

*Inside you will find some general guidelines to help ensure the erection or construction of a detached garage, shed or accessory building meets the guidelines set out in the Town of Sylvan Lake's Land Use Bylaw.*



*A Town for all Seasons*  
**Sylvan Lake**

### **Need more information?**

**To learn more about the Town of Sylvan Lake's Land Use Bylaw, visit :**

**[www.sylvanlake.ca](http://www.sylvanlake.ca)  
Land Use Bylaw 1555-2010**

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Closed on Statutory Holidays

# **Detached Garages, & Sheds**



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## Do I need a development permit?

Detached garages, sheds and other accessory buildings over 10.0 m<sup>2</sup> (107 ft<sup>2</sup>.) or (10 ft. by ft.) require a development permit to make sure their location complies with the Land Use Bylaw and Alberta Building Code.

You may also require electrical, plumbing and gas fitting permits. These can be obtained through an agency that is authorized by Alberta Municipal Affairs to issue permits and provide compliance monitoring. A listing of these agencies can be provided upon request.

**One** accessory building that is used as a garden or tool shed, on a residential parcel, that does not exceed 10.0 m<sup>2</sup> (107.6 ft<sup>2</sup>) in floor area and 2.4 m (8.2 ft) in height, does not require a development permit.

***\*\*Maximum lot coverage is limited to 55%. This includes the principle building, hard surfacing, decks and accessory buildings.***



## Where can I build my detached garage or shed?

- Detached garages, sheds or an other accessory buildings are not permitted to be located in front yards.

An accessory building:

- on an interior parcel shall be situated so that the exterior wall is at least 1.0 m (3.28 ft) from the side and rear boundaries of the parcel.
- on a corner parcel shall not be situated closer to the street than the main building. It shall not be closer than 1.0 (3.28 ft) to the other side parcel boundary or the rear parcel boundary.
- In the RMB districts, will be situated at least 4.5 m (14.76ft) for the rear parcel boundary.
- Shall not be more than 5.0 m (16.4 ft.) in height, and shall not exceed the height of the main building.