



WHAT ARE THE TOWN'S REGULATIONS REGARDING ACCESSORY BUILDINGS

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WHAT IS AN ACCESSORY BUILDING?

“Accessory Building” means a building or structure which is separate from the principal building on the same site, and the use of which is normally incidental, subordinate, and exclusively devoted to the principal use on the same site. Except as provided for in the R-1N, R-1, R-1E, R-1AR and R-1St Districts, an accessory building erected on a site in a residential district shall not be used as a dwelling. Typical buildings include antennae, satellite dishes, private tennis courts, private swimming pools, private hot tubs, water features, private garages, studio suites and private greenhouses.

An accessory building that meets the following criteria is not subject to side and rear setback requirements:

- does not have a permanent foundation and can be easily moved
- is 10m² (107.6ft²) or less in floor area
- is 3m (9.8ft) or less in height

Accessory buildings that are larger than 10m² (107.6ft²) and/or higher than 3.0m must conform to the setback requirements under the Land Use Bylaw. A Building Permit is required for an accessory building larger than 10m² and a Development Permit may be required if the placement involves variances to Land Use Bylaw regulations.

WHERE CAN I PLACE MY ACCESSORY BUILDING?

- Sheds may be located in the rear or side yard.
- Refer to the regulations for your Land Use District in the Land Use Bylaw or consult with Planning Services for the minimum setbacks from property lines.
- There must be a minimum of 1.5m (4.92ft) from a natural gas meter or window and it cannot obstruct access to a gas meter, window, or door.
- One (1) clear unobstructed access route between the front and rear yard must be maintained.
- Sheds cannot be attached directly to the house.
- No portion of the shed can be located on, over or under a Utility Right-of-Way or an Overland Drainage Right-of-Way.
- If the accessory building is located within a Maintenance Access Right-of-Way on a lot with a zero lot line, it must be located entirely within 10.7m (35.0ft) of the rear property line.

The maximum cumulative floor area of all accessory buildings under 10m² in floor area combined is 20m² (215ft²).

The homeowner is responsible to make sure the work being carried out does not contravene the requirements of any restrictive covenants, caveats, or any other restriction that is registered against the property. A copy of the Certificate of Title, available for a fee from any Alberta Registries Agent, will list all documents registered against your property.

A Real Property Report will show the location of property lines and all utility rights-of-way. The Town of Okotoks does not come out and mark your property lines. You must hire an Alberta Land Surveyor to perform this service.

Always remember to call Alberta One Call at 1.800.242.3447 **before** you dig.

For additional information, please contact Planning Services at 403.995.2760.