

BUILDING A GARAGE



BEFORE YOU START

Before work can begin, you need to apply for a Garage or Carport Permit. When you submit your application, you must provide:

- A copy of your site plan showing:
 - the dimensions of your property
 - location of your existing house and other structures proportioned in relation to property lines and other buildings
 - location of the garage you want to build proportioned in relation to property lines and other buildings
 - driveway location and dimensions
- Payment of all fees. Fees depend on the scale of your project. The full fee schedule is available online.

In residential zones, there are certain regulations that apply. It is your responsibility as a homeowner to be aware of these regulations.

INSPECTIONS

An inspection is only required when the construction of your garage is complete. Call 311 to book a time for a Safety Codes Officer to visit your home.

FIND YOUR ZONE

1. Go to maps.edmonton.ca
2. Click on "Zoning"
3. Enter your address in the appropriate fields and click "Find Address". Your lot will be shown on the map in red, and your zone will be highlighted in the information bar at the bottom of the page.
4. Click on your highlighted zone. This will take you to the section of the Zoning Bylaw applicable to your property.

PERMITS

A **Development Permit** and a **Building Permit** are required for the construction of a detached garage. Mechanical Permits (Plumbing, Electrical, Heating, Ventilation & Air Conditioning, and G and Gas) may also be required.

REGULATIONS

- Only single-storey garages are permitted.
- You must ensure that your garage does not cover a gas line.
- Contact ATCO Gas at 780-424-5222 if a buried line requires relocating.

Depending on how you choose to position your garage, different setback regulations may apply.

Inquiries about relaxations of required yard regulations can be discussed in person with a representative of the Development Approvals Section at the Edmonton Service Centre.



CONTACT

311 or if outside of Edmonton 780.442.5311

EDMONTON SERVICE CENTRE

2nd Floor, 10111 - 104 Avenue NW
Edmonton, Alberta T5J 0J4

8:00 a.m.–4:30 p.m. Monday–Friday