

*This brochure has information
about building a garage, shed
or accessory building and
what you will need to do to
meet the rules of the Land
Use Bylaw.*



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

www.sylvanlake.ca

Planning & Development Department

5012 48 Avenue

Sylvan Lake, AB T4S 1G6

Phone: 403-864-5557

Hours: 8:00 a.m. to 4:30 p.m.,

Monday to Friday

Closed on Statutory Holidays

Updated: June 2022

Detached Garages, Sheds & Accessory Buildings



You need a Development and Building Permit to build:

a detached garage, shed and other accessory building over 10.0 m² (107 ft.²) and taller than 2.5 m (8.2 ft) in height.

A building less than 10.0m² (107 ft.²) and under 2.5 m (8.2 ft) in height does not need permits.

All accessory buildings, of any size, must maintain a minimum 1.0 metre rear and 1.0 metre side yard setback.

You may also need electrical, plumbing and gas fitting permits. You can get these directly from Superior Safety Codes. Call them at (403) 358-5545.

To apply for permits you need:

1. Completed development and building permit applications with applicable fee;
2. Completed Garage Worksheet;
3. Two copies of Site Plans showing garage location, size and all setbacks;
4. Two copies of Building Elevations (must state colours and materials it will be finished in);
5. Grade plan;
6. Current title (less than 30 days old)

*****Maximum parcel coverage is limited depending on your zoning. Parcel coverage includes the principal building, covered or enclosed decks and accessory buildings.***



Where can I build my detached garage or shed?

- Detached garages, sheds or other accessory buildings are allowed in side and rear yards only (not in front yards).

An accessory building:

- on an interior parcel shall be located so that the exterior wall is at least 1.0 m (3.28 ft) from the side and rear property lines of the parcel.
- on a corner parcel shall not be located closer to the street than the main building. It shall not be closer than 1.0 m (3.28 ft) to the other side property line or the rear property line.
- Shall not be more than 5.0 m (16.4 ft.) in height, and shall not exceed the height of the main building.
- If vehicle access is gained from a paved road, the access and driveway must be hard surfaced.

How do I find my underground utility lines?

Call **Alberta 1 Call** at **1-800-242-3447** to have your utility lines located. There is no cost for this service.