

Accessory Buildings



What you should know...

What is an accessory building?

Accessory buildings are structures which are separate and subordinate to the principle building of a property.

Accessory buildings include garages, carports, sheds, storage buildings, gazebos, permanent swimming pools, antennas, satellite dishes, and towers.

Do I need a development permit?

All accessory buildings require a permit except for the following structures:

- an accessory building **less than** 10m² in area (107.6ft²), Anything larger than 10m² development requires a permit.
- a patio less than 15m² in area (161.5ft²) and less than 0.3m (1 ft) off the ground.
- a tower or pole which does not exceed 4.5m in height (14 ft. 8 in.) and is not located in the front yard.
- a television or communication aerial, mast, or tower which does not exceed 10.6m in height (34 ft. 8 in.) and not located in the front yard.
- A television satellite dish which is less than 0.6m (2 ft.) in any dimension.

Provided that these structures comply with the yard setback regulations of the Bylaw.

How close to the property line can I build?

Most accessory buildings should be located a minimum of 1.2m (3 ft. 9 in.) from the rear and side property lines.

Accessory buildings with vehicle access from an alley or side yard (on corner properties), require a minimum of 6.0m (20 ft.) from the wall of the accessory building to the facing property line.

How close to the house can my accessory building be?

Accessory buildings in a laneless subdivision, must provide a 3.0m (10 ft.) separation space from the principal building, or the accessory building must adhere to the setbacks requirements of the principal building.

For subdivisions with a lane, a 2.1m (7 ft.) separation space must be provided, from the principal building, or the accessory building must adhere to the setback requirements of the principal building.

How high can I build an accessory building?

Generally, the height of an accessory building should relate well to the principal building, and not visually dominate the parcel. Typically, accessory buildings should not be larger in area or height than the principal building.

The height of accessory buildings is at the discretion of the Development Authority.

Where can I place an accessory building?

Generally, an accessory building may be located anywhere in the side or rear yards provided the required yard setbacks, and separation distance from the principal building comply with the Land Use Bylaw, they should be placed no closer to the front parcel boundary than the foremost portion of the principal building.

How many accessory buildings may I have on my property?

The number of accessory buildings is not regulated; however,

- in residential districts, the sum of all buildings including accessory buildings, (garages, deck, sheds, gazebos etc) combined, cannot exceed a prescribed percentage of the lot area.
- the area of an accessory buildings cannot be greater in area or height than the principal building.

Application Procedure

When applying for a development permit for an accessory building, you must:

- complete a development permit application;
- pay the required application fee;
- provide a site plan showing:
 1. size of property;
 2. size and location of all structures;
 3. size and location of proposed accessory buildings;
 4. distance from the accessory building to the property lines;
 5. distance from the accessory building to the principal building.

Development Permit Application forms are available at the Town of Edson office and on the Town of Edson website at www.edson.ca under Departments then Planning.

What is the Development Permit Application Process?

- Once the Development Authority has received a completed Development Permit Application, they will usually reach a decision to approve or refuse the development within ten (10) working days.
- The Development Authority will review the Development Permit Application by using the Land Use Bylaw policies and procedures to assess whether the permit will or will not be approved.
- When a Development Permit is issued, in accordance with the notice of decision, it does not become effective until twenty one (21) days after the date of issue of the notice of decision AND is advertised in our local paper. This is to allow for any person affected by the decision to be able to make an appeal to the Subdivision and Development Appeal Board. This appeal period does not apply to Development permits approved by Town Council under Direct Control (DC) zoning
- Should a decision be appealed within twenty one (21) days after the notice of decision has been issued, the permit shall not become effective until the Subdivision and Development Appeal Board has determined the appeal and the decision upheld or modified accordingly.
- If a Development Permit is refused, the applicant will be notified of the decision in writing. The Development Permit refusal will outline the specific reasons for the refusal. The applicant has twenty one (21) days to appeal the decision of the Development Authority to the Subdivision and Development Appeal Board.

- A permit is valid for a period of twelve (12) months from the date of issue. If at the expiry of this period, the development has not been commenced or carried out with reasonable diligence, this permit shall be null and void.
- Securities may be required to ensure that all conditions of this development permit have been met to the satisfaction of the Development Authority.
- You may be required to also obtain a building permit from an accredited agency.
- For information on the Subdivision and Development Appeal Board please contact the Town Managers Office for the Town of Edson at (780)723-4401

Where To Apply

Town of Edson
Engineering & Planning
Box 6300 (605 – 50th Street)
Edson, Alberta, T7E 1T7

Office Hours8 a.m. - 4 p.m.
Inquires & Fee Information. . .780-723-4402

This brochure is intended for information purposes only, and is based on the Edson Land Use Bylaw. Copies of the Bylaw may be obtained from the Engineering & Planning Department or on-line at www.edson.ca