



## Accessory Buildings and Accessory Structures

A building permit is required for all accessory buildings over 10m<sup>2</sup> (108 ft<sup>2</sup>). A detached accessory building of less than 10m<sup>2</sup> (108 ft<sup>2</sup>) in building area used for storage purposes only may be placed or constructed without a building permit provided it does not create a hazard and that such building complies with the zoning requirements such as setbacks, height, lot coverage. There may also be other considerations such as the property may have a restrictive covenant or be subject to a development permit.

**A building less than 10m<sup>2</sup> which would create habitable space will require a building permit – a small workshop, studio, cottage or other such use in a building with plumbing, heating and/or insulation requires a building permit.**

The following supplemental zoning regulation applies to Accessory buildings and structures:

**401.1 Accessory buildings and accessory structures** are permitted on any lot subject to compliance with the more restrictive of:

- (1) the prohibitions, restrictions and regulations of the Zone in which the lot is located; and
- (2) all the provisions of this Section.

**401.2** No accessory buildings or accessory structure may be placed, constructed, sunk into, erected, moved, sited, altered or enlarged unless:

- (1) the principal permitted use is being carried out on the lot; or
- (2) the principal building for such use is under construction with a valid and current building permit.

**401.3** No accessory building or accessory structure may contain a dwelling unit or be used for the purposes of habitation, except for a guest cottage in a Zone that lists such as a permitted use.

**401.4** No accessory building or accessory structure may be located in a front yard, except:

- (1) a garage or carport in accordance with all of the following conditions:
  - (a) topographical reasons of the lot prevent or significantly hinder the garage or carport to be located in other parts of the lot, as certified by a professional engineer;
  - (b) the garage or carport is located in an excavation in as little of the front yard as possible, such that no part of the garage, apart from its roof, or carport may:
    - (i) extend more than 1.2 m (4 ft) above the surface of the finished grade at any point other than the driveway, and
    - (ii) be less than 3 m (10 ft) from the front lot line.
- (2) on the waterfront portion of a through lot,
  - (a) a guest cottage in a Zone that lists such as a permitted use,
  - (b) a boathouse or similar accessory building or structure related to use of the marine areas

**401.5** Any building (such as garage) is deemed to be an accessory building unless it is attached to and shares a foundation and wall with opening, common services and functional use and integration, with the principal building for at least 15% of the total perimeter of the principal building.

***Learn more about your property and accessory buildings through the following information available on our website:***

Zoning Bylaw and Maps <https://ucluelet.ca/community/planning-building-bylaw/community-planning-and-zoning/zoning>

Official Community Plan (OCP) and Maps <https://ucluelet.ca/community/planning-building-bylaw/community-planning-and-zoning/official-community-plan>

Building permit information <https://ucluelet.ca/community/planning-building-bylaw/building-permits-inspection>