

# BUILDING A GARAGE, CARPORT OR SHED

PLANNING & DEVELOPMENT  
KEEPING YOU INFORMED.



## PERMIT REQUIREMENTS

Garages, carports and sheds larger than 10m<sup>2</sup> need development and building permits.

More information on Development and Building Permits is available in the fact sheet titled "Applying for Permits," which is available at the Town Office or on [www.whitecourt.ca](http://www.whitecourt.ca).

## ADDITIONAL PERMITS

Electrical, plumbing and gas permits can be obtained from an approved accredited Safety Codes Officer. Contact the Planning and Development Department for a list of companies or visit [www.whitecourt.ca](http://www.whitecourt.ca).

## SITE COVERAGE

The combined area of all accessory buildings (garages, sheds, gazebos, carports and attached garages) can not exceed 85 metres squared or 80% of the dwelling floor area, whichever is greater.

Site coverage can not exceed the maximum for the Land Use District. The Planning and Development Department can give you information on your property's site coverage.



## FREQUENTLY ASKED QUESTIONS

### I started building but I don't have permits. What do I do?

Stop right away! Go to the Planning and Development Department and apply for Development and Building Permits. Wait until both have been issued before continuing construction.

### How long does it take to get a building permit?

Permits are usually issued within 10-15 days of all necessary information being received.

### What is the Municipal Planning Commission (MPC)?

The MPC is a board made up of public members and elected officials. It makes decisions on development applications for discretionary uses and variances outside of the Development Officer's authority.

### How can I get a Real Property Report?

Check with the Planning and Development Department to see if there is one on file for your property, or contact an Alberta Land Survey company.

### Can I install a pole shed or seacan on my property?

Pole sheds and seacans are not permitted in residential land use districts.

## UTILITY SAFETY PARTNERS

Click before you dig [www.utilitysafety.ca](http://www.utilitysafety.ca).

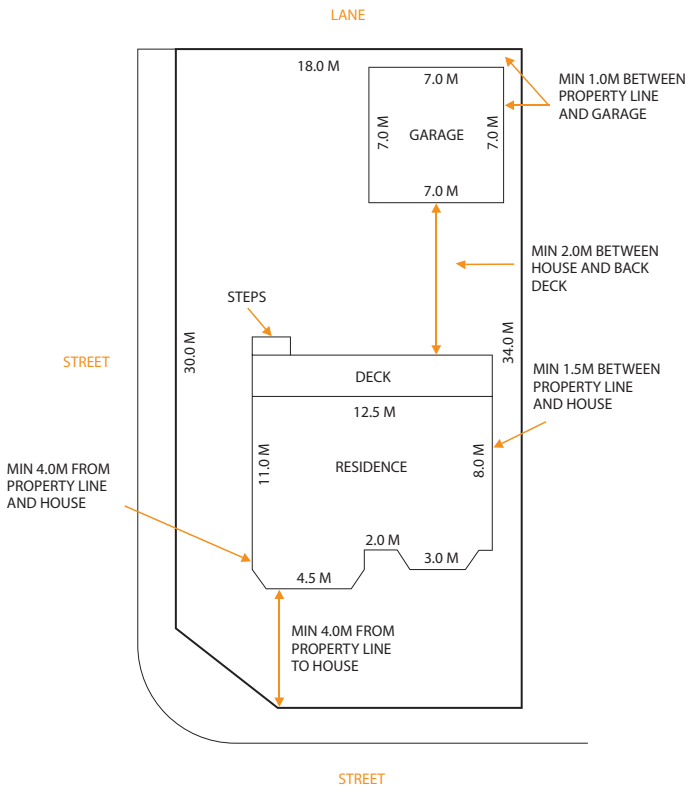
Submit a locate request to ensure you don't come in contact with a dangerous underground utility.

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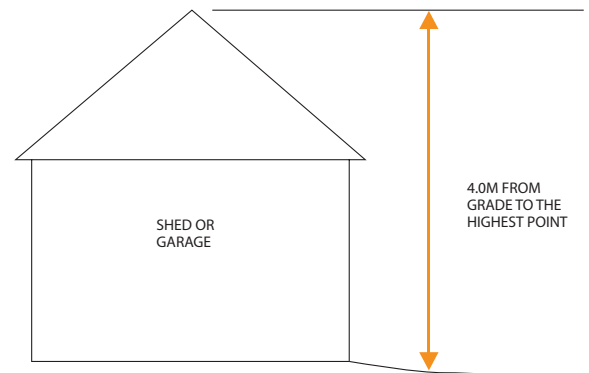


## SAMPLE PLOT PLAN

- Garages and sheds must be located a minimum of 2.0 metres from the house or any attachments (ex. deck).
- Detached front garages or carports must not encroach on a required front yard and must be a minimum of 1.5 metres from any side property line.
- Rear garages or sheds can not be closer than 1 metre (1.5 metres for structures over 4 metres high) to any side or rear property line, and can not be on an easement.
- Corner lots have special setback requirements. Contact the Planning and Development Department for information.

## LOCATION OF RESIDENTIAL ACCESSORY BUILDINGS

In residential districts, a detached garage can not exceed one storey, with a maximum height of 5.5 metres from the inside wall grade to the top of the roof. The minimum setback for a rear accessory building that is 4 metres or less in height is 1 metre, and for an accessory building up to 5.5 metres in height the minimum setback is 1.5 metres.



TOWN OF WHITECOURT - PLANNING & DEVELOPMENT DEPARTMENT

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Monday to Friday 8:30 a.m. to 4:30 p.m. (Closed between 12:00 noon and 12:30 p.m.)