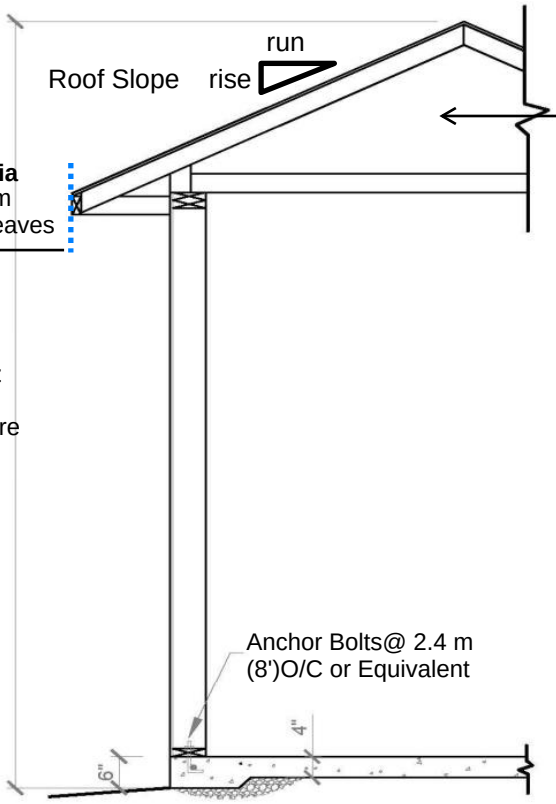
TOWN OF OKOTOKS
STANDARD DETACHED GARAGE GUIDELINES

2025

COMPLETE ALL FILLABLE FIELDS

For the best experience, please use a desktop or laptop computer.

Construction within Overland Drainage and Utility Rights-of-Way are not permitted. Please check your Real Property Report for details of any Rights-of-Way that may be registered on your property. CALL BEFORE YOU DIG.



Overhang/Fascia
0.45 m (18") from property line to eaves minimum.

Building Height
Cannot Exceed Principal Structure on Parcel

Note: Any wood within 150 mm (6") of grade is required to be protected. Positive drainage is maintained away from building and other properties.

Garage Width: _____ft
Garage Length: _____ft
Garage Height: _____ft

Roof Framing:

☐ Pre-Manufactured Engineered Truss
☐ Stick Built Rafters (Detailed Drawing Required)
☐ Other specify: _____

Roof Sheathing:

☐ 3/8" OSB or plywood
☐ 1/2" OSB or plywood
☐ Other specify: _____

OSB or plywood less than 1/2" requires H clips and ridge blocking

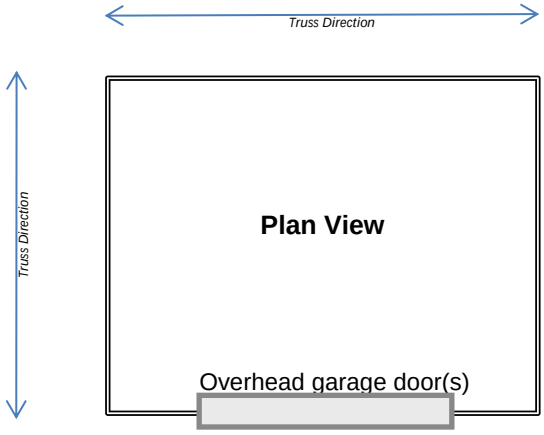
Roofing Material:

☐ Asphalt Shingles
☐ Metal Roofing
☐ Other specify: _____
Roof Slope: rise/run: _____
Eaves - size: _____

Use drop down menus on diagram to indicate where you plan placement of:

Truss direction
Man door (1 man door is required)
Window(s)

Windows/Doors are not permitted within 1.2 m (4') of property line.

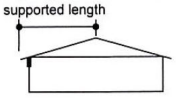


Garage Overhead Door(s) Size:

Width _____ ft
Height _____ ft

Use table to find header(s) size: 3 Ply Select
☐ Or specify use of Engineered Header(s)

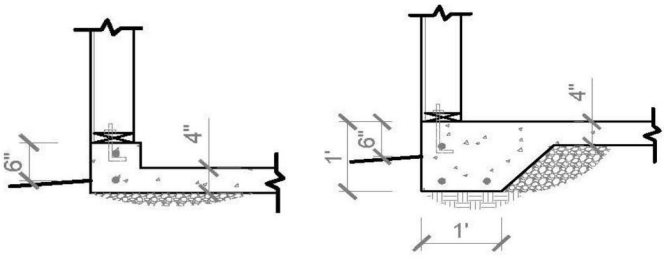
Supported Length = Half the distance from peak to eave.



Supported Length	2x10 Max Span: 3 Ply	2x12 Max Span: 3 Ply
8 ft.	13'-11"	16'-6"
10 ft.	12'-9"	14'-9"
12 ft.	11'-7"	13'-6"
14 ft.	10'-9"	12'-6"
16 ft.	10'-1"	11'-8"
18 ft.	9'-6"	11'-0"
20 ft.	9'-0"	10'-5"

Canadian Wood Council. (2020). The Span Book: Span tables for Canadian dimension lumber and glued-laminated timber (2020 ed.). Canadian Wood Council. (SPF No. 1/No. 2, Roof Snow Load = 31.1 psf)

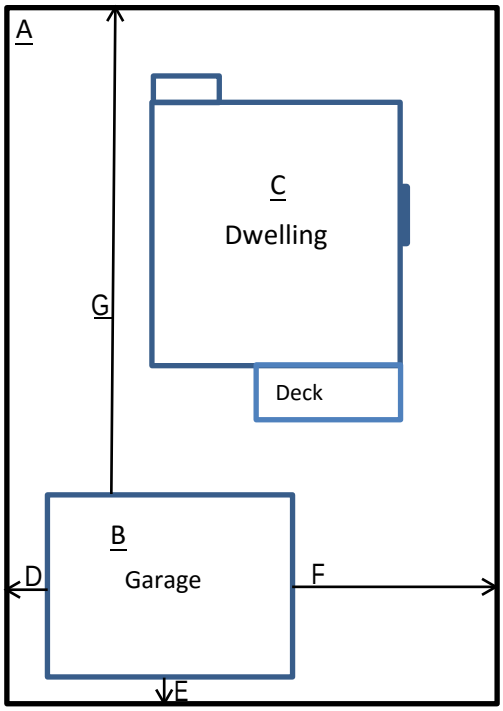
Alternative Details Up to 55 m² Accessory Buildings



Foundation Options:

- Edge of concrete pad shall be double thickness supporting exterior walls and;
- At least 5" gravel placed beneath garage pad
  Or,
- A Professional Engineer/Architect is required to be obtained, if the garage structure exceeds 55 m² as determined in the Alberta Building Code 2024.

Exterior Finish:	**Wall Sheathing:**	**Interior Development:**	**Wall Framing:**
☐ Vinyl Siding	☐ 3/8" OSB	☐ Electrical	☐ 2 x 4 @ 16" O.C.
☐ Stucco	☐ 3/8" plywood	☐ Gas	☐ 2 x 4 @ 24" O.C.
☐ Metal Siding	☐ 1/2" plywood	☐ Plumbing	Max 2 x 4 wall height 9ft 10 in (3.0 m)
☐ Other Specify:	☐ 1/2" OSB	☐ Drywall	☐ 2 x 6 @ 16" O.C.
_____	☐ Other Specify: _____	☐ Insulated walls & ceiling	☐ 2 x 6 @ 24" O.C.



A) Lot Size: _____m²

Total Lot Coverage: _____ %

B) Garage Size:_____m²

C) All Existing Structures:_____m²

D) Distance to nearest side property line ____m

E) Distance to rear property line ____m

F) Distance to furthest side property line ____m

G) Distance to front property line ____m

$$\frac{\text{Total Lot Coverage (B + C)}}{\text{Lot Size (A)}} \times 100\% = \_\_\_\% \text{ of coverage}$$

Note:

- If your parcel is affected by an overland drainage (swale/other) contact the Town of Okotoks Planning Department.
- **Maximum site coverage and building setbacks for private garages and other accessory buildings depends on the zoning of the parcel. For a full review of Land Use Requirements, please see www.okotoks.ca**

Building and Placement Standards for Traditional Neighbourhood Land Use District

0.6 m (2') Setback From Interior Side Yard Property Line(s)

3.0 m Setback from Secondary Frontage (Corner lot) if applicable

1.0 m Setback from Rear Property Line

Note the following:

- Garages including eaves cannot project into utility right-of-ways or easements.
- If ceiling of garage is finished, roof venting is required. Vents shall be distributed uniformly on opposite sides of the building with not less than 25% at the top of the space and 25% at both sides of the bottom of the space. If eaves are non-vented, lower gable venting is required.
- Where the garage is to be heated, an air barrier shall be installed beneath the slab.
- Windows or doors cannot be placed in a wall that is closer than 1.2 m to neighbor's property.
- A Professional Engineer/Architect is required to be obtained, if the garage structure exceeds 55 m² as determined in the National Building Code 2023 (Alberta Edition).
- Garage walls to be secured to slab with anchor bolts at 2.4 m on center maximum.
- HIRF (High Intensity Residential Fire) - The garage eave must be at least 0.45 m from property line and soffits within 1.2 m of the property line must be non vented.
- If variance(s) from any of the regulations is desired, a Development Permit granting the variance(s) must first be obtained from Planning Services before the Building Permit may be issued.
- In some cases a Development Permit may be required. Contact Planning Services at 403.995.2760, planning@okotoks.ca or refer to the Land Use Bylaw at www.okotoks.ca
- For construction code questions, contact the Safety Codes Officer at permits@okotoks.ca or call 403.995.6304

Optional: Additional Property Specific Info

This guideline may be updated periodically. It has no legal status and cannot be used as an official interpretation of the various bylaws, codes and regulations currently in effect.