



So You Want to Build a Detached Garage or Accessory Building

Do you need a Development Permit?



Yes, you need a permit.

- ◆ Detached garages/accessory buildings shall be constructed no closer to the front street than the principal building.
- ◆ An accessory building shall be located at least 1.8 m (6 ft) from any principal building.
- ◆ The minimum side yard setback shall be 1.5 m (5 ft).
- ◆ The minimum rear yard setback shall be 0.9 m (3 ft). However, where primary access to a private garage is obtained via rear lane, and the vehicle entrance doors face the lane, the minimum rear yard setback shall be 4.6 m (15 ft).
- ◆ The total combined area of all accessory buildings shall not exceed ten percent (10%) of the site area.
- ◆ In the Central Commercial (C-1) District, accessory buildings or uses shall only be located in the rear yard.
- ◆ No accessory building or use shall be located in the front yard of a site.
- ◆ No accessory building erected on a site in a residential district shall be used as a dwelling unit nor shall an accessory building be constructed unless the principal building has been constructed first.

For further information on detached garages/accessory buildings see Section 9.1 of the Land Use Bylaw #1004 or contact the Development Officer at 780-354-2201 or at development@beaverlodge.ca