

## WHAT WILL I NEED TO APPLY?

- ◆ A completed development permit application form
- ◆ The Development Application Fee (non-refundable) Range from \$50 - \$200. Payment taken when application is complete.
- ◆ A site plan that includes:
  - Lot dimensions
  - Location of all existing and proposed structures, including porches, balconies, decks, and eave overhangs
  - Setbacks to all property lines, north arrow and scale.
  - Names/numbers of adjacent streets, avenues and highways
- ◆ A building plan that includes:
  - Grade/elevation details
  - Height of highest point of structure above final grade
  - Height of porches, balconies and decks above final grade
  - Diagram showing support features
  - How development will be constructed
- ◆ A building permit may be needed after the development permit has been issued. These can be obtained through Superior Safety Codes.

## FOR MORE INFORMATION:

Town of Picture Butte  
Chief Administrative Officer  
120—4th Street North  
Picture Butte, AB T0K 1V0  
Phone: 403-732-4555  
Fax: 403-732-4334

CALL BEFORE YOU DIG  
Alberta 1st Call  
1-800-242-3447

Superior Safety Codes Inc.  
422 Mayor Magrath Dr.  
Lethbridge, AB T1H 6H7  
Phone: 403-320-0734  
Fax: 403-320-9969  
[www.superiorsafetycodes.com](http://www.superiorsafetycodes.com)

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120 - 4th Street North  
Picture Butte, Alberta T0K 1V0

Phone: 403-732-4555  
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[www.picturebutte.ca](http://www.picturebutte.ca)



*Picture Perfect!*

## RESIDENTIAL ACCESSORY BUILDINGS AND STRUCTURES



**WHAT YOU NEED  
TO KNOW**

## DO I NEED A DEVELOPMENT PERMIT?

The first accessory building that is 9.3 m (100 sq. ft.) or less in area, placed on a lot does not require a Development Permit; however, any subsequent building will require a development permit. All structures still need to meet standards and setback requirements.

## LAND USE BY-LAW REQUIREMENTS

- Accessory buildings shall not exceed 4.6 meters (15 ft.) in height and not cover more than 10% of the lot.

### Maximum Site Coverage:

Land Use District	Principal & Accessory Buildings	Accessory Buildings
Residential R1	35%	10%
Manufactured Homes R2	35%	10%
Res. Large Lot R3	As required	As required
Res. Small Lot R4	45%	10%
Res. Multi-Unit R5	50%	10%
Retail Commercial C1	80%	N/A
Hwy Commercial C2	50%	N/A
Industrial	60%	N/A

- The building must meet the required setback regulations
- The development permit must be approved by the authority as outlined in the table below.

Size	Use	Approved by	Adjacent Landowners Notified
< 40.87 m <sup>2</sup> (440 sq. ft.)	Permitted	Development Officer	No
40.87 - 51.01 m <sup>2</sup> (440 - 550 sq. ft.)	Discretionary	Development Officer	Yes
> 51.01 m <sup>2</sup> (550 sq. ft.)	Discretionary	MPC	Yes

- A building permit may be needed if the structure is over 11.1 m<sup>2</sup> (120 sq. ft.) These can be obtained from Superior Safety Codes Inc.
- If services are required (power, gas, plumbing); additional permits will be required from Superior Safety Codes.



## SIDE AND REAR YARD SETBACK REQUIREMENTS FOR RESIDENTIAL R1

- Permanent accessory buildings and structures over 9.3 m<sup>2</sup> (100 sq. ft.) shall not be less than 0.9 m (3 ft.) from property lines.
- Accessory buildings on a non-permanent foundation less than 18.58 m<sup>2</sup> (200 sq. ft.) shall not be less than 0.6 m (2 ft.) from side or rear lot lines.
- Rear access garages shall not be less than 1.5 m (5 ft.) from laneway.
- To obtain a development permit approval for a rear yard garage or carport on lots where there is no access to a lane, there shall be a minimum 3.0 m (10 ft.) side yard setback between the principal building and one side yard property line and the other side yard shall be at 1.5 m (5 ft.)

## FEE SCHEDULE

Structure	Permitted Use	Permitted use requesting waiver up to 10%	Discretionary use or use requesting waiver > 10%
Garage	\$75	\$100	\$200
Accessory Building 9.3 m <sup>2</sup> (100 sq. ft.) or larger Excluding Garages	\$50	\$150	\$200