

FREQUENTLY ASKED QUESTIONS

What are the required setbacks?

NO accessory structure is allowed in a front yard or secondary front yard. All other setbacks are as follows, **1.5m (5 ft)** from SIDE and REAR property lines*. EAVES shall be no closer than **0.6m (2 ft)** from property lines.

*NOTE **12.2m (40ft)** from LANEWAY (alley) if applicable

What kind of plans do I need to submit?

At minimum, you need a complete set of construction drawings, including a site plan. See the Town of Raymond Construction Detail Sheet for a complete checklist.

Do I need any other permits?

If you wish to run services to the accessory structure (electrical, plumbing, gas, and/or heating) **additional permits will be required.**

Can I start building before my permit is issued?

No. Work should not begin prior to permit issuance. The proposed location must first be reviewed and approved for compliance with the Land Use Bylaw. The development review will be performed as a part of the building permit application prior to being issued. Once issued, you may begin construction and scheduling inspections.

Is there a limit on the size of detached garage I can build?

The Land Use Bylaw allows accessory structures as permitted use in General Residential R-1 district up to **49m² (528ft²)** or as discretionary use greater than **49m² (528ft²)**. The combined total of all accessory structures cannot exceed **83.6m² (900ft²)** and have a maximum height of **6.1m (20ft)**. It is possible to apply for a waiver of those provisions. Please contact the Town of Raymond Development Office at (403) 752 3322 or visit us online for more information on land use regulations and waiver information.

How do I request an inspection?

The Town of Raymond contracts **Park Enterprises LTD.** for all of our safety code inspections. To schedule an inspection or for any questions regarding safety codes please contact them at **(403) 329 3747.**

Do I need a permit to pour concrete?

No. You may wish to contact the planning & development office for more information.

R Planning and Development

RAYMOND

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Raymond, AB

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P-(403) 752-3322

F-(403) 752-4379

contact@raymond.ca

RAYMOND.CA/planning-development

TO LOCATE UNDERGROUND LINES CONTACT:



<http://www.clickbeforeyoudig.com/>

<https://utilitiesafety.ca/wheres-the-line/click-before-you-dig>

This brochure is intended to offer general guidance to explain the requirements for an accessory structure in the R-1 General Residential zone. Please refer to the Land Use Bylaw and The Alberta Building Code for a complete list of regulations. For more information or to download application forms go to:

raymond.ca/planning-development

Additional Information

Your property may have restrictive covenants, caveats, easement agreements for utility right-of-way, and/or architectural controls registered against the title that limits the size, location and/or design of your shed and garage.

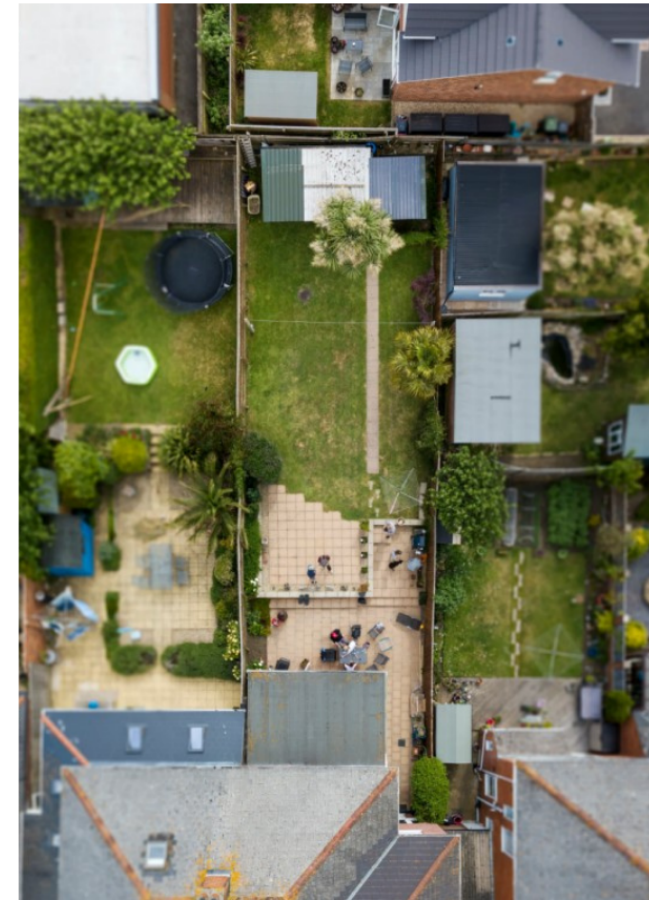
Note:

This is a general guide only. Additional information may be required. When you apply, personal information may be collected under the authority of Section 33 of the Alberta *Freedom of Information and Protection of Privacy Act* (FOIPP). Section 642 of the *Municipal Government Act* and/or Section 63 of the *Safety Codes Act*. The information will be used to process your application(s) and your name and address may be included on reports that are available to the public. If you have any questions, please contact our office.

R RAYMOND 

Accessory
Buildings

Detached Garages
& Sheds



R RAYMOND

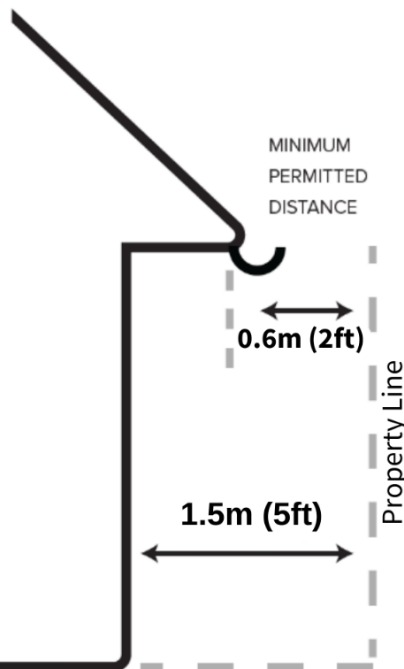
Planning and Development

LAND USE BYLAW REQUIREMENTS

The accessory building must be:

- not located in the front yard or secondary front yard. (Corner lots have a secondary front yard);
 - located a minimum of **1.5m (5ft)** from side and rear property lines;
 - must be a minimum of **12.2m (40ft)** from a rear or side property line adjacent to an alley or an infill block, where road right-of-way has **not been dedicated**;
 - a maximum height of **6.1m (20ft)**;
 - combined total of all accessory structures on the property not to exceed more than **83.6m²(900ft²)**;
- and
- the eaves overhang can be no closer than **0.6m (2 ft)** to the property lines.

FIGURE 1. SETBACK FROM OVERHANG



ACCESSORY BUILDING REQUIREMENTS

An accessory building project includes structures such as sheds, detached garages, freestanding covered decks, pergolas, and gazebos.

The **1st shed under 10m² (108ft²) DOES NOT REQUIRE** a development or building permit. It must otherwise follow the guidelines listed above as outlined by our Land Use Bylaw No. 987-11.

The **2nd shed, under 10m²(108ft²) REQUIRES** a development permit but not a building permit.

Any accessory building **over 10m²(108ft²) REQUIRES** both a development and a building permit.

APPLICATION REQUIREMENTS

A complete application includes:

- a **development permit** application completed and signed;
 - a **site plan** showing the location of the proposed detached structure and setbacks, including eave projections;
 - a complete set of **construction drawings** and engineered stamped drawings (if applicable) showing measurements and construction material breakdowns;
 - an elevation/drainage plan (if required)
- Please Include any:**
- plumbing permits;
 - gas permits; and/or
 - electrical permits

All of these can be applied for at the town office.

APPLICATION PROCESS

Applications are reviewed to meet development requirements and compliance with the Land Use Bylaw No. 987-11.

Applications, requiring building permits, are then sent off to Park Enterprises LTD. to be reviewed to see if they meet the building requirements and compliance with the Alberta Building Code.

When all requirements are satisfied a building permit will be issued.

*There is a 21 day appeal period that must lapse before building can commence.

FIGURE 2. EXAMPLE OF A TYPICAL SITE PLAN OF A DETACHED RESIDENTIAL GARAGE ON AN INTERIOR PARCEL

