



BUILDING A SINGLE DETACHED DWELLING

Getting to know what is
required

DID YOU KNOW?

A single detached dwelling consists of one dwelling, which is separate from any other dwelling or building and occupied, or intended to be occupied, as a permanent home or residence. Permits are required for the development of all new single detached dwelling within the City of Lloydminster. As well, permits are required for additions to existing dwellings. Additions may include some of the following: decks, sunrooms, exterior additions, etc.

WHAT IS REQUIRED?

Each zoning district has specific regulations for the location of dwellings on a lot. Please contact the Planning Department for information on if the single detached dwelling is a permitted or discretionary use in the district you are building in. All developments must conform to the Zoning Bylaw and the National Building Code of Canada.

You will be required to maintain a minimum setback distance from property lines for the development. Generally, for a one-storey dwelling, the front yard setback will be 6.0 metres; the side yard setback (if not a corner lot) will be 1.2 metres; and the rear yard setback will be 7.6 metres. These setbacks will vary for developments greater than one-storey, with attached garages and corner lots. Please consult with the Development Officer for setbacks specific to your development.

A Development Permit, and Building Permit can be obtained from the Planning Department. Detailed site plans are required to be submitted with each application. A Damage Deposit is required and will be refunded upon completion of the final inspection and rough site grading of the property, provided no damage has been done to the utilities and public or adjacent properties.

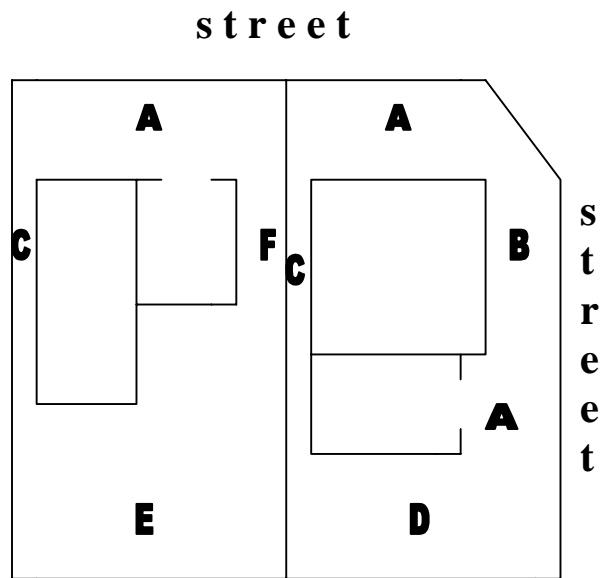
Five inspections will be conducted during the construction period of the development. These inspections occur at the following building stages:

- prior to pouring the footings
- prior to backfilling the foundation
- prior to applying insulation
- prior to applying the drywall
- at completion and prior to occupancy

As well, inspections are conducted for wood stoves, fireplaces as well as plumbing groundwork, plumbing rough in and final plumbing inspection.

**RESIDENTIAL
SETBACK
REQUIREMENTS:**

Example with a single detached dwelling and attached garage:



- A** = 6.0 metres **B** = 3.0 metres
C = 1.2 metres (1 storey) or 1.8 metres (2 storey)
D = 4.5 metres **E** = 7.6 metres
F = 3.0 metres (required rear yard access)

NOTE:

- Rear yard access "F" may be reduced to "C" with a 2.1 x 2.7 metre rear garage door.
- An easement supersedes the above
- "F" does not apply to lots with a rear lane