



Accessory Buildings

What is an Accessory Building?

Accessory Building means a detached building or structure located on the same parcel as the principal building, the use of which is non-residential.

Example: Workshop, Garage, Barn, Shed

When is a Building Permit Required?

A building permit is required for all buildings including garages, workshops and sheds that will have a footprint over 10m².

Building Bylaw No. 1482 Requirements

- No Accessory Building, except an Accessory Home, shall be used for residential occupancy.
- An Accessory Building shall contain:
 - One toilet, one sink and one exhaust fan within an area no larger than 3m² (32ft²).
 - One (1) laundry service.
 - Cabinets and counters less than 1.5m in length.
- The following items are not permitted in an Accessory Building:
 - Bathrooms including tubs and showers
 - Kitchen appliances, waterlines, drain lines, exhaust fans (including associated wiring and venting), 220v wiring and/or gas connections for stoves.
 - Non-load bearing walls that create separate bedroom and living room areas.

This bulletin is for informational purposes only. Please refer to the relevant bylaws for more information.

Zoning Bylaw No. 871 Requirements

- No Accessory Buildings or structures are permitted on a parcel unless the principal building or structure has been established.
- An Accessory Building cannot be attached to a principal building unless it meets the regulations for the principal building.
- On smaller residential zoned parcels, Accessory Buildings shall not exceed a gross floor area of 100m², including all floors.
- On smaller residential zoned parcels, no more than three Accessory Buildings or structures are permitted.
- No Accessory Building or structure is permitted in a front or corner side setback area.
- An Accessory Building or structure can be located in a rear or side setback area, however if it exceeds 2.0m in height it shall have a minimum of 1.0m setback from the parcel line.

Building Permit Requirements

- Building Permit Application Form
 - Owner's Authorization (Signed by owners on title)
 - Land Title Search (Issued within 6 months)
- Must include copies of all covenants, right of ways and easements registered on title
- Site Plan, including;
 - Existing and proposed buildings
 - Construction drawings must include:
 - Foundation/Floor Plans
 - Cross-section
 - Elevations of all sides of the building

Refer to the Building Permit Application Checklist for more information and additional documents that may be required at rdco.com/building

RDCO Inspection Services:

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