

Section 33 Accessory Buildings/Structures In Residential Districts

33.1 Accessory Buildings and Structures shall be permitted in any residential district in accordance to the following:

- a. Accessory Buildings shall not be used for human habitation except where a Backyard Suite or Surveillance Suite/Caretaker's Residence is identified as a permitted or discretionary use;

(Bylaws C-1260-98 - December 13, 2021 and C-1260-187 – November 18, 2024)

- b. Accessory Buildings containing an approved Backyard Suite must comply with the regulations contained within Section 46 of this bylaw.

(Bylaw C-1260-187 – November 18, 2024)

- c. Accessory Buildings within the RG, RS, RR and RT districts without an approved Backyard Suite, shall not have a wall height exceeding 3.0m or one storey. The overall height measured to the peak of the roof shall not exceed 5.0m.;

(Bylaw C-1260-187 – November 18, 2024)

- d. Accessory buildings in all other districts shall not exceed the permitted height for a principal building in that district;

- e. The minimum width of a drive aisle which provides vehicle access to an Accessory Building or Structure is 3.0m. At no time shall the vehicle access to an Accessory Building or Structure encroach onto an adjacent property;

(Bylaw C-1260-61 - December 12, 2016)

- f. An Accessory Building or Structure constructed on a corner lot shall be setback from the property lines in accordance with Section 39;

- g. An Accessory Building or Structure less than 20m² must maintain a minimum side and rear yard setback of 0.6m measured from the closest point of the Accessory Building or Structure, including eaves and gutters to the property line. An Accessory Building or Structure measuring 20m² or greater must maintain a minimum side and rear yard setback of 1.2m measured from the wall to the property line;

(Bylaw C-1260-74 - July 10, 2017)

- h. The Development Authority may at any time request an updated Plan of Survey or Real Property Report noting location of all existing and proposed buildings in relationship to property lines of the subject property;

- i. Where an Accessory Building is proposed to be built on a structural foundation and has been approved for construction, the owner shall provide an updated Real Property Report prepared by an Alberta Land Surveyor at time of compliance; and

- j. A shipping/storage container is not an accessory building/structure.

(Bylaw C-1260-4 - December 9, 2013)

33.2 Pursuant to Section 16.1g, Accessory Buildings at 20m² or more shall require a development permit.

33.3 No Accessory Buildings or Structures shall be located on or over any utility right-of-way or easement or any drainage right-of-way or easement.