

What do I need to submit?

To apply for a development and building permit, please submit the following information to Planning and Development Services:

- The completed development and building permit application forms, including land owner signature (if applicable);
- A current copy of title, obtained within the last 30 days;
- An abandoned well declaration form, for buildings larger than 47 square metres;
- A site plan which includes:
 - ✓ All structures on the property and the proposed development
 - ✓ Distances to the property lines from the proposed development
 - ✓ Dimensions of the property
 - ✓ Dimensions of the proposed development
 - ✓ Easements, utility right-of-ways and distance to water bodies (*a site plan prepared by an Alberta land surveyor may be required*).
- Elevation drawings showing the length, width, height, roof pitch and square footage with window/door locations (template available on our website);
- A floor plan showing the length and width along with any proposed partitioning walls (template available on our website);
- The foundation plan;
- A structural cross section plan with specifications for stick built buildings;
- A letter of intent outlining the proposed use of the building; and
- Application fees (see current fee schedule)

In addition to the above, more information may be required, such as:

- Energy efficiency checklist/requirements for buildings being heated;
- Engineer sealed drawings;
- Alberta Transportation approval; and;
- A construction site fire safety plan (small building)

Did you know?

Not all submitted drawings have to be professionally drawn, but they must include all the required information and be legible to the satisfaction of the Development/Safety Codes Officer.

A Development/Safety Codes Officer may require additional information or professional drawings to be completed based on your specific project.

Other regulations may apply, including setbacks from pipelines and water courses. Contact us for more information.

Accessory developments cannot be located over an easement or right of way.

All accessory developments should be incidental and secondary to the residential use of the parcel.

You are responsible to comply with all other municipal bylaws, easements, restricted covenants, conservation easements and provincial and federal statutes and regulations.

The accessory building shall compliment the principal dwelling with respect to design, colour, and exterior finish.

Contact us

Strathcona County
Planning and Development Services

Main Floor, County Hall
2001 Sherwood Drive
Sherwood Park, Alberta T8A 3W7
www.strathcona.ca
Phone: 780-464-8080
Fax: 780-464-8142

Office Hours:
Monday to Friday 8:30 a.m. - 4:30 p.m.

Please note this brochure has no legal status and cannot be used as an official interpretation of the various regulations currently in effect. Users are advised to contact Planning and Development Services for more information. Strathcona County accepts no responsibility for persons relying solely on this information.



Building an Accessory Structure Rural & Agriculture



STRATHCONA
COUNTY

Accessory Buildings

These are the regulations for accessory buildings on properties in Rural and Agricultural areas that have the following zonings:

- AG - Agriculture: General
- RA - Rural Residential/Agriculture
- RCL - Low Density Country Residential
- RCM - Medium Density Country Residential
- RCH - High Density Country Residential
- RS - Small Holdings

Accessory buildings include: detached garages, sheds, gazebos, greenhouses and other stand alone structures.

Do I need a permit?

Both a development and a building permit may be required.

A **development** permit will be required if the accessory structure is greater than:

- ✓ 11.2 square metres (120 square feet) on a lot less than or equal to 0.8 hectares (2 acres).
- ✓ 18.6 square metres (200 square feet) on a lot greater than 0.8 hectares (2 acres).
- ✓ 4.5 metres in height (14.76 feet).

Height is measured from the building grade to the highest point of the building, providing the roof slope is 20 degrees (4/12 pitch) or less. If the roof exceeds 20 degrees (5/12 pitch) the height is measured from the building grade to the midpoint (half way between the eave line and ridge).

A **building** permit is required for all buildings greater than 11.2 square metres or over \$5000.00 in construction value (prevailing market value applies). Any building that is being parked in will require a building permit. A building permit may also be required when the value is less than \$5000.00 if the health, safety, or structural sufficiency is affected.

If a permit is not required, the accessory development must still meet all the applicable regulations and setbacks.

Accessory buildings shall not be located closer than 30 metres (98.5 feet) from a lot line of an abutting rural road (township, range road or highway) and not be closer than 10 metres (32.8 feet) from a lot line flanking an internal subdivision road.

Regulations and Setbacks

AG General Agriculture

- ✓ Maximum height is 10 m (32.8 ft) excluding some agricultural structures or where airport restrictions exist.
- ✓ Front yard setback is 20 m (65.6 ft)
- ✓ Side yard setback is 20 m (65.6 ft)
- ✓ Rear yard setback is 20 m (65.6 ft)

RA Rural Residential / Agriculture

- ✓ Maximum height is 8 m (26.2 ft) excluding some agricultural structures or where airport restrictions exist.
- ✓ Front yard setback is 10 m (32.8 ft)
- ✓ Side yard setback is 7.5 m (24.6 ft)
- ✓ Rear yard setback is 10 m (32.8 ft)

The maximum ground floor area is 425 sq. m (4275 sq. ft), some exceptions may apply. The maximum combined ground floor area is 600 sq. m (6458 sq. ft).

RS Small Holdings

- ✓ Maximum height is 8 m (26.2 ft)
- ✓ Front yard setback is 10 m (32.8 ft)
- ✓ Side yard setback is 7.5 m (24.6 ft)
- ✓ Rear yard setback is 10 m (32.8 ft)

The maximum ground floor area is 325 sq. m (3498 sq. ft). The maximum combined ground floor area is 450 sq. m (4844 sq. ft).

RCL Low Density Country Residential

- ✓ Maximum height is 6.7 m (22 ft)
- ✓ Front yard setback is 10 m (32.8 ft)
- ✓ Side yard setback is 7.5 m (24.6 ft)
- ✓ Rear yard setback is 10 m (32.8 ft)

The maximum ground floor area is 225 sq. metres (2422 sq. feet). The maximum combined ground floor area is 125 sq. m (1346 sq. ft) per acre to a max of 375 sq. metres (4037 sq. feet)

RCM Medium Density Country Residential & RCH High Density Country Residential

- ✓ RCM maximum height is 6.0 m (19.7 ft)
- ✓ RCH maximum height is 6.7 m (22 ft)
- ✓ Side yard setback is 3 m (9.7 ft)
- ✓ Rear yard setback is 3 m (9.7 ft)

An accessory building or an accessory structure cannot be located in the front yard.

The maximum ground floor area is 68 sq. metres (732 sq. feet). The maximum combined ground floor area is 94 sq. metres (1012 sq. feet)

Structural Information

For a single storey accessory building, not exceeding 55 sq. m (600 sq. ft) and no dimension exceeding 30 ft, one of the following foundations will be required:

- ✓ Wood mud sills provided the building is not of masonry, or masonry veneer construction.
- ✓ A concrete floating slab provided it is at least 100mm (4 inches) thick and walls are anchored every 2.4 m (8 ft).
- ✓ A 1.2 m (4 ft) deep concrete frost wall on a strip footing.
- ✓ A deep foundation (pile and grade beam) designed and sealed by a professional engineer.

For a single storey accessory building exceeding 55 sq. m (600 sq. ft) or with a dimension exceeding 30 ft, one of the following foundations will be required:

- ✓ A structural slab designed and sealed by a professional engineer or registered architect.
- ✓ A deep foundation (pile and grade beam) designed and sealed by a professional engineer or registered architect.
- ✓ A 1.2 metre (4 ft.) deep concrete frost wall on strip footing.

For two storey accessory buildings one of the following foundations will be required:

- ✓ A structural slab designed and sealed by a professional engineer or registered architect.
- ✓ A deep foundation (pile and grade beam) designed and sealed by a professional engineer or registered architect.
- ✓ A 1.2 m (4 ft) deep concrete frost wall.

Wall height allowances considered without engineering include:

- ✓ 2x4 walls, spaced 12 inches on centre, not higher than 9'8"; and.
- ✓ 2x6 walls, spaced 16 inches on centre, not higher than 11'8";

Walls exceeding any of the above allowances must be designed and sealed by a professional engineer.

Inspections

Please contact Permitting, Inspections and Customer Service by phoning 780-464-8169 with your permit number at least one full working day prior to the requested inspection date.