

TOWN OF MACKLIN

Revised October 31, 2014

QUICK REFERENCE – RESIDENTIAL DETACHED 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 requirement 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.

MOVED-IN BUILDINGS:

- All garages being moved into the Town of Macklin require a minimum of one (1) interior and four (4) exterior pictures (of all sides)

IMPORTANT NOTES

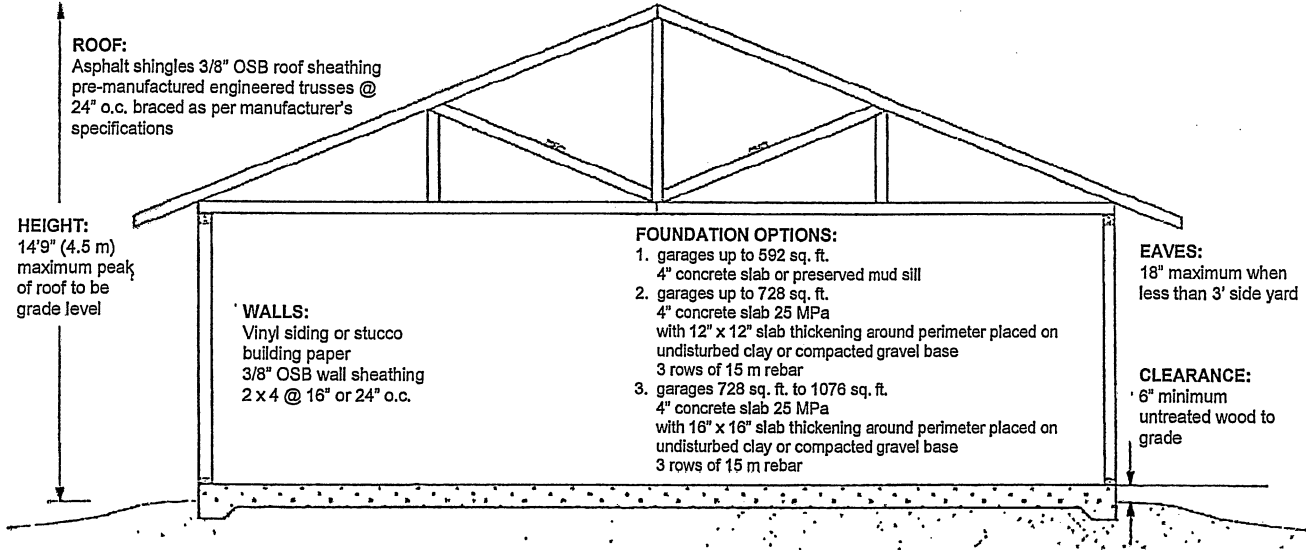
- Only one detached garage, not to exceed 83.6 square meters (900 sq.ft.), is allowed in any residential district.
- Accessory buildings are not to be located in any front yard.
- Accessory buildings are not to exceed the height of the principal building to a maximum of 5.0 meters height.
- Accessory 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

PERMIT NO.: _____

OWNERS NAME: _____

PROJECT LOCATION: _____

To be completed and attached to the Building Permit Application Form



Please check off garage construction details as listed below.

Roofing Material

- Asphalt Shingles
- Cedar, Pine Shakes/Shingles
- Metal Roofing
- Other Specify: _____

Roof Sheathing

- Min. 3/8" OSB or plywood
- NOTE: OSB or plywood less than 1/2" requires H clips and bridge blocking
- 1/2" OSB or plywood
 - Other Specify: _____

Roof Framing

- Pre-manufactured Engineered Truss
- Stick Build Rafters (provide details)

Exterior Finish

- Vinyl Siding
- Stucco
- Metal Siding
- Other Specify: _____

Foundation

- 4" Slab with Thickened Edges
- Strip footing & 4' frost wall

Interior Development

NOTE: A separate permit is required for each of these items (if applicable)

- Electrical
- Gas
- Plumbing
- Other (specify): _____

Wall Sheathing

- 3/8" OSB
- 3/8" plywood
- 1/2" plywood
- 1/2" OSB
- Other Specify: _____

Wall Framing

- 2 x 4 @ 16" o.c.
- 2 x 4 @ 24" o.c.
- *Max wall height 9.8 ft (3.0 m)
- 2 x 6 @ 16"/24" o.c.
- Insulated walls & ceiling

Garage Door Beam

- Length: _____
- Depth: _____ # of Plys _____
- Built Up
 - Engineered

Garage Door Size: _____

Direction of Trusses

- Trusses parallel to overhead door Opening
- Trusses perpendicular to overhead door opening

- Other Foundation (details, engineering)

Please Note:

Windows cannot be placed in a wall that is closer than 4 feet to neighbour's property.

If the roof framing members transfer roof loading to the overhead garage door beam please specify the size of the garage door beam.

Large opening size (doors over 20 feet wide) garage door beams without roof loading must be minimum size 2 - 2 x 12 c/w a minimum of 3" bearing.

Maximum size of detached garage on a slab thickening foundation is 728 sq. ft. with truss span not exceeding 28 feet. Oversized garage will require review and approval by a Safety Codes Officer.

Walls to be secured to slab with anchor bolts at 8' on center maximum.

Cannot build over an underground gas line.

Calgary	25, 2015 - 32 Avenue NE	T2E 6Z3	Ph: 403-717-2344	Fax: 403-717-2340	Toll Free Ph: 1-888-717-2344	Toll Free Fax: 1-888-717-2340
Edmonton	14613 - 134 Avenue	T5L 4S9	Ph: 780-489-4777	Fax: 780-489-4711	Toll Free Ph: 1-866-999-4777	Toll Free Fax: 1-866-999-4711
Grande Prairie	10525 - 100 Avenue	T8V 0V8	Ph: 780-882-8777	Fax: 780-882-7677	Toll Free Ph: 1-877-882-8777	Toll Free Fax: 1-877-882-8775
Lloydminster	Bay 1, 2914 - 50 Avenue	T9V 3B4	Ph: 780-870-9020	Fax: 780-870-9036		
Red Deer	3, 6264 - 67A Street	T4P 3E8	Ph: 403-358-5545	Fax: 403-358-5085	Toll Free Ph: 1-888-358-5545	Toll Free Fax: 1-866-358-5085
Fort McMurray	165, 101 Signal Road	T9H 4N6	Ph: 780-715-7726	Fax: 780-715-7731	Toll Free Ph: 1-877-715-7726	Toll Free Fax: 1-877-715-7731
Lethbridge	422 North Mayor Magrath Drive	T1H 6H7	Ph: 403-320-0734	Fax: 403-320-9969	Toll Free Ph: 1-877-320-0734	