



ACCESSORY BUILDINGS

WHAT IS AN ACCESSORY BUILDING?

- An accessory building is incidental and secondary to the principal use of the parcel and must be detached (minimum 3m away) from the principal building.
- Examples of an accessory building includes: detached garages, storage buildings, sheds, gazebos, etc.

SETBACKS & HEIGHT

Accessory buildings are subject to the setback regulations of the specific zoning or district. They follow the same setbacks as principal buildings with the following exceptions:

- In R3, R4 and R5 residential districts, an accessory building shall be setback a minimum of 1m (3ft) from the side and rear property lines and must be located in the rear yard.
- The maximum height regulations are as follows:
 - > 4.5m (15ft) in R2, R3, R4, R5, R6, R7 and R8 Districts.
 - > 7m (23ft) in the R1 District
 - > 25m (82ft) for agricultural buildings; two storeys for non-agricultural buildings in the Ag District.
 - > In all other districts, the maximum height is the same as the principal building.
- We recommend that you contact a Development Officer or consult the Land Use Bylaw 2006/6 to verify your zoning and the setback distances that apply to your proposed accessory development.

WHEN TO APPLY

- A development permit is needed for an accessory structure if it is greater than 10m² (110ft²) in area or greater than 2m (6.6ft) in height.
- If your structure is less than the above, a permit is not required. However, it must still comply with the current regulations regarding side yards, height, etc..
- Please contact a Development Officer if your parcel is zoned Agricultural (AG) district as a Development Permit may not be required in some situations.



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Tel: 403.350.2150



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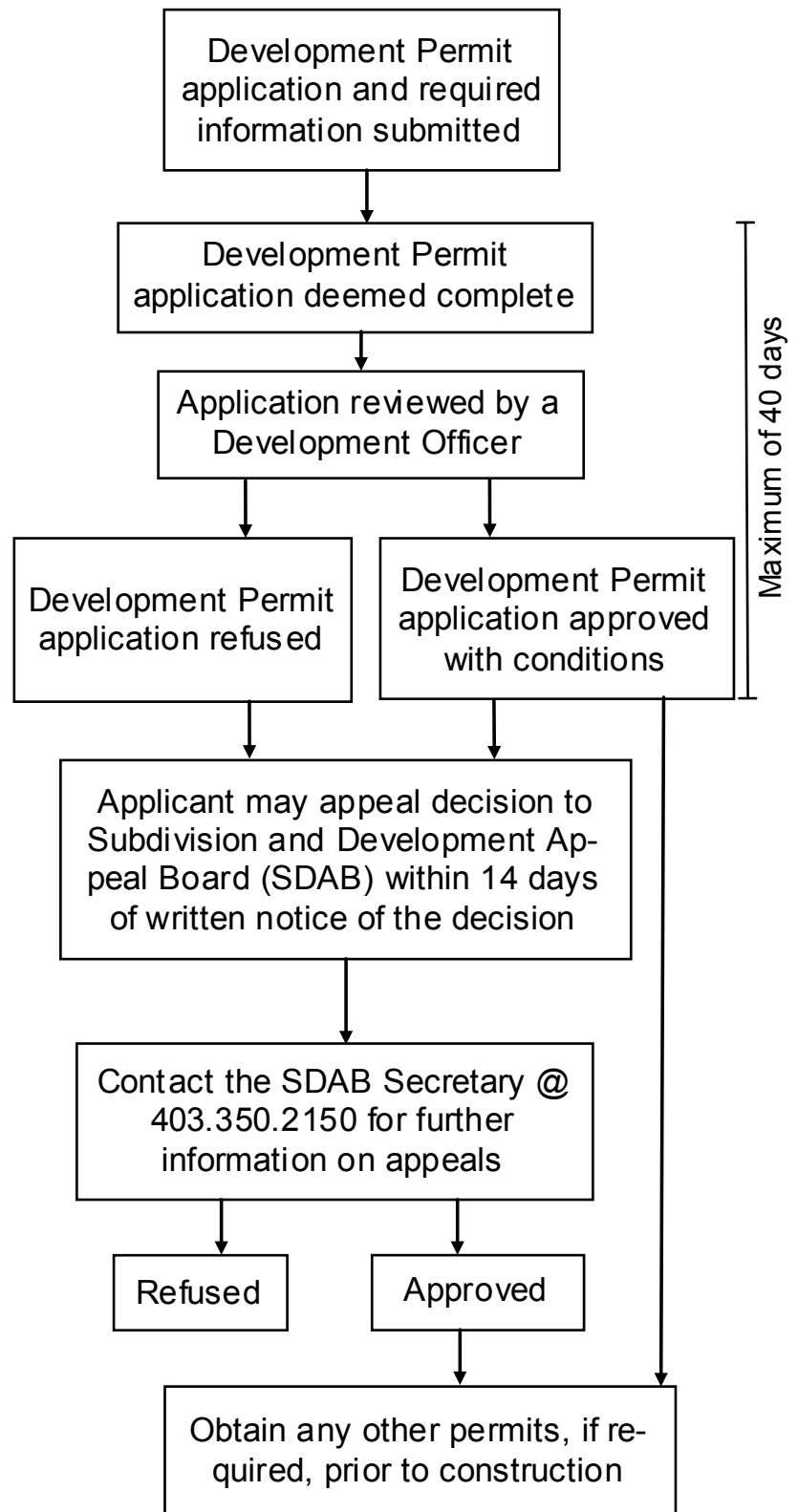
WHAT TO SUBMIT

- Completed application form
- Signatures of all registered landowners
- Verification of signing authority for Companies (if applicable)
- Complete Appointment of Agent form if landowner is not the applicant
- Applicable application fees
- Site plan: May be hand drawn, but must be legible and to scale, or professionally drawn
- 3 copies of hand drawn or professional drawings (buildings/structures greater than 67.6m² or 728ft² require professional drawings) including:
 - > Floor Plan
 - > Elevation drawings
- Any other information that is deemed necessary by the Development Authority.
- A map indicating the location of all abandoned oil and gas well sites if the proposed building exceeds 500 sqft.

DID YOU KNOW?

- Accessory development is not permitted without a principal building or use on-site.
- The design, exterior finishing and appearance of an accessory development should be complimentary and compatible with the character of the neighbourhood.
- Accessory developments cannot be located on, under or over easements, or rights-of-way.
- New developments may impact your property taxes, please see Assessment Services if you have questions or concerns.
- You are responsible for complying with all other municipal bylaws, easements, restrictive covenants, conservation agreements and provincial and federal statutes and regulations that may apply.
- Maximum total site coverage of all structures ranges from 40% to 65% depending on the district. Contact Planning and Development Services (403.350.2170) to confirm your specific zoning regulations.

PROCESS



For more information on Red Deer County:

Red Deer County



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