



GARAGES

DEFINITION

Accessory Building* means a building or use of land which is separate, incidental and subordinate to the primary use of the land and /or building located on the same lot.

**A garage, for the purpose of regulations is considered an accessory building.
For the purpose of this publication, the terms of garage and accessory building may be used interchangeably.*

REGULATIONS

- ▶ Any accessory building over 144 ft², 8.2 feet in height or not used as a garden shed requires both a development permit and a building permit;
- ▶ With a completed development permit, please submit a site plan showing where you would like your garage. Please include the dimensions of the garage and the setbacks from your property lines.
- ▶ At the building permit stage, please submit a drawing showing how you will build your garage and the type of foundation you will be using. If the garage is a package, please submit the package information.
- ▶ The setback requirements for a garage/accessory building need to be 1 meter (3.28 feet) from the property line, no higher than 4.5 meters (14.76 feet) and no higher than the principle building. (If the garage is to be on a corner lot, it may not be closer to the street than the principal building).
- ▶ A detached garage may not be placed in a front yard.
- ▶ The driveway portion of the garage must be either 1 meter, or greater than 6 meters, from the property line to the edge of the garage. (Therefore, your driveway cannot be 1.1 meters through 5.9 meters in length. This prevents vehicles from parking in the driveway and having a portion of the vehicle extending into the road.)
- ▶ An accessory building erected or placed on a parcel shall not be used as a dwelling.
- ▶ Always remember to call Alberta 1 Call before you dig – 1.800.242.3447 (allow 3 working days notice prior to starting your project).
- ▶ Remember to contact your home insurance company – you may need further coverage for your project.

This is a general guide and has no legal status. It cannot be used as an official interpretation of the various codes and regulations currently in effect. The Town of Didsbury accepts no responsibility to persons relying solely on this information. Should you require further information please contact the Planning & Development Department at 403.335.3391 or by email at planning@didsbury.ca.