



Development Permit Application

Residential – Detached Garages & Small Buildings

Applicants must complete the checklist(s) below to accompany a development permit application for it to be able to be deemed complete for acceptance and processing by the Town of Stony Plain.

Please check each item included within your package.

CHECKLISTS

Project type: ☐ Accessory development (Garage, shed, gazebo, etc.)

Required information for all low-density residential development permit applications:

- ☐ Complete and signed application form
- ☐ Current certificate(s) of title
- ☐ Landowner consent (if applicant is not the registered owner)
- ☐ Surveyed plot plan (2 copies) showing the following:
 - ☐ Site area
 - ☐ Location of registered easements/rights of way
 - ☐ All existing structures – including decks, sheds, etc.
 - ☐ Building footprint
 - ☐ Building dimensions
 - ☐ Setbacks
 - ☐ Site coverage (%)
 - ☐ Accesses, driveways, and parking pads
- ☐ Building elevations and floor plans
- ☐ Payment of application fees



Building Permit Application

Residential – Detached Garages & Small Buildings

Applicants must complete the checklist(s) below to accompany a building permit application for it to be able to be deemed complete for acceptance and processing by the Town of Stony Plain.

Please check each item included within your package.

CHECKLISTS

Project type: ☐ Accessory development (Garage, shed, gazebo, etc.)

Required information for all residential alterations and additions permit applications:

- ☐ Complete and signed application form
- ☐ Landowner consent (if applicant is not the registered owner)
- ☐ Fire Safety Plan (**two copies**)
- ☐ Construction drawings (**two copies**)
- ☐ Payment of application fees

Additional information that will be required based on the type of your alteration or addition:

Accessory development (Garage, shed, gazebo, etc.)

Two copies of the following:

- ☐ Detached garage and small building form **or** construction drawings
- ☐ Surveyed plot plan showing the following:
 - ☐ Site area
 - ☐ Building footprint and dimensions
 - ☐ Setback dimensions to property lines

*Manufactured gazebos placed on raised decks require a verification letter stamped by a professional engineer

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Detached Garages & Small Buildings

Information Sheet for Development & Building Application

The information indicated on this sheet is the minimum that is required for a garage permit application. This form may be used in lieu of providing a detailed package of drawings provided the building is a typical single storey storage garage or small building containing only one occupancy. Please complete this form as best as possible and attach it to the building permit application.

Construction details – **SUBMIT WITH APPLICATION FORM**

Project type: ☐ Garage ☐ Shed ☐ Gazebo ☐ Other: _____

Example roof:

Asphalt shingles
3/8" OSB complete with "H" Clips
Manufactured trusses max 24" on center
Insulation (min. R-40 required if heated)
6 mil poly (required if heated)
1/2" CD or SR gyproc ceiling (if insulated)

Your roof:

Example walls:

Exterior finish (i.e. stucco or vinyl)
Sheathing paper
Min. 3/8 O.S.B. sheathing
2 x 4 wall studs at 24" on center
PTW single bottom plate, double top plates
%" dia. Anchor bolts at 8' O.C.
Insulation (full cavity if heated)
6 mil poly (required if heated)
1/2 " drywall on walls (required **if** insulated)

Your walls:

Example foundation:

Compacted granular fill
4" concrete slab — thickened on edges
(min. 592 ft² without engineering)
Pile and grade beam — provide specifics
Strip footing & 4' pony wall

Your foundation:

Exterior to weatherproof complete with flashing over all changes in material **(Note: a swinging walk-in door is required)**

- Specify garage door size
- Specify header size

This page may be completed if your garage is a typical garage resembling these drawings. If the building does not resemble these drawings, please submit detailed drawings.

Note: Floor plan should be at a minimum scale of 1:100.

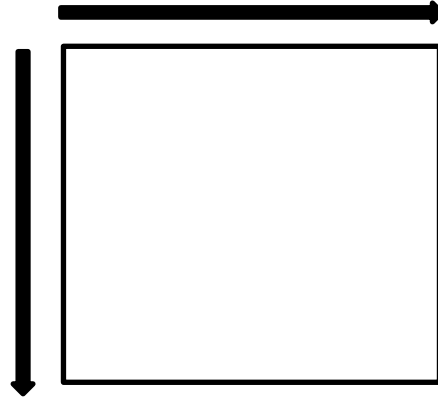
Construction details – SUBMIT WITH APPLICATION FORM

Plot Plan:



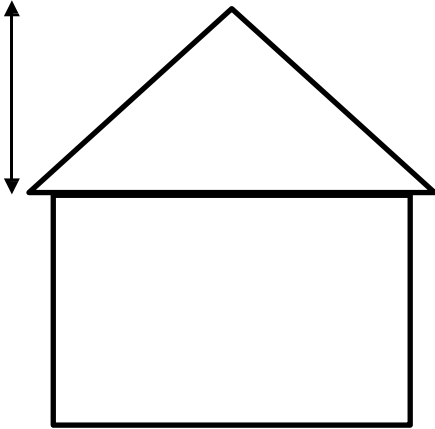
- Provide a sketch of your lot
- Show distances to other building and to property lines
- Provide a north arrow

Floor plan:



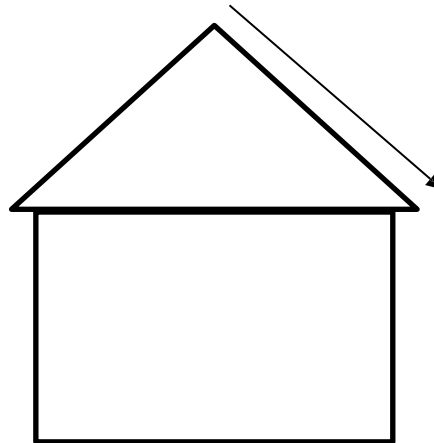
- Provide outside dimensions of building
- Show all doors and windows
- Show orientation of trusses
- Show any interior partitioning, together with a description of the rooms

Elevation:



Elevation _____

Show roof slope:



Roof slope _____

Show doors and windows on all elevations. Show building height (height of walls).

Detached Garages, Carports and Accessory Buildings Alberta Building Code Information Sheets

GENERAL CONDITIONS:

All municipal zoning and development requirements must be rectified.

All work, materials and construction must comply with the National Building Code – 2019 Alberta Edition.

All Plumbing, Gas, Boilers, Electrical codes where applicable must be met.

A set of drawings must be available at the jobsite for inspection purposes.

Except as permitted in this subsection, foundations conforming to Division B Sections 9.12. and 9.15 shall be provided for the support of carport and garage super-structures, including that portion beneath garage doors.

Where a slab-on-ground construction is used, a construction joint shall be provided between the main building slab and a slab serving an attached garage, breezeway or carport.

Detached garages of less than **55m² (592 ft²)** floor area and not more than 1 storey in height are permitted to be supported on wood mud dills or a **100 mm (4")** thick concrete floor slab provided the garage is not of masonry or masonry veneer construction.

Piers for the support of carport columns shall extend not less than **150 mm (6")** above ground level. Piers shall project not less than 25 mm beyond the base of the column but in no case be less than 190 mm by 190 mm in size. Piers.

Wood columns for garages and carports must be at least **89 mm by 89 mm (4 x 4)**.

Building anchorage to be provided by fastening still plate by a ladder frame in concrete or by fastening still plate to the concrete floor or foundation with not less than **12.7 mm (1/2")** anchor bolts spaced not more than **2.3 m (8')** o/c.

Sulphate resisting cement is to be used for concrete in contact with sulphate soils and deleterious to normal cement.

Concrete strength for garage, carport floors and exterior steps, minimum, 25 MPa (2900 psi) after 28 days. Footings are to rest on undisturbed soil, rock, or compacted granular fill. In areas which soil movement caused by changes in soil moisture content is known to occur to the extent that it may cause significant damage to a building, measures are to be taken to minimize this effect.

When air temperature is below 5°C, concrete is to be kept at a temperature of not less than 10°C or more than 25°C while being mixed and placed. The temperature shall be maintained at a temperature of not less than 10°C for 72 hours after being placed.

Wood framing members that are not pressure treated with a wood preservative and which are supported on concrete in contact with the ground or fill shall be separated from the concrete by at least 0.05mm polyethylene or Type S roll roofing wherever the wood members are less than **150 mm (6")** above grade.

Table A12 NBC – 2019 (AE)

Maximum spans for Built-up Lintels for Garage Door opening.

Roof and Ceiling Load Only - No. 1 or No. 2 Grade

Commercial Designation	Lintel Size, mm	Maximum Span, m (1)(2)				
		Specified Snow Load, kPa				
		1.0	1.5	2.0	2.5	3.0
	38 x 184	2.88	2.48	2.21	2.01	1.86
Spruce - Pine - Fir	38 x 184	3.30	2.86	2.55	2.32	2.14
(includes all species except Coast Sitka	38 x 184	3.55	3.10	2.82	2.59	2.40
Spruce) Jack Pine,	38 x 235	3.53	3.03	2.70	2.46	2.27
Lodgepole Pine, Balsam	38 x 235	4.07	3.50	3.12	2.84	2.62
Fir and Alpine Fir)	38 x 286	4.54	3.91	3.49	3.17	2.93
	38 x 286	4.09	3.52	3.13	2.85	2.63
	38 x 286	4.72	4.06	3.62	3.29	3.04
	38 x 286	5.28	4.54	4.04	3.68	3.40

- (1) Spans are calculated based on maximum supported which may be increased by 5% for supported lengths of not more than 3.7m, or by 35% for supported lengths not more than 2.4m. Supported length means half the span of the trusses, roof joists or rafters supported by the lintel plus the length of the overhang beyond the lintel.
- (2) For ends of lintels fully supported by walls, provide a minimum 38mm of bearing for lintel spans up to 3m, or minimum 76mm of bearing for lintel spans greater than 3m.

Wall sheathing membrane: a wall sheathing membrane is required beneath siding, stucco, and masonry veneer. The sheathing membrane is to be lapped min 4" and is to be installed 'shingle fashion' - providing full protection to the entire wall assembly; recommended that particular attention be made to areas surrounding doors and windows.

Eave protection consisting of asphalt saturated felt, type M or S roll roofing, 0.15 mm (6 mil) polyethylene, or other approved material is to be provided beneath the starter strip, extending at least 900mm (36") up the roof slope to a line not less than 300mm (12") inside the inner face of the exterior wall.

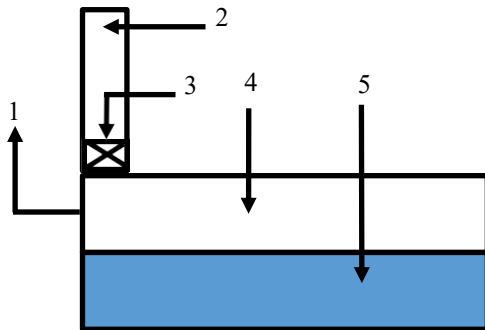
(Applicable when garages are insulated and heated).

The roof or attic space is to be provided with an unobstructed vent area of not less than 1/300 of the insulated ceiling area, distributed uniformly on opposite sides of the building, with min. 25% of the required openings at the top and 25% at the bottom of the space.

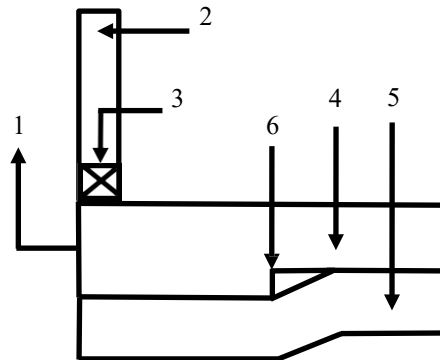
Attic space access hatchways are to be at least 500mm x 700mm (20 x 28) and attic hatches are to be insulated (R40) plus be weather-stripped around the perimeter.

The building site is to be graded so that surface water will drain away from the building.

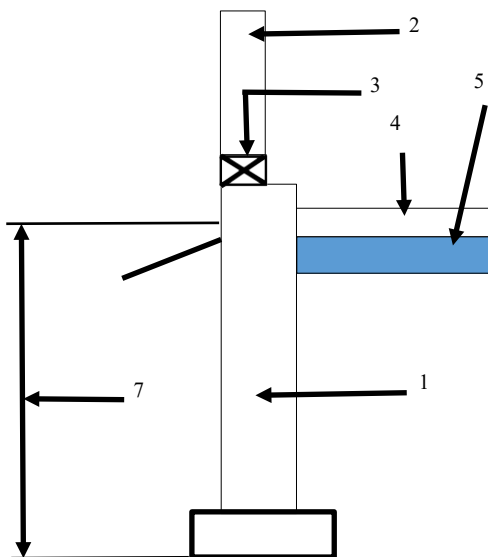
The above listed does not cover every aspect of the building code only the basic are listed. It is the responsibility of the owner or the owner's representative to make sure the work complies with the Alberta Building Code.



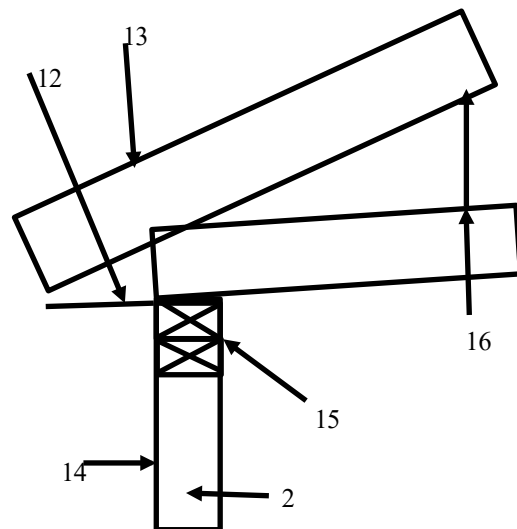
4" thick slab on grade (Max building area 55m² or 592 ft²) approximately 24'x24'



4" thick concrete slab with thickened edges for garages or accessory buildings greater than 55m², engineering required

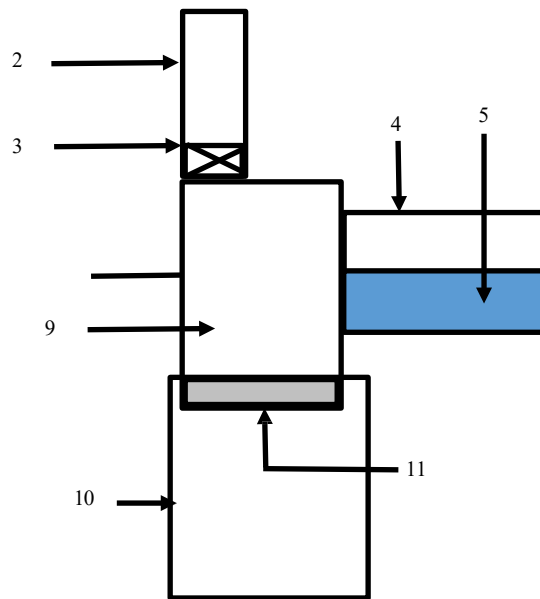


4' Concrete foundation wall on strip footing



Roof/wall details

Reinforced concrete grade beam on pile. Engineering required.



Notes:

1. Grade to sloped away from the building.
2. 2"x4"@16" to 24" o/c. (wall studs)
3. 2"x4" base plate w/1/2" dia. anchor bolts @ 8'0/c (max.) and must be treated if plate is less than 6" from finished grade.
4. 4" Concrete slab (min 25 MPa concrete)
5. 4" granular or sand base (recommended)
6. Reinforced concrete slab thickened to 12" and 12" wide around the edges.
7. 4' depth or below frost level.
8. Min. 6" concrete foundation wall with strip footing
9. 8"x24" reinforced concrete grade beam.
10. 12" dia. x 12' deep reinforced concrete pile.
11. Void form.
12. Vented soffit. (If garage is heated & insulated throughout).
13. Asphalt shingles on 3/8" OSB sheathing.
14. Exterior finish (i.e. vinyl siding or stucco on 3/8" OSB or plywood sheathing.
15. Double 2"x4" top plates.
16. Engineered roof trusses at 24" o/c (max)



Additional Information

Application Fees

BUILDING PERMIT APPLICATION FEES	
Single family & semi-detached dwellings	
Minimum Building Permit Fee, includes any Miscellaneous Building Permit Item (in ground swimming pool, hot tub, portable pool, deck, wheelchair ramp, minor solar panel installation, HVAC installation, wood stove fireplace, temporary structure like a tent)	\$150.00
New construction & additions	\$6.00/m ²
Basement development & renovations or accessory building (attached or detached)	\$3.00/m ²
Walk-out basement development & secondary suites	\$5.00/m ²
Foundations of footing only	\$3.00/m ²
Re-inspection fee (residential)	\$100.00/hr min
Multi-family dwellings/Commercial/Industrial/Community Services & Institutional	
New construction, additions, renovations or tenant improvements	\$6.00/m ²
Basement & other finished areas (incl. parkades) or accessory buildings	\$3.00/m ²
Minor renovation (such as demising wall) or change of use	\$250.00
Re-inspection fee	\$250.00/hr min.
Miscellaneous building permit fees	
Water / sewer installation report (PWV)	\$50.00
DEVELOPMENT PERMIT APPLICATION FEES	
New Construction	
Single detached & semi-detached or row housing use (includes manufactured homes)	\$200.00 /unit
Comprehensively planned, multi-family dwelling or high-density residential use	\$200.00 + \$150.00/unit
Non-residential use (including additions)	\$500.00 + \$1.00/m ²
Miscellaneous	
Other non-residential (decks, accessory building or use, demolition) or change of use	\$200.00
Other residential (decks, additions, accessory buildings, home occupations, renovations, demolitions, etc.)	\$150.00
Boulevard crossing (driveway widening)	\$100.00
Earthworks development permit or external agency applications or referrals	\$500.00
Minor sign (event, portable, fascia, etc.)	\$150.00
Major sign (billboard, freestanding, electronic message board, etc.)	\$200.00
Safety codes consultation	
Safety codes consultation service	\$150.00/hr min.
Building permit revision & extension	50% of BP fee
Penalty for beginning construction without permits	100% of BP fee
Water meter deposit - full amount charged at installation	
Single family residential	Market value
Multi-family residential	Market value
Commercial, Industrial, institutional	Market value
Bylaw applications or amendments	
New or major amendment to a statutory plan (includes municipal development plan, area structure plans or area redevelopment plan)	\$6000.00
Minor amendment to a statutory plan or new or amendment to non-statutory plan (includes land use bylaw amendment, road closure, change to reserve land, etc.)	\$4000.00
Re-submission fee or revision fee	\$1000.00



Compliance Reports	
Residential	\$150.00
Non-residential	\$250.00
Revised certificate (within six months of original compliance)	\$75.00
Rush service (completed within 3 business days)	100% of fee
Development agreements and other agreements	
Major development agreement (generally for subdivision applications)	\$5000.00
Minor development agreement (generally for development permit applications)	\$3000.00
Other agreements (easements, assignments, encroachments, etc.) or amending agreements	\$2000.00
Subdivision and condominiums	
Subdivisions or bare land condominium (includes remnant parcel and common property excludes municipal reserve and public utility lot)	\$1000.00 + \$300.00/lot or unit
Subdivision endorsement extension request (includes remnant parcel and common property excludes municipal reserve and public utility lot)	\$1000.00
Endorsement of subdivision or bare land condominium (includes remnant parcel and common property; excludes municipal reserve and public utility lot)	\$500.00 + \$300.00/lot or unit
Endorsements of traditional condominium (condominium conversions)	\$500.00 + \$40.00/unit
Re-submission/revision fee	\$1000.00
Development security deposits	
Development Security Deposit for a Major Development Permit (commercial industrial, institutional, comprehensively planned or high-density residential developments) or Earthworks	\$10,000.00
Environmental & Parcel assessment information requests	
Environmental records search request	\$200.00/per parcel
District and land use confirmation letter	\$100.00
Land title transactions	
Land Title Request (new caveat postponement or discharge of a caveat)	\$150.00 + Land title fees
Land Title Instrument Search Request (certificate of title, caveat, etc.)	Land title fees
Planning Documents (GST may be applicable)	
Land use bylaw	\$100.00
Municipal planning document (municipal development plan, area structure plan, master plan, etc.)	\$50.00
Street map or land use map	\$20.00
Refunds	
Refund information available upon request	

Frequently Asked Questions:

Why do I need a building permit?

Building permits are required to ensure the health and safety of residents and are regulated under the Safety Codes Act, Permit Regulations and the Alberta Building Code.