

Frequently Asked Questions

What is an accessory building?

Apart from the house, any separate building is considered an accessory building. Detached garages, sheds, hot tubs, gazebos, swimming pools, solariums, and greenhouses are all examples of accessory buildings.

Do I need a permit to build an accessory building?

Development and Building Permits are needed for an accessory building which has an area of 10 m² (107.5 sq. ft.) or more. A building permit may be required for a building less than 10 m², depending on the use or design of the building. Keep in mind that it makes no difference if the garage or shed is on skids.

Please note that when constructing only a garage pad, a Development Permit is still required.

Can I build on a Utility Right-of-Way?

No, a utility right-of-way is a registered easement on private land that allows the Municipality and Utility Companies the right to access the utilities or services that are located within the right-of-way. It is the homeowner's responsibility to locate any utility rights-of-way, easements or other instruments registered against their land.

Why are accessory buildings regulated?

The location and size of these structures are regulated to ensure that life safety hazards, fire and property damages and the impact on neighbours are minimized.

What is the benefit of getting permits and inspections?

- ensures work complies with all regulations
- avoids costly corrections after construction
- provides personal safety and peace of mind
- aids in the protection of your investment

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CONTACT US

If you have any questions or for more information contact:

Planning & Economic Development

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Hours

8 a.m. to 4:30 p.m., Monday to Friday
Closed on statutory holidays

This brochure is for information purposes only and may be periodically updated. The contents do not necessarily reflect the legal documents and cannot be used as an official interpretation of the official bylaws, regulations and statutory plans in effect.

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Morinville

PLANNING & ECONOMIC DEVELOPMENT

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Growing Together



CONSTRUCTING AN ACCESSORY BUILDING?

- **DETACHED GARAGES**
- **SHEDS**
- **GAZEBOS**
- **SWIMMING POOLS**
- **HOT TUBS**
- **SOLARIUMS**
- **GREENHOUSES**
- **ETC.**

DEVELOPMENT PERMIT

Development in Morinville, including accessory buildings, is regulated by the Land Use Bylaw.

Site Coverage:

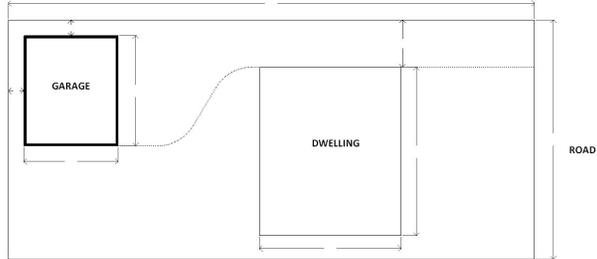
The combination of dwellings, accessory buildings and covered decks is used to determine site coverage. Site coverage is calculated by adding the footprint of all buildings, including covered decks, and dividing that by total lot area. Maximum site coverage for most residential lots is 40%. Maximum site coverage for all accessory buildings combined is 12%. The Development Officer can help you determine your property's site coverage.

Location of Residential Accessory Buildings Over 10m²:

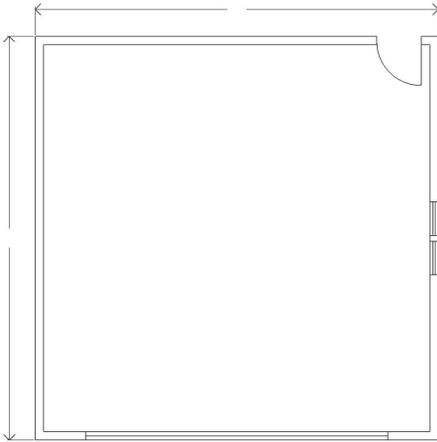
- Accessory buildings can not be closer than 1.0 metre (3.3 ft.) to any side or rear property line, and can not be located in a front yard or on a utility right-of-way.
- The roof overhang must be located no closer than 0.45 metres (1.5 ft.) to any side or rear property line.
- Corner lots have specific setback requirements. The Development Officer would be happy to let you know what requirements apply to your property.

Height Requirements:

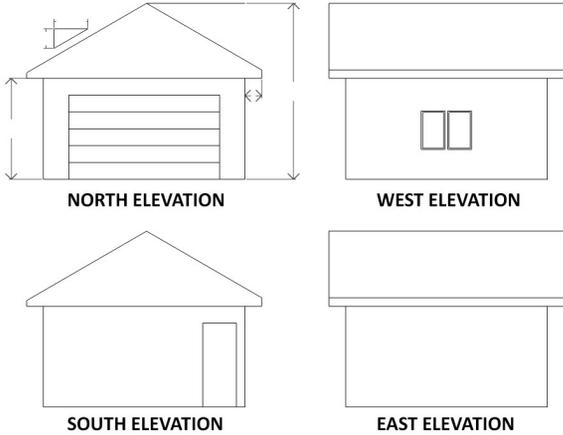
In residential districts, an accessory building can not exceed one storey, with a maximum height of 4.5 metres (14.8 ft.) from ground to roof peak.



BUILDING PERMIT



FLOOR PLAN
 - Show outside dimensions
 - Show location of doors & windows
 - Show any interior partitioning, with a description of the rooms



NORTH ELEVATION
WEST ELEVATION
SOUTH ELEVATION
EAST ELEVATION
 - Show doors and windows with measurements on all elevations
 - Show building height and height of walls
 - Show measurement of roof overhang

Construction in Morinville is regulated by the Alberta Building Code. The intent of the Alberta Building Code is to ensure the health and safety of the owners and the general public who occupy or use the structures. The Alberta Building Code provides the minimum requirements to be met in the Province of Alberta.

Make sure you have the following before applying for permits to build an accessory building:

- A complete Development Permit application form
- A complete Building Permit application form
- 3 copies of a site plan
- Application fees

For a garage, shed or other accessory building, also:

- 3 copies of floor plans and elevations which show the length and width of the building, and the size and location of all windows, doors, and interior rooms
- If this is a purchased package, please provide the supplier's specification information
- *Note: In some cases, Professional endorsement (e.g. Engineer or Architect seal and signature) is required.*

For a hot tub or swimming pool, also:

- Hot tub cover certification & specification sheet
- Location of fence around pool

How to apply for a permit

For your convenience, development and building permit applications can be applied for at the same time. Applications are available at our office or online at www.morinville.ca. Submit the completed application with the necessary plans and supporting documents (as required). Application fees are due at the time of your submission.

Our dedicated staff is always available to help you with this process. If you have questions, please feel free to call or visit our office.