

## DEFINITION:

“**Accessory Building**” means a building separate and subordinate to the main building, the use of which is incidental to that of the main building and is located on the same parcel of land.

“**Accessory Use**” means a use customarily incidental and subordinate to the main use or building and is located in the same parcel of land with such main use or building.

“**Garage**” means an accessory building, referred to as a detached garage, or that part of a principal building, referred to as an attached garage, which is designed and/or used primarily for the storage of motor vehicles and includes a carport.

## PERMITS:

It is the owner’s responsibility to obtain the appropriate permits and provide the required information, fees, and plans prior to construction.

**Development Permits** are issued by the Town of Vermilion, fee is \$50.00 for a residential accessory building and \$150.00 for a non-residential accessory building.

**Building Permits** are issued by The Inspections Group. For more information visit their website at [www.inspectionsgroup.com](http://www.inspectionsgroup.com).



5021 - 49 Avenue  
Vermilion, AB Canada T9X 1X1  
Tel: 780 853 5358 Fax: 780 853 4910  
[vermilion.ca](http://vermilion.ca)



**Call before you dig!**

**Alberta One Call - 1(800) 242-3447**

Contact Alberta One-Call to request that the buried utilities on your property be located and marked at least three full working days before you plan to dig.

Every effort has been made to ensure the accuracy of information contained in this publication. However, in the event of a discrepancy between this publication and the current Town of Vermilion Land Use Bylaw, the Bylaw will take precedence.

A complete copy of the Land Use Bylaw 1-2020 is available on the Town of Vermilion website [vermilion.ca](http://vermilion.ca) under Local Government → Town Departments → Planning Development.

# Land Use Bylaw

## Residential Garages Regulations



# Land Use Bylaw 1-2020

## Schedule B - Part Two

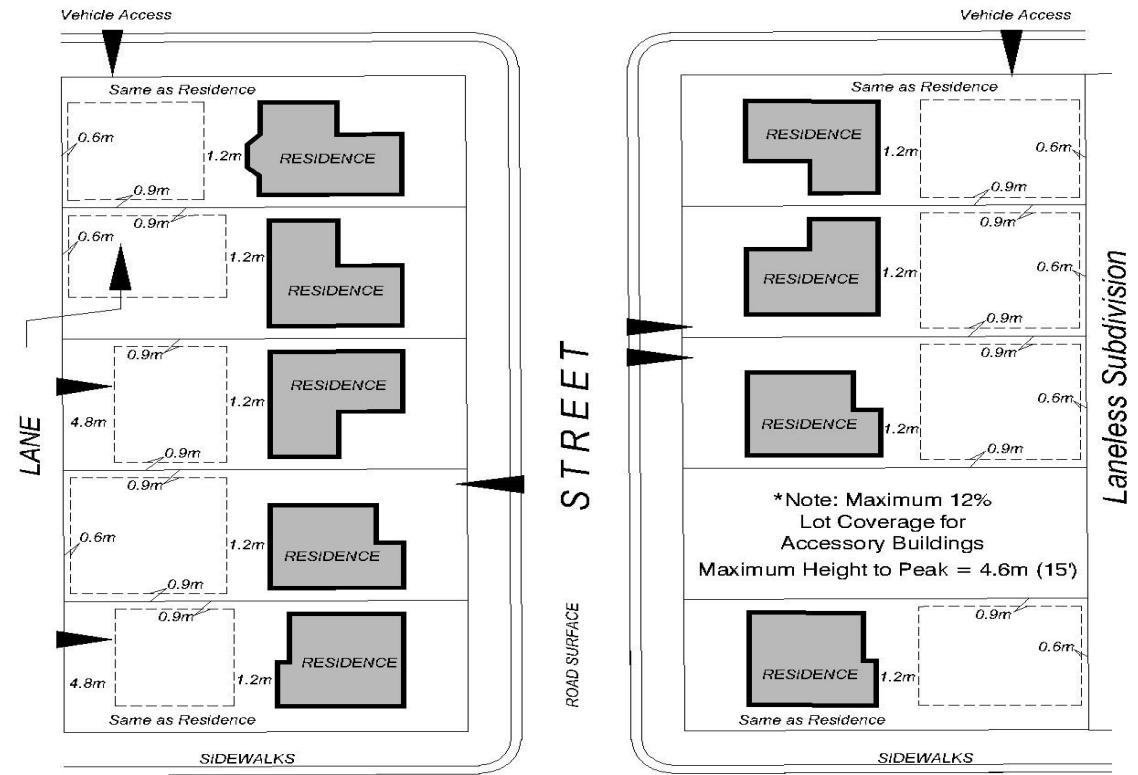
### Accessory Use Provisions

#### Accessory Buildings

#### REGULATION:

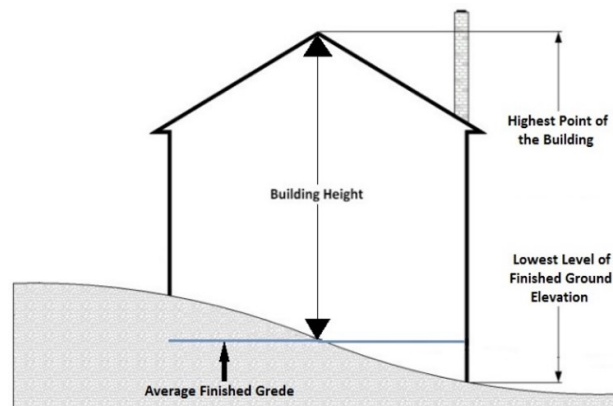
1. A Development Permit is not required for an accessory building in a Residential District with a gross floor area that is under 9.0 m<sup>2</sup> (96.9 ft<sup>2</sup>), that is not on a permanent foundation, and that complies with the setback requirements in the current Land Use Bylaw.
2. No person shall use or permit an accessory building to be used as a dwelling unit.
3. An accessory building attached to a principal building by an open or enclosed roofed structure is to be considered a part of the principal building and all the minimum yard requirements of the principal building shall apply.
4. All accessory buildings:
  - a. shall comply with the current Land Use Bylaw.
  - b. shall not be located in a front yard, flanking side yard, easement, or a utility right-of-way.
  - c. shall not:
    - exceed the gross floor area of the principal building; or
    - exceed the maximum site coverage; or
    - exceed twelve percent (12%) of the site area.
  - d. shall be located (see Figure 1):
    - no closer than 1.2 m (4.0 ft.) from the dwelling;
    - no closer than 0.9 m (3.0 ft.) from the side line;
    - no closer than 0.6 m (2.0 ft.) from the rear line in of a laneless subdivision; and
    - no closer than 0.6 m (2.0 ft.) or 4.8 m (15.75 ft) from the rear line of a lane subdivision.

Figure 1 – Siting of Accessory Buildings (Not drawn to scale)



- e. shall not exceed 4.6 m (15.0 ft.) in building height. (see Figure 2)
- f. In the case of double fronting or corner sites, the front yard or flanking side yard may be reduced to 4.5 m (14.75 ft.).
- g. In the case of roof overhangs, the overhang shall not be located within 0.45 m (1.5 ft.) of a side line or 0.3 m (1.0 ft.) of a rear line.

Figure 2 – Building Height (Not drawn to scale)



# Land Use Bylaw 1-2020

## Schedule B - Part One

### General Use Provisions

#### Architectural Standards

#### REGULATION:

1. Any addition, structural alteration, or development of a new accessory building, shall be compatible with or complement the design of the existing principal building, incorporating similar features such as window and door detailing, exterior cladding materials and colours, and roof lines; with the exception of prefabricated buildings and accessory buildings less than 10.0 m<sup>2</sup> (107.5 sq. ft.) in ground floor area.