



## Related Permits

- Mechanical Permits.....311
- If calling outside of Edmonton 780-442-5311

### TIPS

Make sure to place your shed in a clear area. Structures between your house and your fence could be a fire hazard!

## Processing Your Application

- A Development Planner reviews the application using the Zoning Bylaw regulations.
- An accessory building or shed that conforms to regulations may be approved immediately at the counter.
- Your development plans are then examined by a Safety Codes Officer to prepare a building permit.
- If your development application is refused, you can appeal the Development Planner's decision to:  
Subdivision and Development Appeal Board  
Churchill Building  
10019-103 Avenue NW  
Edmonton, Alberta T5J 0G9  
Telephone: 780-496-6079

## What You Need to Apply

To apply, fill in the Residential Development & Building Application and include all required information as indicated on the application form as well as all application fees. Application form can be found at [www.edmonton.ca](http://www.edmonton.ca).

When applying for a development permit and a building permit, you must provide:

- Your municipal address;
- Three copies of the site plan showing:
  - size of property
  - size and location of all structures
  - size and location of proposed shed
  - distance from shed to other structures and to property lines
- Three copies of construction details showing:
  - details of foundation
  - details of wall and roof framing, type of exterior finish
  - door and window details
  - if structure is pre-manufactured, specs from manufacture

## How to Apply

### Fax

**780-496-6034**

Our fax can take legal and letter sized paper.

### In Person

Current Planning Branch  
5th Floor, 10250 - 101 Street NW  
Edmonton, Alberta T5J 3P4  
Office Hours: Monday to Friday,  
8:00 a.m. - 4:30 p.m.

Payment may be cash, personal cheque (payable to the City of Edmonton), Visa, MasterCard, American Express or debit.

### Mail

#### Current Planning Branch

5th Floor, 10250 - 101 Street NW  
Edmonton, Alberta T5J 3P4  
Cheques should be made out to City of Edmonton. Please allow for extra processing time when mailing application.

## Contact

For application forms and additional general information:

### Phone

For 24-hour information and access to City of Edmonton programs and services: **311**

If outside of Edmonton: **780-442-5311**

### Web

[www.edmonton.ca](http://www.edmonton.ca)

### Note:

This is a general guide. Additional information may be required.

When you apply, personal information may be collected under the authority of Section 33(c) of the Alberta Freedom of Information and Protection of Privacy Act, Section 642 of the Municipal Government Act and/or Section 63 of the Safety Codes Act. The information will be used to process your application(s) and your name and address may be included on reports that are available to the public. If you have any questions, please contact our office.



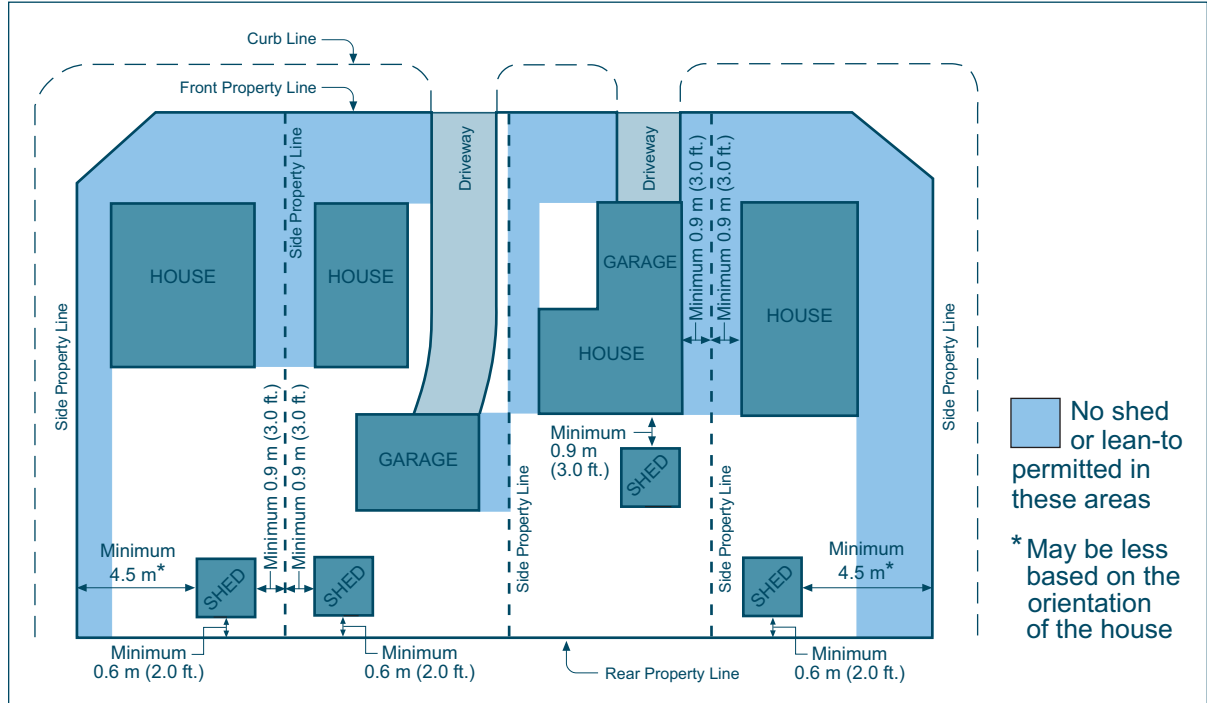
## Guide to building a shed.





## About the Service

Your shed may need both a development and a building permit. However, it may not need either.



## Definitions

### Shed

A shed is considered an accessory building. Edmonton's Zoning Bylaw defines an accessory building as a structure that is not the main use of the property. Accessory buildings include garages, sheds, gazebos and swimming pools.

**An accessory structure does not require permits if it meets the following conditions:**

- It is less than 10 square metres (m<sup>2</sup>) (107.6 square feet) in area
- It is less than 4.3 m or 14.1 feet (ft) in height
- It complies with all the zoning regulations applicable to the property
- It is free-standing, not touching the house, detached garage or any other structure

## Zoning Verification

Your property's specific zoning may affect your plans. To verify the zoning of a property, visit our office or <http://maps.edmonton.ca>.

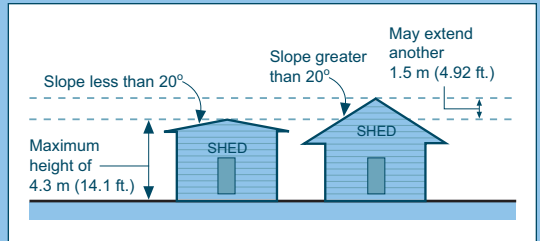
- Click on 'zoning' located on the right side of the photo
- Review the disclaimer and accept it by pressing 'ok'
- Click on 'Locate Title by Address' and enter the property's address
- Click on 'search' to view its zoning and any overlay information.

## Regulations

- The area of all sheds or accessory buildings on your property can only be a maximum of 12% of your lot area in most zones. Please confirm the requirements for your zone.

## Measurement Regulations

- The maximum height for all accessory structures is 4.3 m (14.1 ft) or 1 storey. If the roof has a slope of more than 20 degrees perpendicular to grade, the maximum height is considered to be the midpoint of the roofline and the peak of the roof can only be 1.5 m (4.9 ft) higher. If the roof is less than 20 degrees (or a flat top roof), the height is measured to the highest point.
- Be careful not to build too close to your neighbours. All accessory buildings need to be located at least 0.9 m (3 ft) from a side lot line, 0.6 m (2 ft) from a rear lot line and 0.9 m (3 ft) from the house.
- Setbacks are from the building to the property line. The eave overhang can only project a maximum of 0.45 m (1.5 ft) into a side yard of 1.2 m (3.9 ft) or less.



## Why Permits?

Permits are here for your protection. They're the result of years of experience, testing and feedback. Having the proper permits will ensure what is being built is safe and that the appearance and use is consistent with the context of your neighbourhood.