

Accessory Building Regulations

6.1 Accessory Buildings

- (1) In Residential Districts:
 - (a) An Accessory Building must not be developed prior to development of the principal building on the same site.
 - (b) Where an Accessory Building, other than a garage, is attached to the principal building by an open or enclosed roofed structure it is considered a part of the principal building and subject to the setback requirements for the principal building.
 - (c) An Accessory Building shall not be used as a residence, or for a Home Business, unless that use is specifically allowed by a provision of this Bylaw and has received a Development Permit.
 - (d) An Accessory Building shall not be located in a front yard.
 - (e) An Accessory Building shall not be located in an interior side yard along the length of the principal dwelling, unless a clear distance of not less than 1.2m is maintained between the Accessory Building and the interior side yard property line.
 - (f) An Accessory Building shall have a residential character and shall be finished in a manner compatible with the character and appearance of the principal building.
 - (g) Garages in residential districts shall also meet all requirements and development standards of the land use district in which it is located, as well as those outlined within **Section 7.15** (Garage and Carport Requirements)
 - (h) Notwithstanding the lists of Permitted and Discretionary Uses provided in any applicable land use district or Direct Control Bylaw, the development of an Accessory Building over 25.0m² in area that would function as an additional garage where a garage already exists shall be considered a Discretionary Use and require a Development Permit application and approval.

[Bylaw B-27/2023](#)

- (i) Unless otherwise specified in this Bylaw or by a Development Permit, the maximum height of an Accessory Building is 5 metres, or the height of the principal building on the site, whichever is less.
 - i. The maximum height of an Accessory Building may be extended up to 5.5 metres where it is subject to a Development Permit application, evaluated as a Discretionary Use under the authority of the Development Officer, and has regard to suitable architectural design, building placement, and landscaping to impacts on the surrounding properties to the satisfaction of the Development Authority.
 - ii. The maximum height of an Accessory Building may be extended up to 7.3 metres where it is subject to a Development Permit application, evaluated as a Discretionary Use under the authority of the Planning Commission, and has regard to suitable architectural design, building placement, and landscaping to impacts on the surrounding properties to the satisfaction of the Development Authority.
 - iii. A Development Permit application for ii. above shall include renderings of the proposed building showing how it would be viewed from at least two adjoining properties.

[Bylaw B-13/2021](#)

- (j) Where an amenity area is provided on the roof of an Accessory Building, it shall meet all of the standards and requirements for amenity area on the roof of Accessory Buildings, as outlined within **Section 7.4(5)** (Decks and Amenity Areas).

[Bylaw B-25/2019](#)

- (k) An Accessory Building in a residential district must meet the following setback requirements:
 - i. Minimum of 3.0m setback from any corner side yard;
 - ii. Minimum of 0.6m setback from any other side yard;
 - iii. Minimum of 0.6m setback from any rear yard;
 - iv. Minimum of 1.0m separation from the principal building on the site;
- (l) Notwithstanding the above setback requirements, where a residential site abuts a lane with a width of 6.7m or less, the Development Authority may require a rear yard setback greater than that listed above in order to achieve a combined distance of 7.3m or greater between the Accessory Building apron and the width of the rear lane.

- (m) Notwithstanding the above setback requirements, garages in residential districts may have one required side yard reduced to 0.0m at the discretion of the Development Authority, where the garage is designed to share a common wall with another garage on the adjacent site.
- (n) The maximum combined coverage of all Accessory Buildings shall not exceed the coverage of the principal building(s) on the lot, and otherwise shall be as outlined in **Table 10** (Accessory Building Coverage), below:

Table 10: Accessory Building Coverage

Lot Area	Calculation
Up to 360m ²	20% of the Lot Area
Above 360m ²	20% of the Lot Area for the first 360m ² PLUS 5% of the difference in area above 360m ² Up to a maximum of 90.0m ²

[Bylaw B-13/2021](#)

- (2) In Rural Districts:
 - (a) On parcels over 16.0 hectares (40.0 acres) in area that contain an agricultural use, portable cylindrical grain bins and 3-sided stock shelters less than 27.9m² (300 square feet) are not required to meet minimum setback requirements, except no bins or stock shelters shall be placed within 30.0 m (98.4 feet) of a corner of the site that is formed by the intersection of two roads.
- (3) In Non-Residential Districts:
 - (a) An accessory building must not be developed prior to the issuance of a Development Permit for the principal building.
 - (b) An accessory building in a non-residential district is part of a principal use of the site on which it is located, and must be in compliance with the development regulations of the district.
 - (c) Accessory buildings shall have the same height limits and setback requirements as for the principal building, unless otherwise specified in the District.
 - (d) Notwithstanding the above, accessory buildings shall not be located in front of the principal building(s).
 - (e) Fabric Covered Storage Structures are not permitted in a Residential, Mixed Use, Commercial or Office Park Employment District (IB-O), but may be used in other districts, provided the following requirements are met:
 - i. The structure shall not be located in front of the principal building;
 - ii. The structure shall meet the setback requirements of the district and shall be screened and oriented to reduce any visual impacts to the satisfaction of the Development Authority.
 - iii. The structure shall not exceed the maximum height requirement identified for the land use district in which it is located.
 - (f) A Fabric Covered Storage Structure proposed in an Industrial District, other than the Office Park Employment District (IB-O), shall be considered an Accessory Building and shall be subject to the issuance of a Development Permit.
- (4) The use of a Shipping Container/Sea Can Storage Container as an Accessory Building:
 - (a) Shall be subject to an application for Development Permit;
 - (b) May only be permitted in industrial, public, and rural districts;
 - (c) Shall meet all provisions outlined in **Section 7.23** (Outdoor Storage).

[Bylaw B-50/2021](#)