

Temporary Buildings and Fences in the Village of Bittern Lake

The following is extracted from the Land Use Bylaw on August 2007—is not a legal document and is for resident planning information only. Notes are that of the Development Officer.

In residential districts:

Temporary Buildings: *Temporary buildings described below do not require a permit but must abide by the site setback and dimension (area, height and property line siting) rules of the land use bylaw.*

New single storey buildings, not on a permanent foundation, under 15 square metres (160 square feet) in size, which are accessory to a residential use. These buildings are bound by yard and setback rules. [Bylaw 10/04]

Unless otherwise provided in this Bylaw, detached garages and accessory buildings shall be located:

A minimum of 2 metres (6.6 feet) from any dwelling.

No closer to the front property line than the front of the principal building.

No closer than 1 metre (3.3 feet) to the rear or side property line, except;

- (a) Where the vehicle doors of the detached garage face a lane or street abutting the site in which case the garage shall be no closer than 6 metres (19.7 feet) from the lane or street.
- (b) Where an agreement exists between the owners of adjoining properties to build their garages centred on the property line, in which case the garage shall be constructed, to the standards of the Alberta Building Code.
- (c) No closer than 1 metre (3.3 feet) from the side property line and from the rear property line in the case of an angular or curved approach from a lane.
- (d) No roof overhang shall be within 0.5 metres (19.7 inches) of the side or rear property line.

Where a structure is attached to the principal building on a site by a roof, an open or enclosed structure, a floor or a foundation, it is to be considered a part of the principal building and not as an accessory building.

Fences: *do not require a permit but must abide by the requirements below:*

The erection or maintenance of gates, fences, walls or other means of enclosure (other than on corner lots or where abutting on a road used by vehicular traffic) less than one metre in height in front yards and less than two metres in height on the side and rear yards, and the maintenance, improvement and other alterations of any gates, fences, or walls or other means of enclosure.

Note: It is advisable to work with neighbours when considering building fences etc.

Note: While not prohibited under the present bylaw experience has shown that some people consider structures such as fabric covered frame structures and chain-link fences to be unsightly. It would be wise to consider the opinions of the neighbourhood residents.