

Detached Garage or Detached Carport

Land Use Bylaw Requirements & Application Checklist

January 2025

Detached Garage and Detached Carport

The City of St. Albert regulates detached garages and detached carports in residential areas, as per Land Use Bylaw 18/2024, Section 3.53, "Detached Garage or 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 comply with the regulations in section 3.53, and:

- Must not be located less than 1.5 m from the principal building on the lot.
- Must not be more than 4.5 m in height.
- Must meet the required principal building setback when located in a front yard.
- Must not be architecturally incompatible with the principal dwelling unit.
- Must not encroach 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.**
- ❑ **Completed development permit and building permit application forms.**
- ❑ **Owner's authorization form** (if the applicant is not the owner).
- ❑ **Certified Copy of Title and copies of any registered instruments that may affect development** (Caveats, Easements, Restrictive Covenants, etc.)
- ❑ **Two copies of a site plan, in metric, showing:**
  - The footprint of the detached garage or 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.
- ❑ **Two copies of the floor plan for each floor, showing:**
  - Each room, labelled and dimensioned.

- All window and door openings.
- Any proposed interior alterations.

❑ **Building elevation drawings that show:**

- An accurate depiction of the detached garage or detached 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.

Please note that the Development Authority may require additional information to process your application.

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 Authority fails to issue a permit within 40 days, refuses the permit, or the applicant does not agree with the decision of the Development Authority.

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 Authority 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

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