





**Town of High River**  
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Updated: January 2010

# RESIDENTIAL DETACHED GARAGES



Planning & Development






**A Building Permit will be required** to build a residential detached garage. Once completed application and all required information has been submitted, we will require 10 working days to review and process your Building Permit.

**A Development Permit may be required** if the property on which the garage is set to be built is in the infill area; or, if the proposed garage does not comply with the set backs outlined in the Town of High River Land Use Bylaw.

**An Electrical Permit will be required** if electrical wiring is to be installed in the proposed garage.

**A Gas Permit will be required** if a gas heater or furnace is to be installed in the proposed garage.

All permits indicated above are issued through the Planning Department and fees apply.

## APPLICATION PROCEDURE FOR BUILDING PERMIT

Applicants shall submit the following information:

1. A Building Permit Application
2. A Contractors List
3. A site plan drawing depicting the following:
  - a) The height and width of the proposed garage.
  - b) The distance from the proposed garage to the property lines.
  - c) The distance between the proposed Garage and house and/or any other structures.
  - d) Location of all underground and overhead utilities must be shown.
4. Two (2) sets of construction drawings  
(See construction Materials Example)

## ISSUANCE OF PERMIT

Applicants will be contacted by phone when permits are ready for pick up, and are due and payable at time of application. Building Permit fees are based on \$7.50/\$1,000.00 of the estimated construction costs. Please contact the Town's Safety Codes Administrator at (403) 652-2110 for further information.

A permit shall automatically lapse either if active work is not commenced within 90 days from date of issue of the Building Permit or if the building authorized by this permit is suspended or abandoned for a period of 120 days at any time after the work is commenced.

*A Framing Inspection will be required once the garage is framed. Please contact the Safety Codes Administrator to schedule an inspection. For Electrical and Gas Inspections contact Alberta Permit Pro at (403) 219-3577.*

## SET BACKS

- From Principal Residence to Garage 2.5m (8.2ft) minimum.
- Inside Lot:
 

Side Yard	-	0.6m (1.97ft) minimum
Rear Yard	-	1.0m (3.28ft) minimum
- Corner Lot:
 

Street Side Yard	-	3.0m (9.84ft) minimum
Rear Yard	-	1.0m (3.28ft) minimum

## MAXIMUM SITE COVERAGE

- All buildings together, including accessory buildings: 50% of the area of site.
- All accessory buildings: 15% of the area of the site.

The maximum height of a detached garage cannot exceed 5m (16.4ft). Height is determined from the average lot grade to the peak of the roof.

Eaves and eavestroughs must be maintained on the property and cannot encroach over the property line.

Neither the eaves nor the building shall encroach onto a Utility Right of Way.

All construction must comply with the current Alberta Building Code.

