

Other Brochures Available:

- ✓ FENCES
- ✓ DECKS
- ✓ HOME BUSINESSES (COMING SOON)
- ✓ RENOVATIONS & ADDITIONS
(COMING SOON)
- ✓ PERMITS & THE APPEAL PROCESS
(COMING SOON)
- ✓ SINGLE DETACHED DWELLING
(COMING SOON)
- ✓ WOOD STOVES & FIREPLACES
(COMING SOON)



NOTE: THESE PAMPHLETS HAVE NO LEGAL STATUS AND CANNOT BE USED AS AN OFFICIAL INTERPRETATION OF THE VARIOUS CODES AND REGULATIONS CURRENTLY IN EFFECT. USERS ARE ADVISED TO CONTACT THE DEVELOPMENT DEPT FOR ASSISTANCE, AS THE TOWN OF PENHOLD ACCEPTS NO RESPONSIBILITY FOR ANY PERSONS RELYING SOLELY ON THIS INFORMATION.



*Honouring the Past,
Challenging the Future*

For further information or assistance please contact the Planning & Development Dept

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Town of Penhold

PLANNING & DEVELOPMENT

Garages & Driveways & Other Accessory Buildings



Development Information
Pamphlet # 1

The following regulations apply to all attached or detached garages, carports, and other accessory buildings in most of the residential districts within the Town of Penhold

USES:

Garages and accessory buildings cannot be used for dwellings.

HEIGHT:

The maximum height permitted for an accessory building is 4.5 m (14.76ft) to the peak of the building, and shall not exceed the height of the principal building.

SITE COVERAGE:

A maximum of 25% of the total area of the lot (R1,R1A,R1B zoning) may be covered by the principal building and 15% for garages, carports and accessory buildings. See Land Use Bylaw 623/05 for other zoning districts.

EASEMENTS:

Structures are not permitted to be placed on or over an easement. Utility lines should be located by "Call Before You Dig", water and sewer lines can be located by the Town of Penhold.

DEVELOPMENT PERMITS:

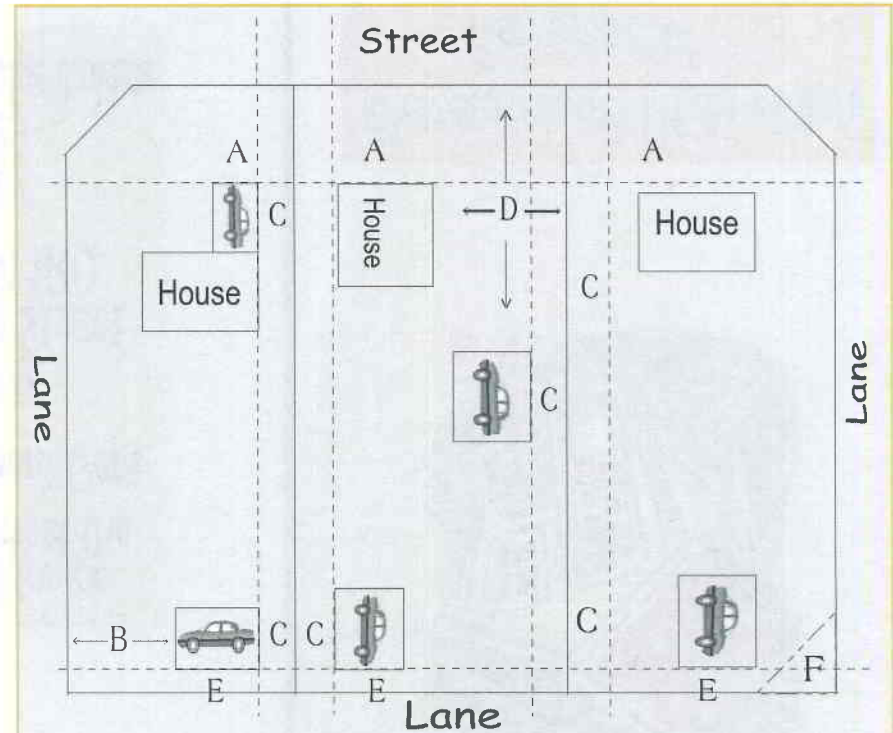
Development permits are required for all accessory buildings over 9.5 m² (102 sq ft). A diagram detailing placement of accessory building on the lot is required. All structures must adhere to the minimum setback requirements. (see fig 1 for setback details)

BUILDING PERMITS:

Building permits are required for all structures over 9.5 m² (102 sqft). An outline of the structural specifications is required for the Building Inspector.

DRIVEWAYS:

Development Permits are required for all new driveways. Front access is allowed, with a minimum of 3.0 m (10 ft) side allowance (see D in fig 1) Must be hard surfaced to the standard of the roadway they enter onto.



Building Setbacks:

(setbacks are measured from property line)

- A. The same front yard setback as required for the principal building (6 metres)
- B. A minimum of 6.0 metres to the garage door
- C. A minimum of 1.0 metre
- D. Minimum width 3.0 metre and maximum width 6.0 metre
- E. Minimum 1.0 metre or 6 metres to the structural wall.
- F. Site triangle of 3.0 meters must be observed. Garage may not extend past the house

Note: All setbacks listed here reflect an R1A zoning. Setbacks in other zonings may be different. The setbacks listed here are general examples, actual values are site specific and are subject to Permit approvals.

Please contact the Development Officer in the early planning stages for full details on these and other requirements.