



Development Permit Application Package

RESIDENTIAL DETACHED GARAGE

Version 2 – October 2021



Development Permit Application Requirement List Detached Garage Development

Please check off the following information which is required to facilitate a thorough evaluation and timely decision on your application. All information and material for this application must be complete, clear, legible and precise. The processing of your application will be put on hold status until the complete information is submitted.

Only complete applications will be accepted.

Applicant Use	Office Use	Required Documents and Information
		1. Detached Garage Information Sheet
		2. Development Permit Application Engineering will be required for garages over 55 m ² (592 ft ²) in area.
		3. Site Plan Drawing You may use a copy of a real property report to draw your site plan. The Detached Shed Information Sheet includes an exhaustive list of what needs to be included on the floor plan.
		4. Utility Locates Please contact Alberta One Call Corporation for utility locates prior to project start. http://albertaonecall.com/submit-a-locate-request or 1-800-242-3447
		5. Building Permit Application
		6. Electrical Permit Application
		7. Gas Permit Application
		8. Fire Safety Plan
		9. Performance Security

Applicant's Signature: _____
 (Confirming that all required information has been provided, is correct and complete)

Date: _____



TIMING FOR BUILDING INSPECTIONS



To arrange an inspection, go to <https://forms.strathmore.ca/Permit-Inspections> for each of the stages listed below. **THE INSPECTION MUST BE ARRANGED 2 - 3 WORKING DAYS IN ADVANCE.**

A Building Permit is valid for one year from the date of issuance.

If your project is not completed within the one year time limit, an extension must be applied for in writing to development@strathmore.ca. The proposed completion date must be included.

D E T A C H E D G A R A G E S

FOUNDATION / FINAL / OCCUPANCY INSPECTION

Call when the following are complete, (only one inspection required):

Slab on grade is complete;

Shingles, exterior finish (siding or stucco, fascia and soffits);

Doors and windows are installed and completed.

Please note * Separate permits and inspections are required for plumbing, gas, and electric.

S H E D S

FOUNDATION / FINAL / OCCUPANCY INSPECTION

Call when the following are complete, (only one inspection required):

Slab on grade is complete, (if applicable);

Shingles, exterior finish (siding or stucco);

Doors and windows are installed and completed.

Please note * Separate permits and inspections are required for plumbing, gas, and electric.

C O V E R E D D E C K S

Call when the following are complete, (only one inspection required):

Underside of Roof is visible (before ceiling is installed)

Deck is complete

Guards/handrails and stairs installed



2021 Accessory Building – Detached Garage Information Sheet
based on National Building Code 2019 – Alberta Edition
(to be completed and submitted with Building Permit Application)

I. ADDRESS OF HOUSE	
II. DRAWING REQUIREMENTS	
1. Site plan with dimensions of the detached garage.	Yes <input type="checkbox"/>
2. Site plan showing the distances from detached garage to side yard and rear yard property lines.	Yes <input type="checkbox"/>
3. Site plan identifies any existing Utility rights of way or Overland Drainage rights of way affecting the property.	Yes <input type="checkbox"/>
4. Elevation drawings showing the appearance of the walls and roof.	Yes <input type="checkbox"/>
5. Type and details of floor shown (ie concrete or treated wood).	Yes <input type="checkbox"/>
6. Details of the roof structure (ie trusses or roof rafters).	Yes <input type="checkbox"/>
7. Location/direction of roof peak is shown.	Yes <input type="checkbox"/>
8. Type of exterior wall cladding.	Yes <input type="checkbox"/>
9. Type of roofing material	Yes <input type="checkbox"/>
III. SIZE AND HEIGHT OF SHED	
1. Detached garage is less than 55 m ² (590 sq. ft.) in area, not more than 1 storey in height and may have an overhead door.	Yes <input type="checkbox"/> Permits are required
2. Proposed building is 55 m ² in area or larger, at least 1 storey in height and may have an overhead door.	Yes <input type="checkbox"/> Permits are required. Engineering is required.
IV. FLOOR	
1. Concrete floor minimum 100 mm thick OR 2. Pressure treated floor on grade. Any wood floor framing members of the floor system less than 150 mm above the ground are pressure treated. Details to be provided: a) joist size and spacing b) floor type and thickness	Yes <input type="checkbox"/> Yes <input type="checkbox"/>
V. WALLS	

1. Wall details supporting the roof included. Details to include are: a) exterior wall cladding (ie vinyl siding), b) exterior sheathing type and thickness c) bottom plate to be treated if within 150 mm of ground d) stud size and spacing, e) double top plate OR stud under each roof framing member, f) header size over openings (window, man door and overhead door), and g) exterior wall cladding.	Yes <input type="checkbox"/>
2. Every wall is 600 mm or more from property line. If no, any wall less than 600 mm from property line must have a 45 minute fire resistance rating – 5/8" type X gypsum installed on the interior side of the entire wall and gable end above the wall.	Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/>
3. Wall studs shall be a maximum of 3 meters in height unless an engineered stamped drawing is submitted with the permit application.	Yes <input type="checkbox"/> N/A <input type="checkbox"/>
4. Wall studs shall not be spliced.	Yes <input type="checkbox"/>
5. Exterior corners shall be framed with a minimum of 2 studs.	Yes <input type="checkbox"/>
6. Header/lintel size over windows and man door are specified.	Yes <input type="checkbox"/>
7. Header/lintel size over large opening for vehicles is specified.	Yes <input type="checkbox"/>
8. Headers/lintels shall be supported at each end by a cripple stud from bottom plate to the underside of the header/lintel <u>and</u> a king stud from bottom plate to the top plate and nailed to the cripple stud.	Yes <input type="checkbox"/>
9. Wall sheathing shall be nailed at 150 mm o.c. along edges and 300 mm o.c. across the field.	Yes <input type="checkbox"/>
10. Wood siding shall not be installed within 200 mm of the ground.	Yes <input type="checkbox"/> N/A <input type="checkbox"/>
VI. ROOF	
1. Details of the roof structure. a) Roof trusses – submit roof truss detail sheet from supplier. b) Roof rafter – provide size and spacing of rafters and collar ties	Yes <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/>
2. Roof is not closer than 450 mm to any property line.	Yes <input type="checkbox"/>
3. Blocking at peak of roof between trusses or rafters (ie 2 X 4)	Yes <input type="checkbox"/>
4. Roof sheathing thickness noted.	Yes <input type="checkbox"/>
5. Roof sheathing installed perpendicular to trusses or rafters.	Yes <input type="checkbox"/>
6. H clips installed on sheathing joints perpendicular to trusses/rafters	Yes <input type="checkbox"/>
7. Roofing material noted on drawing (ie asphalt, metal, etc.)	Yes <input type="checkbox"/>
8. Any roof soffit less than 1.2 meters to property line is not vented.	Yes <input type="checkbox"/>
VII. FLASHING	

1. Flashing is required over windows and doors. Flashing shall extend up a minimum of 50 mm behind the sheathing paper and form a drip on the outside edge.	Yes <input type="checkbox"/>
VIII. DETACHED GARAGE HEATING AND INSULATION	
1. Will the garage be heated? If yes, continue to insulation requirements.	Yes <input type="checkbox"/> No <input type="checkbox"/>
2. Insulation requirements if garage heated: a) Walls minimum of RSI 2.1 (R12) b) Roof-ceiling assembly minimum of RSI 6.0 (R34)	Yes <input type="checkbox"/> Yes <input type="checkbox"/>
IX. DOOR AND WINDOWS	
1. A man door is required and shall be a minimum of 760 mm wide.	Yes <input type="checkbox"/>
2. No man door or windows are permitted in any wall less than 1.2 meters to property line.	Yes <input type="checkbox"/>
3. Windows and man doors must be a minimum of 2 meters apart where they are installed in a wall less than 2 meters to property line.	Yes <input type="checkbox"/>
X. SITE GRADING	
1. The building site shall be graded so water will not accumulate at or near the building.	Yes <input type="checkbox"/>
XI. FIRE SAFETY PLAN	
1. Fire Safety Plan completed and included with application	Yes <input type="checkbox"/>
XII. UNDERGROUND UTILITIES	
1. Underground utility locate documents included with application. (detached garage is not permitted to be placed over a natural gas service line)	Yes <input type="checkbox"/>

FORM 1

Application Form

Applications can be submitted electronically by emailing all required documents to: development@strathmore.ca or in person to the Development Services Counter at Town Hall. **Development Fees must be paid with submission.**

Applicant & Property Owner Information

Applicant			Property Owner (if different than Applicant)		
Phone			Phone		
Email			Email		
Mailing Address			Mailing Address		
Town/City	Province	Postal Code	Town/City	Province	Postal Code

Location of Development

Civic Address					
Legal Address	Lot	Block	Plan		

Description of Development

Describe the proposed development and all activities on the site.



Land Use District:	
Development Permit Application Fee:	
For Office Use Only	
Roll #:	Development Permit #:
Building Permit Required? (Y/N)	Business License Required? (Y/N)
Date Submitted:	Fees Paid? (Y/N)

1. Failure to fully complete this form and/or supply the required information may delay your application.
2. Development Permit fees must accompany this application prior to its review.
3. A Development Permit does not become effective until the appeal period has expired or until any appeals have been heard and a decision has been rendered by the Subdivision and Development Appeal Board (SDAB).
4. If a decision has not been issued within 40 days of the date the application was deemed complete by Development Services, the application will be deemed to be refused. An appeal may then be made to the Subdivision and Development Appeal Board within 14 days.
5. A Development Permit shall be deemed void after 12 months of no progress.
6. A Development Permit is NOT a Building Permit or a Business License. Any approvals granted regarding this Development Permit application does not excuse the applicant from applying for the necessary Building Permits or Business Licenses, nor does it excuse the applicant from abiding by other applicable Municipal, Provincial, and/or Federal licenses or requirements.
7. This Development Permit does not override conditions of any easement, restrictive covenant, architectural controls, or agreements affecting the building and/or lands. The Applicant is still responsible to comply with any and all conditions affecting a building and/or land.

I have read, understood, and agree to the above information. The information I have provided is true, and to the best of my knowledge and abilities, is accurate and complete.

Owner/Applicant Signature

Date

*Application Screened for Completion By:
 (Development Officer/Planner)*

Date



Site Plan for Proposed Detached Garage

Include the shape, location and dimensions of the proposed detached garage on the site plan. Include the distance from the proposed detached garage to the side and rear property lines. Include the approximate shape and location of the existing house on the property. **Tip:** A current Real Property Report can be used as the site plan.



BUILDING PERMIT APPLICATION

Town of Strathmore
1 Parklane Drive, Box 2280
Strathmore, AB T1P 1K2
development@strathmore.ca

Town of Strathmore

Permit Label

To be completed by Town Staff	Development fee		
Development Permit #	Calgary Growth Charge		
Building Permit #	Water meter fee		
Date:	Building Permit fee		
Date of receipt of complete application	Safety Codes Council fee		
	Total payable		

To be completed by Owner or applicant			
Project Civic Address			
Legal Address	Lot	Block	Plan
Construction Value \$	Area: _____ <input type="checkbox"/> ft ² or <input type="checkbox"/> m ²		
TYPE OF PROJECT (check applicable box)			
<input type="checkbox"/> Residential New Single Family Dwelling		<input type="checkbox"/> Single Family Addition	<input type="checkbox"/> Single Family Renovation
<input type="checkbox"/> Residential Semi-Detached / Duplex Dwelling(s)		<input type="checkbox"/> Basement Development	<input type="checkbox"/> Deck
<input type="checkbox"/> Residential Manufactured / Modular Home		<input type="checkbox"/> Shed	<input type="checkbox"/> Detached Garage
<input type="checkbox"/> Residential Multi-family _____ # of dwelling units		<input type="checkbox"/> Hot Tub	<input type="checkbox"/> Wood Burning Appliance
<input type="checkbox"/> Commercial A. <input type="checkbox"/> New building <input type="checkbox"/> Renovation B. <input type="checkbox"/> Office/Personal Service <input type="checkbox"/> Retail <input type="checkbox"/> Assembly (restaurant/drinking)			
<input type="checkbox"/> Industrial A. <input type="checkbox"/> New Building <input type="checkbox"/> Renovation B. <input type="checkbox"/> F3 Light Hazard <input type="checkbox"/> F2 Medium Hazard			
<input type="checkbox"/> Secondary Suite		<input type="checkbox"/> Other (if not listed above): describe project	

Estimated start date of construction:	
Estimated completion date of construction:	

OWNER NAME:		
Address:		Phone:
City:		Cell:
Prov:	Postal Code:	Fax:
E-mail address:		

CONTRACTOR NAME:		
Address:		Phone:
City:		Cell:
Prov:	Postal Code:	Fax:
E-mail address:		

APPLICANT NAME:		
Address:		Phone:
City:		Cell:
Prov:	Postal Code:	Fax:

E-mail address:

List of Contractors Responsible for the Following Disciplines (if applicable)

HVAC	Name:	Ph #
Electrical	Name:	Ph #
Plumbing	Name:	Ph #
Gas	Name:	Ph #

I authorize the appropriate officers of the Town of Strathmore the right to access the property for the purpose of any necessary inspection in conjunction with this application. The undersigned hereby agrees to build according to the approved permits, information above, Plan Examination Report, and plans and specifications herewith submitted and agrees to comply with all Town Bylaws and Safety Code requirements.

I (print name), _____ hereby certify that:

I am the owner.

I have been designated as the representative or agent of the owner, and I am aware that it is my responsibility to obtain all approvals from the land owner.

I have read and understand this application in its completed form.

SIGNATURE:

DATE:

DECISION

This Permit is valid for ____ year(s) from the date of issuance. If this project is not complete within the ____ year(s) time limit, an extension must be applied for or the Permit will be deemed to be expired and a new Permit will be required.

Date of issuance of Permit: _____

Safety Codes Officer: _____

Designation Number: _____

The Town of Strathmore is the Authority Having Jurisdiction and the Issuing Municipality

Protection of Privacy - The personal information requested on this form is collected under the authority of the Safety Codes Act, the Municipal Government Act and Section 33 (c) of the Alberta Freedom of Information and Protection of Privacy Act. It will be used for the purpose of issuing permits, Safety Codes compliance verification and monitoring and property assessment purposes. The name of the permit holder and the nature of the permit is public information and will be released to the public upon request. Direct any questions about this collection to the Town of Strathmore FOIP Coordinator at 403-934-3133, weekdays.

**ELECTRICAL PERMIT APPLICATION**

Town of Strathmore
1 Parklane Drive, Box 2280
Strathmore, AB T1P 1K2
development@strathmore.ca

Town of Strathmore

Permit Label

Date of Application: _____ Estimated Start Date: _____

Development Permit Number: _____ Est. Completion Date: _____

Accredited Municipality: Town of Strathmore Civic Address: _____

Lot: _____ Block: _____ Plan: _____

Part of: _____ ¼ SEC _____ TWP _____ RG _____ W _____ Meridian

Owner's Name: _____ Phone Number: _____

Mailing Address: _____ Fax number: _____

City/Town: _____ Prov. _____ Postal Code: _____

Email: _____ Home Owner's signature _____

Home Owner's signature/declaration (homeowner permits only) "I hereby declare I am the owner of the premises in which the work will be conducted and reside on the property. I am doing the work myself and assume responsibility for compliance with the applicable Acts and Regulations.

Contractor's Name: _____ Phone Number: _____

Mailing Address: _____ Fax Number: _____

City/Town _____ Prov. _____ Postal Code: _____

Master Certification #: _____ Master Electrician's Signature: _____

Email: _____

Applicant's Name: _____ Applicant's Signature: _____

Mailing Address: _____ Phone Number: _____

City/Town: _____ Fax Number: _____

Prov. _____ Postal Code: _____ Email: _____

*The Permit Holder hereby certifies that this installation will be completed in accordance with the Alberta Safety Codes Act and Regulations and shall be commenced within 90 days. The Permit will expire in 1 year unless otherwise noted.

**The Permit Applicant acknowledges that No Refunds will be issued after Permit Issuance, the Plan Review process has been initiated, or for Permit Applications that have been pending in excess of 90 days due to lack of information or payment.

Project Information: please check one box from each of the lines below:**Type of Work:** ☐ New Work ☐ Renovation ☐ Connection ☐ Alteration ☐ Other Specify) _____**Intended Use:** ☐ Institutional ☐ Industrial ☐ Commercial ☐ Residential ☐ Basement Development**Supply Service Required:** ☐ Yes ☐ No Service: Amperes: _____ Voltage: _____ Phase: _____**Type of Supply Service:** ☐ Overhead ☐ Underground ☐ Temporary ☐ Pad TransformerValue: (labour & materials): _____ Total Development Area: _____ ft²/m²

Description of Work: _____

Permit Fee: _____ Other Fee: _____ SCC Levy: _____ Total Fee: _____

Payment Method: ☐ Cash ☐ Cheque ☐ Debit ☐ Visa ☐ Master Card**Credit Card Payment Information:**

Name of Card Holder _____ Card Number: _____

Expiry Date _____ CVC Number _____

*(credit card information will not be forwarded outside of the Municipal Office)***Permit Issuance Information** (this section is to be completed by Permit Issuer)

Date of Issue: _____ Name: _____

Designation No: _____ Signature: _____

**GAS PERMIT APPLICATION**

Town of Strathmore
1 Parklane Drive, Box 2280
Strathmore, AB T1P 1K2
development@strathmore.ca

Town of Strathmore

Permit Label

Date of Application: _____		Estimated Start Date: _____	
Development Permit Number: _____		Est. Completion Date: _____	
Accredited Municipality: Town of Strathmore		Civic Address: _____	
Lot: _____ Block: _____ Plan: _____			
Part of: _____ ¼ SEC _____ TWP _____ RG _____ W _____ Meridian			
Owner's Name: _____		Phone Number: _____	
Mailing Address: _____		Fax number: _____	
City/Town: _____ Prov. _____		Postal Code: _____	
Email: _____		Home Owner's signature _____	
Home Owner's signature/declaration (homeowner permits only) "I hereby declare I am the owner of the premises in which the work will be conducted and reside on the property. I am doing the work myself and assume responsibility for compliance with the applicable Acts and Regulations."			
Contractor's Name: _____		Phone Number: _____	
Mailing Address: _____		Fax Number: _____	
City/Town _____ Prov. _____		Postal Code: _____	
Journeyman Class and Number: _____		Journeyman's Signature: _____	
Email: _____			
Applicant's Name: _____		Applicant's Signature: _____	
Mailing Address: _____		Phone Number: _____	
City/Town: _____		Fax Number: _____	
Prov. _____ Postal Code: _____		Email: _____	
<small>*The Permit Holder hereby certifies that this installation will be completed in accordance with the Alberta Safety Codes Act and Regulations and shall be commenced within 90 days. The Permit will expire in 1 year unless otherwise noted. **The Permit Applicant acknowledges that No Refunds will be issued after Permit Issuance, the Plan Review process has been initiated, or for Permit Applications that have been pending in excess of 90 days due to lack of information or payment.</small>			
Project Information: <i>please check one box from each of the lines below:</i>			
Type of Work: <input type="checkbox"/> New Work <input type="checkbox"/> Renovation <input type="checkbox"/> Connection <input type="checkbox"/> Alteration <input type="checkbox"/> Other (Specify) _____			
Intended Use: <input type="checkbox"/> Institutional <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Basement Development <input type="checkbox"/> Garage or Accessory Building (shed) <input type="checkbox"/> Other (Specify) _____			
Resource Used: <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Other (Specify): _____			
Gas: (Please mark number outlets)			
Furnaces: _____	Unit Heaters: _____	Barbeques: _____	Roof Top Units: _____
Water Heaters: _____	Boilers: _____	Space Heaters: _____	Tank Sets: _____
Fireplaces: _____	Dryers: _____	Other Outlets: _____	Specify: _____
Total Number of Outlets: _____		Commercial BTU's _____	
Permit Fee: _____		Other Fee: _____	
SCC Levy: _____		Total Fee: _____	
Payment Method: <input type="checkbox"/> Cash <input type="checkbox"/> Cheque <input type="checkbox"/> Debit <input type="checkbox"/> Visa <input type="checkbox"/> Master Card			
Credit Card Payment Information:			
Name of Card Holder _____		Card Number: _____	
Expiry Date _____		CVC Number _____	
<small>(credit card information will not be forwarded outside of the Municipal Office)</small>			
Permit Validation Section and Permit Issuer's Information (to be completed by Permit Issuer)			
Date of Issue: _____		Name: _____	
Designation No: _____		Signature: _____	

Protection of Privacy – The personal information requested on this form is collected under the authority of the Safety Codes Act, the Municipal Government Act and Section 33 (c) of the Alberta Freedom of Information and Protection of Privacy Act. It will be used for the purpose of issuing permits, Safety Codes compliance verification and monitoring and property assessment purposes. The name of the permit holder and the nature of the permit is public information and will be released to the public upon request. Direct any questions about this collection to the Town of Strathmore FOIP Coordinator at 403-934-3133, weekdays.



Town of Strathmore
1 Parklane Drive, Box 2280
Strathmore, AB T1P 1K2
Fax 403-934-4713
development@strathmore.ca

Fire Safety Plan

THIS PLAN MUST BE POSTED ONSITE AND OCCUPANTS/EMPLOYEES ARE EXPECTED TO BE TRAINED
IN HOW TO FOLLOW ITS PROVISIONS

Building Permit # _____ Address: _____

Building Name (if applicable): _____

Description of Project: **Detached Garage**

Contact Personnel: _____ Phone #: _____

Specific Considerations:

- Fire extinguisher(s) and charged garden hose (weather permitting) will be available at all times during the progress of the construction
- Access to fire hydrants and buildings for fire apparatus must be maintained

Emergency Response Numbers: FIRE/POLICE/AMBULANCE: 9-1-1

General Considerations:

- A WARNING SYSTEM will be in place to warn of potential threats, and facilitate evacuation (yelling, ringing of a bell or horn, etc.)
- EVACUATE via the nearest exit if you are warned of a fire
- PROCEED to the main entrance (outside) and report to the Fire Department
- FIGHT the fire ONLY if it is small and you are NOT ALONE

Hazards Control:

- At the end of each day combustible refuse will be cleared from the site area and disposed of in bins or stored in neat piles. Unused construction material will be kept neat and orderly.
- No open-flame devices will be used inside buildings unless a dedicated watch is in place
- Liquid Propane Tanks or flammable liquids containers are not allowed within buildings

This Fire Safety Plan is designed in conformance with and is a requirement of Division B, Section 2.8.2 of the Alberta Fire Code, and on signature, becomes an agreement between the building owner/contractor and the Town of Strathmore Fire department.

Building Owner/Contractor Name: _____
Print name

Building Owner/Contractor Signature: _____
Signature

Date: _____