

The following information outlines the Building and Planning Divisions' requirements for detached accessory buildings on single family residential zoned lots. A sample set of plans is included as an example of the expected level of detail and information required for a building permit application.

PLANNING REQUIREMENTS FOR ACCESSORY BUILDINGS

In a typical single dwelling residential situation (R-1 Zoning) the yard setback and height requirements are:

- Yard Setbacks:
 - front – 17.5 metres
 - rear – 0.5 metres
 - side (interior) – 0.5 metres
 - side (exterior) – 4.5 metres
- Maximum Height:
 - 4.0 metres to the midpoint of the roof

A survey by a British Columbia Land Surveyor (BCLS) will be required if the proposed building location is within 0.15 meters (6 inches) of the setback requirements or maximum height permitted. A BCLS survey may also be required at the discretion of the Building Inspector where the lot has an irregular shape or the survey iron pins cannot be located. Accessory buildings shall not be closer than 2.5 metres (8.0 feet) to a residential use building.

The sum total of all buildings on an urban residential lot shall not exceed a site coverage area greater than 35%. Site coverage is determined by the area enclosed by the exterior perimeter of all buildings, including open carports (as measured to their supporting assemblies). Eaves and other projections exempted from setback requirements are not included in site coverage.

BUILDING PERMIT SUBMISSION

Applications must provide a completed Building Permit Application and:

- Two sets of plans to an acceptable standard (graph / lined paper is not accepted):
- Site plan - a survey by a British Columbia Land Surveyor (BCLS) may be required for setbacks and/or height depending on proximity to property lines or design
- Foundation / Floor Plan
- Elevations views
- Cross Section view
- Truss layout including point loads & engineered beams (as applicable)

BUILDING REQUIREMENTS

Detached buildings under 8 m² (86 ft²) do not require a building permit, but must comply with the setback requirements set out in the zoning bylaw for accessory buildings. All construction and additions to existing buildings require a building permit prior to commencing construction.

Buildings less than 55 m² (592 ft²) in building area do not require a conventional foundation. Larger buildings require a conventional footing and foundation wall design as per BC Building Code 9.15. Example foundations are included with the plans on the Cross Section drawing.

Note: Allowable openings and wall construction requirements of the Building Code for fire prevention apply to accessory buildings. Typically, this means that any building constructed less than 1.5 m from a property line will require non-combustible construction and a one hour fire resistance rating.