



TOWN OF SIDNEY

INFORMATION ON ACCESSORY BUILDINGS & STRUCTURES

What is an Accessory Building or Structure?

The Town of Sidney Zoning Bylaw (Bylaw No. 2015) defines an accessory building or structure as:

A building or structure:

- 1) *utilized for an accessory use,*
- 2) *subordinate in area, extent and purpose to the principal building served, and*
- 3) *located on the same lot as the principal building served.*

These types of structures can include, but are not limited to: storage sheds, detached garages or workshops, gazebos, and picnic shelters and heat pumps.

The Zoning Bylaw permits accessory buildings and structures in the majority of zones in Sidney. The following is a summary of some of the requirements for accessory buildings and structures within the Town of Sidney. For complete information, please contact the Development Services Department at 250-656-1725 or by email at developmentservices@sidney.ca.

Building and Planning Requirements

A Building Permit is required for accessory buildings or structures that exceed 10m² (108 ft²). All structures must comply with the setback requirements and general regulations set out in Section 5.1.9 of the Zoning Bylaw. *Accessory buildings and structures may not be used for human habitation.*

The Zoning Bylaw also states that Accessory Buildings and Structures shall:

- Not exceed a height of 5.0 metres (16.4 ft);
- Not be located in the front or exterior side yard;
- Be located no less than 1.2 metres (3.94 ft) from any lot line, except for, properties abutting Highway 17. All buildings and/or structures shall be no closer than 4.5 metres (14.8 ft) from the lot line abutting Highway 17;
- Not exceed a gross floor area greater than 25% of the rear yard of the subject lot; and
- Have a width that does not exceed 50% of the width of the rear lot line.

Furthermore, accessory buildings and structures:

- Contribute towards overall lot coverage (which is the area of a lot covered by all buildings and structures on the lot, expressed as a percentage). The Zoning Bylaw contains regulations for maximum permitted lot coverage.
- Need to respect any easements and/or statutory right-of-ways that may exist on the property. Inquire with the Town of Sidney Engineering Department to discuss the siting of the accessory building in relation to a Town-owned easement or a statutory right-of-way.

Finally, many properties in Sidney are within development permit areas. Within these areas, any alteration to a property, including the construction or alteration of accessory buildings and structures, requires a development permit prior to the issuance of a Building Permit. Please contact the Development Services Department for information regarding development permits.

This document is provided for **information purposes only** and is not a comprehensive list of the requirements for an accessory building or structure. A Town of Sidney Building Official must inspect the premises to confirm that all applicable Zoning Bylaw and BC Building Code requirements are satisfied before an accessory building or structure is considered to be legal. Likewise, a survey by a B.C. Land Surveyor for setbacks may be required to confirm the siting of the building or structure.

Example Property with Accessory Building

