

Where can I locate my Accessory Building?

- No accessory building or any portion thereof shall be erected or placed within the front yard. The front yard is considered the front of your house to the street.
- For an interior parcel, the accessory building must be located 1.0 metres (3.28 feet) from the side and rear property lines.
- For a corner parcel, the accessory building cannot be located closer to the street than the main building and shall be 1.0 metres (3.28 feet) from the other side and rear property line.
- Accessory Buildings cannot be located on a Utility Right of Way or Easement.

How high can my accessory building be?

- An accessory building shall not be more than 4.5 metres (14.8 feet) in height (measured from grade to peak); and
- Shall not exceed the height of the main building.

CAUTION!

Before you dig, please call: Alberta One-Call at 1-800-242-3447 or <http://albertaonecall.com/submit-a-locate-request/>

MORE HELP....

Further assistance is available from:

Contact Superior Safety Codes at:

Phone: 403-717-2344

Toll Free Ph: 1-888-717-2344

Web Site: www.superiorsafetycodes.com

This brochure is for information purposes only and is intended to assist applicants. It is neither an authoritative nor complete statement of law and is not legally binding. Further reference to the Intermunicipal Development Plan, Municipal Development Plan, Area Structure Plans and/or Area Redevelopment Plans, Redesignation, Town of Sundre Land Use Bylaw 705, and/or planning documents is necessary to ensure compliance with their provisions.

Note: When you apply, personal information may be collected under the authority of Section 33 (c) of the Alberta Freedom of Information and Protection of Privacy Act, Section 642 of the Municipal Government Act and/or Section 63 of the Safety Codes Act. The information will be used to process your application(s), and your name and address may be included on reports that are available to the public. If you have any questions on the collection and use of this information, please contact our office.



Residential Accessory Buildings: Detached Garages and Sheds



When do I need a Permit

Do I need a Development Permit and a Building Permit to build an Accessory Building?

Land Use Bylaw 705 allows one accessory building on a residential parcel, not exceeding 10.0m² (107.4 sq ft) in floor area and 2.5m (8.2 ft) in height without a Development Permit.

If your accessory building is over 10.0 square metres (107.4 square feet) in floor area and 2.5 metres (8.2 feet) in height you will require a development permit and a building permit.

If you have more than one accessory building and their total floor area is over 10.0 square metres (107.4 square feet) you will require a development permit and a building permit.

Do I still need a permit if I purchased a pre-built shed from a retailer?

Permits are dependent on the size of the accessory building as opposed to where they were purchased.

If you purchase a pre-built shed or even a garage kit and it is over 10.0 square metres (107.4 square feet) you will be required to obtain Development and Building Permits.

What is an Accessory Building?

According to Land Use Bylaw 705, as amended an “accessory residential building means a building separate and subordinate to the principal residential building, the use of which is incidental to that principal building and is located on the same parcel of land, and includes such things as garages, garden sheds and greenhouses, but does not include a residential use of the building. An accessory residential building does not include an outhouse.”

What do I need?

What Do I need to submit with my Development and Building Permit?

- 1) Submit a completed Development Permit and Building Permit application (all permits are available at the Town of Sundre Office or you can download them from the web site). You will need to provide all the information listed:
- 2) Submit applicable fees that are established by the Town of Sundre Council
- 3) Site plan
 - i) Orientation of accessory building with respect to the primary building
 - ii) Distance of the accessory building to all property boundaries
 - iii) Height of the accessory building
- 4) Building cross sections
- 5) Elevation views
- 6) Roof truss and beam design information
- 7) Current land title certificate no older than 30 days.

* Depending on the complexity of the building more documentation may be required.*



Site Plan Requirements

