

DEVELOPMENT & BUILDING PERMITS ARE REQUIRED FOR ALL DETACHED GARAGES

A valid, approved **Development Permit** is required prior to the issuance of a **Building Permit**.

Development and Building Permit application forms can be obtained from the Development Authority & Safety Codes Administration office:

Drumheller Town Hall , Main Floor,
703 2 Avenue West,
Drumheller, Alberta T0J 0Y3

or on-line at www.dinosaurvalley.com

OTHER PERMITS THAT MAY BE REQUIRED

- Gas Permit
- Electrical Permit
- Plumbing Permit

As of January 1, 2007, the Town of Drumheller is changing service providers for the delivery of Safety Codes Services.

Superior Safety Codes Inc. will be providing compliance monitoring services such as site inspections and plan reviews in the disciplines of Building, Electrical, Plumbing and Gas.

The Permit issuance process will not change, Permits will continue to be issued from the Drumheller office and you may continue to use the same permit application forms.

Questions regarding the Building Code or any other safety codes discipline may be directed to Superior Safety Codes Inc. Phone: (Toll-free) 1-888-358-5545.



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Underground utilities can be found everywhere. Call to Alberta One Call at 1-800-242-2447 can save time, money and even lives.

Numbers to Call

Drumheller Town Hall

403-823-6300

Safety Codes Administration

Phone: 403-823-1300

Fax: 403-823-7739

Development Authority

Phone: 403-823-1310

e-mail: safetycodes@dinosaurvalley.com

Public Works

403-823-1330

After Hours Emergency Number

403-823-2512

Alberta Transportation 1-800-662-7138

Alberta One Call..... 1-800-242-3447

Alta Gas 1-800-242-3447

Atco Electric 1-800-668-2248

Big Country Gas Co-op 403-772-2217

F.C.S.S./Recreation 403-823-1324

Road-Data (Transp. Permits).. 1-888-830-7623

Shaw Cable 1-866-344-7429

Telus Corporation..... 310-4248



703 2 Avenue West, Drumheller, Alberta, T0J 0Y3



DETACHED RESIDENTIAL GARAGES In Drumheller



DRUMHELLER DEVELOPMENT AUTHORITY & SAFETY CODES ADMINISTRATION

Revised: April 24, 2008

GENERAL INFORMATION

Drumheller 's Land Use Bylaw regulates the construction of detached garages. Permitted minimums such as rear, front and sideyard setbacks, and maximums such as building height and floor area vary locally.

To determine which district your proposed development is within, please contact the Development Authority, or see the Bylaw 36-98 Land Use District Map on the Town's website www.dinosaurvalley.com.

The exterior finish/cladding of the garage is to be compatible with that of the principle building.

Once a Development Permit has been approved and issued, and prior to any construction, you are required to apply for **Building Permit**.

Along with the application you are required to submit three (3) copies of site plans and building drawings. Accessory building construction checksheets are available through the Safety Codes Administration office.

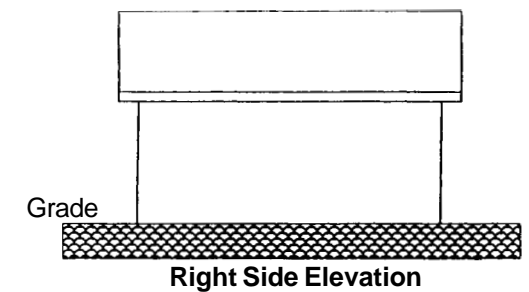
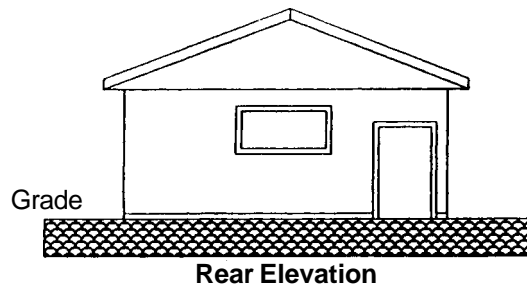
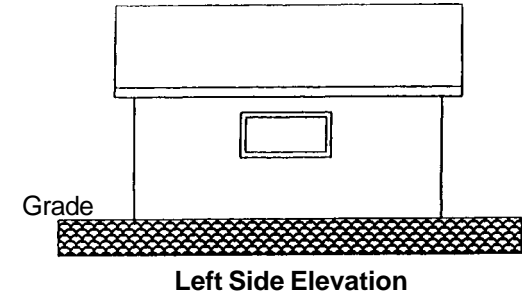
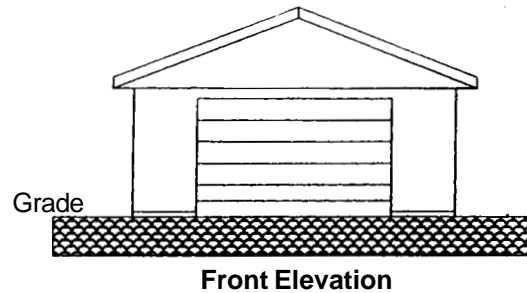
The owner is responsible to ensure the garage is not constructed over a Utility Right-Of-Way or over utility lines.

Access driveways shall be constructed such that moisture will accumulate at the centre and drain towards the street or lane, whichever may be the case.

Foundation requirements for detached garages are dependent on factors such as the size and height of the structure. Contact the Safety Codes Office at 823-1300 for building information regarding your garage.

Example of Required Elevation Drawings

NB. A site plan showing the accessory building's location with relationship to property lines and other buildings on and adjacent to the property as well as utility locations is also required.



Example of Required Building Drawings

