision have the right to appeal within 21 days of the receipt of the decision. A decision may also be appealed by the applicant if the Development Officer fails to issue a permit within 40 days, or the applicant does not agree with the decision of the Development Officer.

Note: The information contained herein only applies to provisions as set out in the City of St. Albert Land Use Bylaw. Compliance with the Alberta Building Code is subject to a separate review process. It is the responsibility of the applicant to comply with any other regulation, code, or legislation not covered under the Land Use Bylaw.

Additional fees apply to file an appeal, encroachment agreements and building permit applications. The applicant does not have a right of appeal if the Development Officer fails to issue a Development Permit within 40 days if the applicant or owner has signed an extension agreement in accordance with section 684 of the **Municipal Government Act**.

For additional information or to apply, please contact:

Planning & Development

City of St. Albert
 2nd floor, 5 St. Anne Street
 St. Albert, AB T8N 3Z9

Phone: 780-459-1642
 Fax: 780-458-1974

Hours: Monday-Friday, 8:00 a.m. to 5:00 p.m.

Detached Garage and Detached Carport

Land Use Bylaw Requirements & Application Checklist for a Detached Garage and Detached Carport

December 2018



Detached Garage and Detached Carport

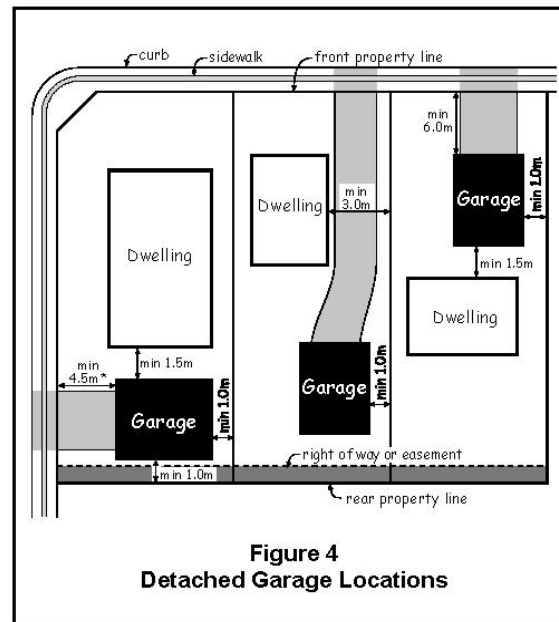
The City of St. Albert regulates Detached Garages and Detached Carports in residential areas, as per Land Use Bylaw 9/2005, Section 8.11, "Detached Garage and Detached Carport". Property owners who wish to build a Detached Garage or Detached Carport are required to obtain a development permit.

Bylaw Requirements

A Detached Garage or Detached Carport must not be:

- Located less than 1m from the side or rear property lines of the lot;
- Located less than 4.5m from the rear property line of a lot for a laned lot or a lesser setback at the discretion of the development Officer, who shall have consideration for the space needed between the garage and the laneway;
- Located less than 1.5m from the principal building on the lot;
- More than 4.5m in height;
- Encroaching onto a required front yard;
- Architecturally incompatible with the principal dwelling unit; or
- Encroaching over a utility right-of-way or easement. *

* A Detached Garage or Detached Carport may be allowed to encroach onto a utility right-of-way or easement, however, all private utility companies must consent to the encroachment, and an encroachment agreement may be required and subject to a separate fee and review process.



Application Checklist

An application for a development permit will only be accepted once the application is deemed complete. A complete application includes the following:

Applicable Fee

Two Copies of a Site Plan in metric (minimum 1:100 scale) showing:

- The footprint of the detached garage/carport;
- All buildings, decks, and any other object that may be considered in the decision;
- Any utility rights-of-way or easements;
- All setback dimensions from the proposed structure to any property line and on-site principal building;
- Existing and proposed site grades and any special topographical features or site conditions;
- Wall and ceiling construction materials and details;
- Additional information may be requested upon review.

Building Elevation Drawings that show:

- An accurate depiction of the detached garage or carport from each side including the type of exterior finishes, window and door openings, roof pitch and overall height from the lowest point of the finished grade to the highest point of the roof.