

Town of Rocky Mountain House

Accessory Buildings or Structures in Residential Zoned Areas



Information Bulletin
JANUARY 2025



I live in Rocky Mountain House and would like to build a shed or a detached garage on my property. What do I need to do?

Summary



Whether you're building a shed to store your tools and equipment or a garage to store vehicles, all accessory buildings or structures over 102.2 sq. ft are subject to the Town of Rocky Mountain House [Land Use Bylaw](#) requirements (size, setbacks & height), and require:

A development permit

ensures that your accessory building or structure is meeting the Town of Rocky Mountain House's [Land Use Bylaw](#) requirements.

A building permit

ensures that the accessory building is meeting provincial building code requirements for accessory buildings.

A separate gas, electrical or plumbing permit

are only required if you will be running those services to the accessory building. These are issued through [JJJ Inspections Ltd.](#)

A development permit and building permit is not required for accessory buildings that are less than 102.2 sq. ft in size with a height of 8.2 ft or less, however they must meet all Land Use Bylaw requirements.

Other Information



- In addition to the setback requirements. Most parcels have a maximum site coverage that must be met for a permit to be issued. The percentage varies depending on the type of zoning.
- If you're building a garage or a shed with a foundation that is over 592 sq. ft, stamped engineered plans are required before a building permit can be issued.
- If you're purchasing a prefabricated garage or shed package from a hardware store that is larger than 102.2 sq. ft, check with the manufacturer to make sure it is meeting CSA regulations. Some of these packages come from outside Canada and may not pass a building inspection.

Accessory Building or Structure as defined in the *Land Use Bylaw*

A building or structure that is detached from and subordinate, incidental, and directly related to the principal building of the site. An Accessory Building or structure must be located on the same site as the principal building and shall not precede the development of the principal building.



Contact Us

Planning & Community Development Department

Email: PlanningDept@trmh.ca

Phone: 403-847-5260

www.rockymtnhouse.com

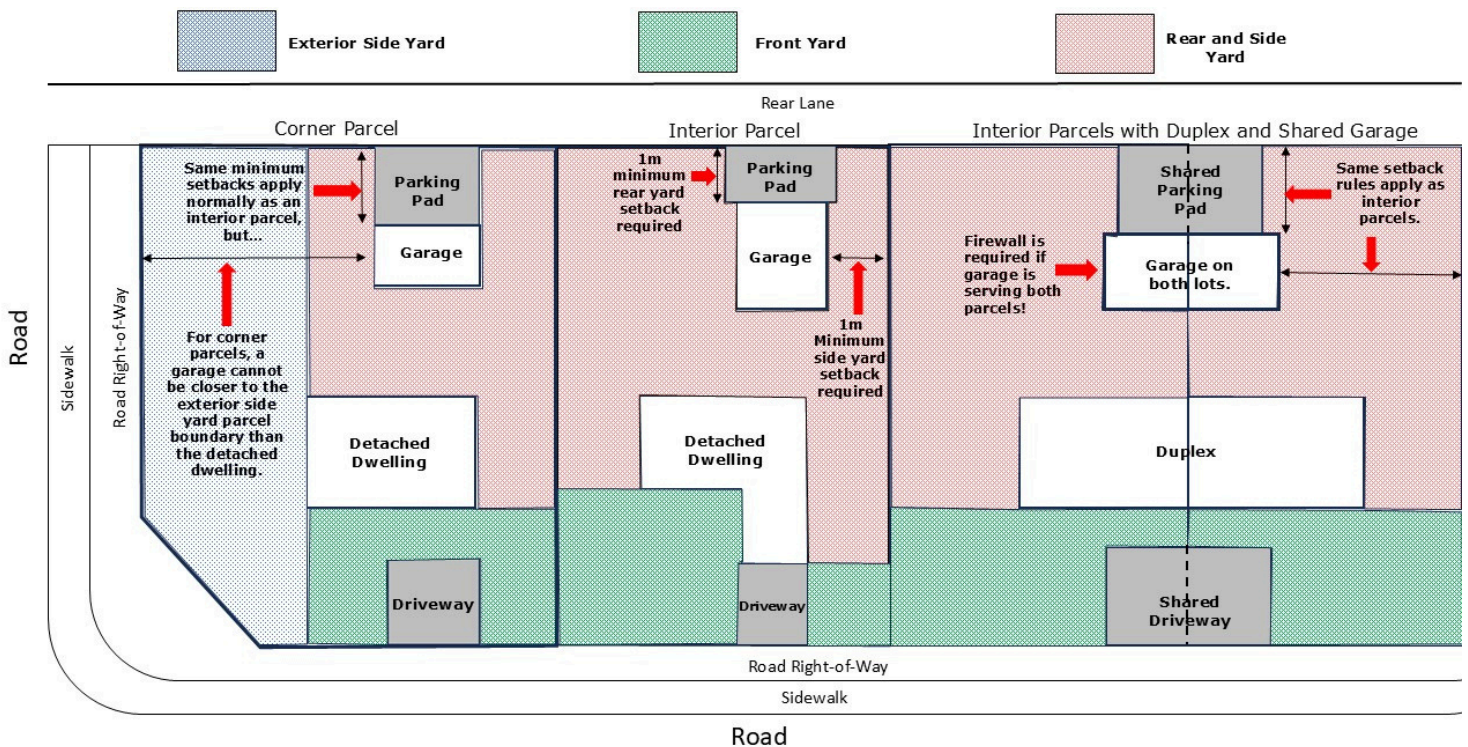
Regulations



Residential accessory buildings of all sizes are subject to regulations under the Town of Rocky Mountain House Land Use Bylaw. This includes:

- An Accessory Building on an interior parcel shall be situated so that the exterior wall is at least 1.0 m (3.3 ft) from the side and rear parcel boundaries.
- An Accessory Building on a corner parcel shall not be situated closer to the exterior side parcel boundary than the principal building.
- An Accessory Building shall not be used for human habitation except where a Secondary Residence – Class 2 has been approved, in accordance with the Land Use Bylaw.
- No Accessory Building or any portion of an Accessory Building shall be erected or placed within the front yard of a parcel.
- An Accessory Building shall not exceed 70.0 sq. m (754.0 sq. ft), unless occupied by a Secondary Residence – Class 2, in accordance with the Land Use Bylaw.
- The total area of an Accessory Building located in a Rural Residential (RR) zoned parcel may be increased to 143.0 sq. m (1,539 sq. ft).
- Soft-sided Accessory Buildings (Fabric or Vinyl Buildings) are not allowed within the residential district (e.g. tent garages).

Note: Applicants that live on a Low Density Residential (RL) zoned parcel that is larger than 7,535 sq. ft can build an accessory building up to a maximum floor area of 1,184 sq. ft, however, the accessory building cannot exceed the size of the principal building (e.g. home).



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Process & Timeline



Please Note

1	Submit <u>development permit</u> and <u>building permit</u> applications.	<p>The paperwork required will be:</p> <ul style="list-style-type: none"> • A completed development permit and building permit application form signed by the registered landowner. • A recent copy of title for the property in question, 30 days old or less. • A site plan showing the location of the accessory building or structure, including setbacks, and height and dimensions. • Elevation drawings for the accessory building (front, both sides and rear), showing windows and doors, including dimensions. • Floor plan drawing of the inside of the accessory building. • A completed accessory building spec sheet for the building permit application.
2	Pay applicable fees.	<ul style="list-style-type: none"> • As per the Fees, Rates and Charges Bylaw. Please visit the Town's Fees, Rates and Charges Bylaw at www.rockymtnhouse.com/p/bylaws.
3	Permit approval process.	<ul style="list-style-type: none"> • Development permit applications can take approximately 1-3 weeks to approve. • An incomplete application may delay the permit approval process. Please ensure the required information is submitted. • All development permits are subject to a 21-day appeal period from adjacent landowners and affected parties. • Building permits can take an additional 1-2 weeks, so it's important to get your documentation in early.

Development Officer Tips



Submit your development permit and building permit application as soon as possible.

The permit approval process can take approximately 1-3 weeks. Planning & Community Development tries to process applications as quickly as possible, but there are legislated notification requirements that need to be met.

Contact the Planning & Community Development Department at any time.

Planning & Community Development is happy to assist in explaining the various permit requirements and how they relate to your accessory building.



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