

TOWN OF MACKLIN

Revised October 31, 2014

QUICK REFERENCE – RESIDENTIAL ATTACHED GARAGE

A building permit is only valid for 180 days, if the work has not started prior to this period; a new permit must be obtained, unless prior written approval has been granted. All contractors are required to be licensed with the Town and should be listed on the permit. It is the responsibility of the owner and contractor of this project to ensure that all requirements of the National Building Code and the Uniform Building and Accessibility Standards Act are adhered to and followed.

PLOT PLAN:

- Submit in ink a plot plan drawn to scale on an 8 ½” x 11” paper indicating the direction (north).
- Show the lot size, locations of all existing and proposed buildings and all setbacks.
- Date and sign the plot plan include civic address and legal description.
- Submit a copy of a surveyor’s certificate if available.

PROPERTY PIN LOCATION:

- It is the property owner’s responsibility to find the property pins.
- The Town of Macklin maintenance employees **may** find property pins but this will be done once and if time is available. This shall be at the discretion of the Town Foreman.

PROPERTY SET BACKS:

The minimum set back requirements are listed for the R-1 Residential District. All measurements shall be from the property line.

Single Detached Dwelling

Front Yard 6 meters (20 feet)
Rear Yard 7.5 meters (25 feet)
Side Yard 1 meter (3.3 feet)
Side Yard (corner lot 2.5 meters 8.2 feet)

Accessory Buildings

Side Yard Doors To Lane 2.0 meters (6.5 feet)
Side Yard Doors To Street 3.6 meters (12.0 feet)
Side Yard No Doors 0.8 meters (2.6 feet)
Maximum Wall Height 4.0 meters (13.0 feet)

Lot Coverage to a maximum of 40 percent or 50% on a corner lot

SERVICES:

- The homeowner is responsible for the sewer and water installation from the main service line.
- If pavement and curb have to be destroyed in order for the connection to be made, the homeowner will be invoiced for the cost.
- A utility deposit is required to hook up water. This deposit is refunded by either applying to the final bill, or refunding back to the applicant if account is paid in full.

ADDITIONS:

- All additions to existing buildings must be finished to compliment the main structure.

IMPORTANT NOTES

- Only one detached garage, not to exceed 83.6 square meters (900 sq.ft.), is allowed in any residential district.
- Accessory buildings are not to be located in any front yard.
- Accessory buildings are not to exceed the height of the principal building to a maximum of 4.0 meters height.
- Accessory buildings shall be located at least 1.2 meters (4 feet) from the principal building.
- All listed set backs are minimum requirements as per Zoning Bylaw

ATTACHED GARAGE

Indicate the following:

ROOF:

Type of roof shingles _____
 Type and thickness of roof sheathing _____
 Spacing of roof trusses _____
 Slope of roof _____
 Width of overhang _____

EXTERIOR WALL:

Type of siding _____
 Type of Bldg. Paper/House Wrap _____
 Type and thickness of wall sheathing _____
 Size and spacing of studs _____
 Height of wall _____
 Type, size and spacing of anchor bolts _____

WALL BETWEEN HOUSE AND GARAGE: N/A

Wall to be constructed as a vapour tight separation. No openable windows permitted. Construction must resist the passage of gas and exhaust fumes from entering the dwelling.

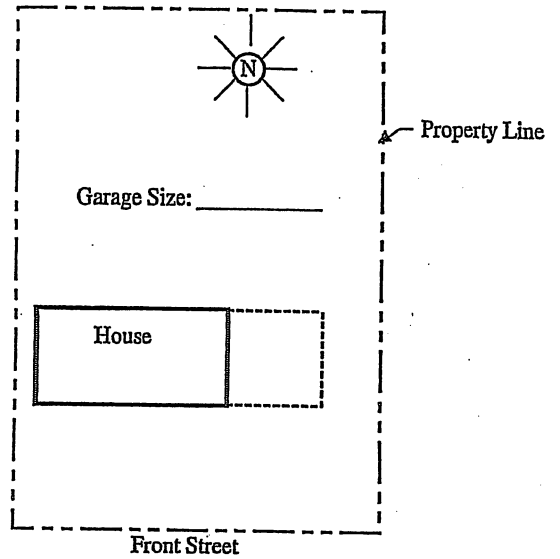
SLAB:

Thickness of slab _____
 Type of sub base _____
 Sloped to Outdoors
 Construction Joint between house and slab

DOOR (INTO HOUSE):

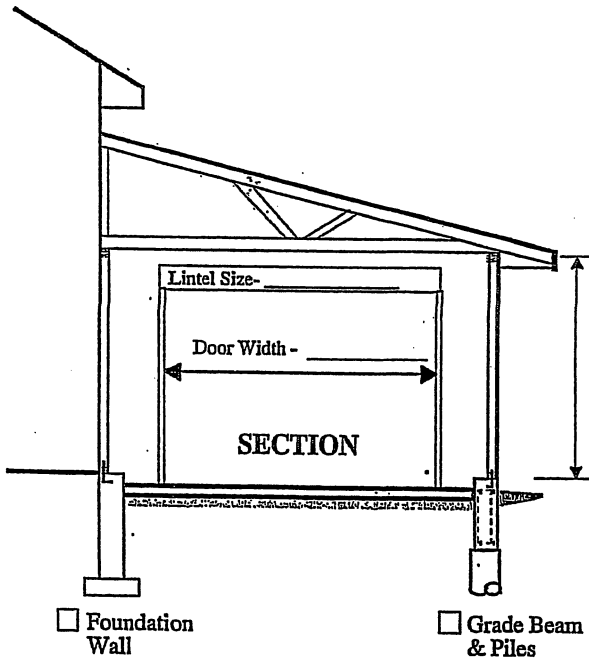
- Weather stripped
- Self-closer
- Deadbolt Lock
- Blocked at lock-height to frame
- Hinges secured to solid wood frame

NOTE: Air duct systems cannot be interconnected with other parts of the dwelling unit.



SITE PLAN

Show size and location of proposed garage
 Show distance to side property line
 Show distance to rear property line
 Show lot dimensions and shape of lot
 Show all existing buildings



Foundation Wall Height _____
 Wall Thickness _____
 Footing Size: Width _____ Thickness _____
 Pile Dia. _____
 Pile Depth _____
 Beam Size: W _____ x H _____
 Rebar: In Pile _____
 In Beam _____
 Pile-to-Beam _____

Note: The foundation must extend to the same depth or greater than the house foundation.

Owner's Name: _____

Street Address: _____