

## WHAT DO I NEED TO BRING WHEN I APPLY FOR THE PERMIT?

- A site plan at a scale satisfactory to the Development Officer indicating the location and size of the proposed structure, including all setback measurements to property lines and existing structures.
- Building plans identifying the height, elevations, and dimensions of the proposed structure.
- Additional information may be required by the Development Officer.

**Fees:** All permits are subject to fees, unless otherwise stated. Please check the Fees Bylaw or contact the Planning and Economic Development Department for any questions.

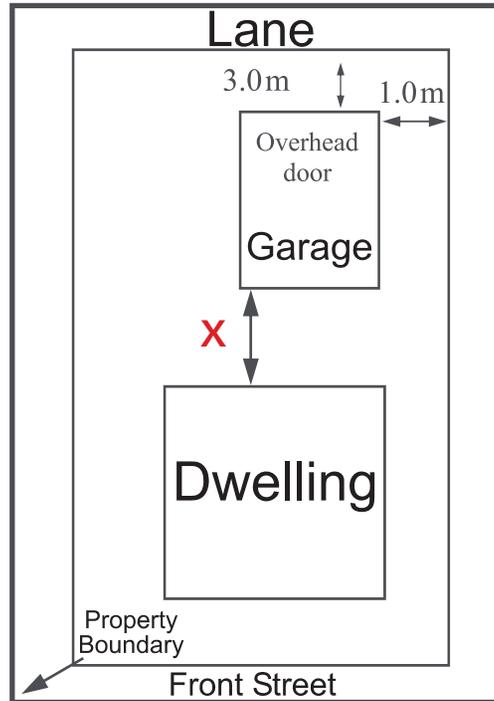
## INSPECTIONS

Included in the permit approval package is a schedule of when the Detached Garage must be inspected. Contact the Planning and Economic Development Department at 780-980-7137, 48 hours in advance to arrange for a building inspection.

Before calling for an inspection, make sure that the work is ready to be inspected. An additional fee may be assessed when an inspection is requested and the Safety Codes Officer finds the work is incomplete and not ready for inspection, or the work does not meet the required standards, or the Safety Codes Officer is unable to gain access for the inspection.

Remember to contact **Click Before You Dig** at [utilitiesafety.ca](http://utilitiesafety.ca) or 1-800-242-3447 to locate all utilities and power lines **before** you begin construction.

(Example is Detached Garage with rear lane access)



**X:** min. 2.0m=RSD (Residential Standard District)  
**X:** min. 4.0m=RNL and RCD (Residential Narrow Lot; Residential Compact Development)

## Contact Us

If you require assistance in the permit application process or have further questions, please contact Planning and Economic Development at 780-980-7124, [planning@leduc.ca](mailto:planning@leduc.ca), or visit us at #1 Alexandra Park.



[WWW.LEDUC.CA/PERMITS](http://WWW.LEDUC.CA/PERMITS)

## Planning and Economic Development Building a Detached Garage



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## Locating garage on the property

**If accessing a Detached Garage from the front street, the garage shall be located a minimum of:**

- 2.0 m (6.6 ft.) from the dwelling in the RSD district or 4.0 m (13.1 ft.) from the dwelling in the RNL or RCD districts.
- 1.0 m (3.3 ft.) from the rear property boundary
- 1.0 m (3.3 ft.) from the side property boundary
- One side yard setback to the dwelling must be a minimum of 3.2m (10.5 ft.)

**If accessing the Detached Garage from the rear lane, the garage shall be located a minimum of :**

- 2.0 m (6.6 ft.) from the dwelling in the RSD district or 4.0 m (13.1 ft.) from the dwelling in the RNL or RCD districts.
- 3.0 m (9.8 ft.) from the rear property boundary if the overhead doors of the garage face the lane.

The driveway from the street or lane to the structure shall be hard surfaced (asphalt, concrete, or paving stone)



## IMPORTANT:

**Side facing Detached Garages will only be permitted on parcels greater than 15.24m (50 ft.) in width and must have demonstrated access as approved by the Development Officer.**

**Please contact the Planning and Economic Development Department:**

- Corner lots have specific regulations.
- When a dwelling includes a secondary suite, additional on-site parking may be required.
- To determine what land use district your property is in.

## IMPORTANT:

- The maximum height of the garage shall not exceed 4.3 m (14.1 ft.) and the maximum height of the vertical exterior walls shall not exceed 2.8 m (9.18 ft.).
- No roof overhang shall be within 0.3 m (1.0 ft.) of the side and rear property boundary.
- Garages greater than 55 m<sup>2</sup> (592 ft.<sup>2</sup>) in an area shall have a foundation that penetrates below the local frost line.
- The exterior finish of the building shall match or complement that of the principal dwelling's appearance.
- The total construction time to complete the building is one year from the date the building permit is issued.
- Any garage wall within 1.2 m (4 ft.) of a property boundary adjoining another private property shall not have openings like doors or windows.

Development and building permits are required prior to constructing the garage.

**Note:** An additional development permit may be required if you are constructing the concrete parking pad separately from the structure.

## Development and Building Permits

A *development permit* is a document authorizing a specific type of development on a specific parcel of land in the City of Leduc to proceed. It assures conformance with the zoning and development regulations under the Land Use Bylaw and its effect on adjacent properties.

A *building permit* addresses how the building is constructed regarding life safety, structural integrity, property protection, use and occupancy and the integration of architectural, engineering, mechanical and electrical design concepts.

