



# BUILDING A SHED

Edmonton

## BEFORE YOU START

A shed is an accessory building. Accessory buildings have their own set of regulations to make sure they serve the purpose for which they are built. An accessory building does not require permits if it meets the following conditions:

- It is less than 10 m<sup>2</sup> in area
- It is less than 4.3 m in height
- It complies with all the zoning regulations applicable to the property
- It is free-standing, not touching the house, a detached garage or any other structure
- It does not have any electrical, gas, or plumbing elements
- It is not constructed in the side yards beside the house or garage

If your shed exceeds any of the above criteria, you may need both a development and a building permit.

To apply, complete the Residential Construction Application form found online at [edmonton.ca/buildingashed](http://edmonton.ca/buildingashed)

## PERMITS

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

- Your municipal address;
- One copy of the site plan showing:
  - Dimensions of your property
  - Location of your existing house and other structures proportioned to property lines and other buildings
  - Location of the shed or accessory building you want to build proportioned to property lines and other buildings
  - Driveway location and dimensions
- One copy of construction drawings showing:
  - Details of foundation
  - Details of wall and roof framing, type of exterior finish
  - Door and window details
  - If structure is pre-manufactured, specifications from manufacturer
  - Elevations (view of structure from all 4 sides)

## FIND YOUR ZONE

1. Go to [maps.edmonton.ca](https://maps.edmonton.ca)
2. Click on “Zoning”
3. Enter your address in the appropriate fields and click “Find Address”. Your lot will be shown on the map in red, and your zone will be highlighted in the information bar at the bottom of the page.
4. Click on your highlighted zone. This will take you to the section of the Zoning Bylaw applicable to your property.

*Regulations may vary, depending on your zone.*

## REGULATIONS FOR ACCESSORY BUILDINGS

- The maximum height for an accessory building is 4.3 m or 1 storey.
- If the roof has a slope of more than 20 degrees perpendicular to grade, the maximum height is measured at the midpoint of the roofline. In this case, the peak of the roof can only be 1.5 m higher than the midpoint. If the roof is less than 20 degrees or is a flat roof, the height is measured to the highest point of the roof.
- All accessory buildings must be at least 0.9 m from a side lot line, 0.6 m from a rear lot line, and 0.9 m from the house.
- The eave overhang can project up to 0.45 m into a side yard of 1.2 m or less.
- In most zones, accessory buildings (including sheds, garages, and gazebos) can cover up to 12% of your lot area.

## CONTACT

311 or if outside of Edmonton 780.442.5311

### EDMONTON SERVICE CENTRE

2nd Floor, 10111 104 Avenue NW  
Edmonton, Alberta T5J 0J4

8:00 a.m. – 4:30 p.m. Monday - Friday