

ACCESSORY BUILDINGS

What Is an Accessory Building?

An accessory building is a smaller building or structure that is not attached to the main residence or main building. This includes a detached garage, shed, shop, coverall, sea can, green house, storage building or another similar stand-alone structure.



Accessory Building Requirements

An accessory building may have different requirements depending on if it is located within a residential district or non-residential district.

Residential District Requirements

- Accessory buildings are not allowed in the front yard. The front yard is most often the area between the front door of a residence and the nearest road.
- Accessory buildings must be located at least 1m (3.3 ft.) from the side and rear property lines. In the Residential Estate District (RE) accessory buildings must be located at least 4.5m (15 ft.) from the side and rear property lines.

- Accessory buildings on a corner parcel cannot be placed closer to the street than the residence and must meet the setback requirements of their Land Use Bylaw district.
- Accessory buildings can be up to 5m (16.4 ft.) in height. However, accessory buildings containing a secondary suite can be up to 7.5m (24.6 ft.) in height. No accessory building may be taller than the residence.
- The accessory building design must match that of the residence. This can be done by using similar colours and materials on the exterior.
- The maximum size and number of accessory buildings is determined by the combined site coverage of all buildings. Each district indicates a maximum allowable site coverage percentage.

Non-residential District Requirements

- Accessory buildings are not allowed in the front yard of a parcel or any yard next to a highway.
- Accessory buildings must be located at least 1m (3.3 ft.) from the side and rear property lines.
- Accessory buildings located on a corner parcel cannot be placed closer to the street than the main structure and must maintain a side yard setback from the street consistent with the requirements of that district.
- Accessory building design must match that of the main building. This can be done by using similar colours and materials on the exterior.
- The maximum size and number of accessory buildings is determined by the combined site coverage of all buildings. Each district indicates a maximum allowable site coverage percentage.

What Is a Utility Right of Way and Can an Accessory Building Be Placed Over it?

A utility right of way is an area of land that allows the Town and Utility Companies the right to access the utilities or services that are buried underneath. Accessory buildings may not be placed or constructed over top of a utility right of way. However, written consent may be given by the person who the right of way is registered to and the person whose utility line is located in the ground for a structure to be placed over top of the area.

Do I Require a Development Permit?

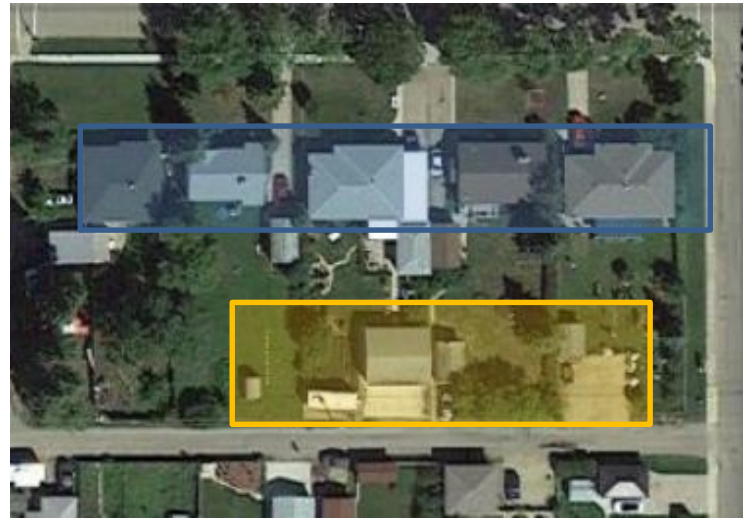
A development permit is required for the placement or construction of any accessory building. However, certain accessory buildings may be exempt from the requirement for a development permit. These exemptions include:

- The first residential accessory building to be placed on a property provided its floor area is less than 14.8m² (160 ft²), 2.44m (8 ft.) in height and located in the rear yard.
- Accessory buildings on any parcel with an approved or existing agricultural operation.

Accessory buildings that are exempt from development permits must still comply with the requirements of the Land Use Bylaw.

Do I Need Any Other Permits?

An accessory building 9.9m² (107 ft²) or larger or an accessory building with utilities such as power and water run to it will require additional permits.



The image above shows the main buildings highlighted in blue while accessory buildings are highlighted in orange.

More questions?

Further information may be obtained by contacting the Development Services Department through the contact information below. For all requirements, restrictions and exemptions, please consult the Land Use Bylaw which may be downloaded from the Town of Ponoka website: <https://www.ponoka.ca>



CALL BEFORE YOU DIG
To have your utility lines located.
There is no cost for this service.

1-800-242-3447

Please note: This information sheet has no legal status and cannot be used as an official interpretation of the various bylaws, codes and regulations currently in effect. The Town of Ponoka accepts no responsibility for persons relying solely on this information.