

APPLYING FOR A PERMIT

A new accessory building requires a development permit. You need to submit the following as part of your application:

- Completed application form (available online at laclabichedcounty.com)
- Current certificate of title
- Landowner's consent if the site does not belong to you (signature on application form or letter of authorization)
- Site plan. This is a layout of your project, showing where the development will occur. Include property line setbacks.
- Any other information the Development Authority (Lac La Biche County) considers necessary (see below)

Additional required details may include, but may not be limited to:

- A Roadside Development Permit issued by Alberta Transportation if your property is within 800 metres of a provincial highway.
- A geotechnical report if your property has a slope of more than 15%, or a soil investigation.
- Grading plan

SAFETY CODES PERMITS

You will need to get a Building permit, as well as Gas, Electrical, Plumbing and Private Sewage Disposal System permits if these services are installed. These permits are *in addition* to the development permit, and they make sure a development meets **all necessary safety standards and legislation**. For garages more than 55 m² in area, or any two-storey garages, foundation walls and footings must be reviewed by a registered architectural or engineering professional.

With the exception of Fire Code services, The Inspections Group Inc. is responsible for safety codes inspections and permitting in Lac La Biche County. You can apply for these services online at inspectionsgroup.com.

For Fire Code services, please call (780) 623-6774 or email fireservices@laclabichedcounty.com.

FOR MORE INFORMATION:

Please visit Lac La Biche County's website (laclabichedcounty.com) and visit the Planning and Development page, under the tab marked "Our Services."

DIRECT CONTACT INFO:

Planning & Development

Phone: 780-623-1747 Fax: 780-623-2039
planning.development@laclabichedcounty.com
13422 Highway 881 (County Centre office)
P.O. Box 1679

The Inspections Group Inc.

Website: inspectionsgroup.com
Phone: 780-454-5048 Fax: 780-454-5222
Toll-free: 1-866-554-5048
12010-111 Avenue, Edmonton, AB T5G 0E6

Alberta One Call

1-800-242-3447

Alberta Transportation (Athabasca District Office)

780-675-2624

Alberta Home Warranty

Website: homewarranty.alberta.ca
1-866-421-6929



PLANNING & DEVELOPMENT SIMPLIFIED



ACCESSORY BUILDINGS: GARAGES, SHEDS, ETC.

ACCESSORY BUILDINGS

An accessory building is a permanent or temporary structure that exists on the same lot as a main building but, as its name suggests, serves an accessory purpose (detached garage, shed, storage building, gazebo, farm shop, etc.). Accessory buildings are not intended for occupancy like dwellings. They are intended to support a lot's existing use.

If a structure is connected to the main building on a lot, then it is considered part of the main building and not an accessory building in most cases.

Did you know?

- Sea cans are not considered accessory buildings. They have their own set of regulations in the Land Use Bylaw.
- A development permit is not required for an accessory building less than 110 square feet in area and 8 feet in height.
- In designated hamlets in Lac La Biche County (Lac La Biche, Plamondon, etc.) accessory buildings are not permitted in a property's front yard setback.
- In the hamlets, accessory buildings are not permitted on lots without main buildings on-site to accompany them.
- On properties in the Agricultural zoning category, accessory buildings used exclusively for active farming operations (e.g. livestock shelters, grain bins, etc.) are exempt from development permit requirements.
- Fabric carport structures **do not** require development permits.
- Garages more than 55m² in area, or more than one storey in height, have special foundation and footing requirements. Please contact our Planning & Development department for details.
- Any structures over 600 m² in size must have an adequate on-site water supply for firefighting. This is in accordance with Alberta Building Code regulations.

HEIGHT REGULATIONS

Depending on your property's size and the zoning regulations that apply (residential, commercial, etc.) height regulations vary.

- On lots one acre or less in size in a designated hamlet, accessory buildings cannot be taller than 15 feet
- On lots larger than one acre, accessory buildings cannot be taller than 21 feet
- On lots in Direct Control District 1 (Elinor Lake Resort) accessory buildings cannot be taller than 16.1 feet
- There are no height restrictions on properties in the Agricultural zoning category. **In all other zoning categories, accessory buildings cannot be taller than the main building on-site.**

SETBACKS

On residential properties, accessory buildings must obey the following regulations:

- The structure must be located at least 2 m from the main building on-site
- The structure must be located at least 1 m from side and rear lot lines
- Outside the designated hamlets, accessory buildings cannot encroach within the front yard setback
- When the entrance to an accessory building is right next to a lane or public road, the accessory building must be set back from the lane or road at least 2 m

Note: In addition to the Land Use Bylaw requirements, there may be other setback regulations to accommodate utility right-of-ways, water bodies, etc.

FREQUENTLY ASKED QUESTIONS

Do I still need a development permit if my accessory building is on skids? Yes. Only accessory buildings less than 110 square feet in area and 8 feet in height do not require permits.

How large can my accessory building be? In hamlet residential districts, the total area of **all** accessory buildings on a single property cannot cover more than 12% of the lot. In addition, the combined area of all accessory buildings can't be more than the main building's main floor area.

On a residential parcel five acres or less in size, no accessory building may cover more than 12% of the lot.

On a residential parcel greater than five acres in size, all accessory buildings combined cannot cover more than 3,767 square feet (350 m²).

On non-residential properties, all accessory buildings combined cannot cover more than 12% of the lot.

Can I build more than one accessory building? Yes, as long as you don't exceed the allowed lot coverage or maximum combined square footage for your type of property (see above).

Can I build my accessory building on an easement or gas line? No. You should also contact the easement's owner to make sure there are no other setback requirements.

I am replacing an accessory building with another one that's the same size. Do I still need a development permit? Yes, because regulations may have changed since the original accessory building was built. It's a good idea to make sure your new building follows the current rules.