

Residential Accessory Buildings or Structures

(SHEDS, DETACHED GARAGES, PERGOLAS, GAZEBOS)

This Application Package Includes:

1. Information Sheet
2. Application Checklist
3. Building and Development Permit Application
4. Landowner Authorization Form
5. Sample Site Plan

Developments listed in *subsection 3.2 of Land Use Bylaw 05-2025* do not require a Development Permit. All other types of development require a Development Permit.

Building Permits are subject to the regulations within the *National Building Code* and *National Energy Code*. For code related information and inquiries, please reach out to our contracted agency Superior Safety Codes at 780-870-9020.

Planning Services recommends that all applicants engage in consultation prior to starting any development project. To discuss your development, please contact Planning Services at 780-874-3700, permits@lloydminster.ca, or in person at the Lloydminster Operations Centre located at 6623 52 Street.

All development regulations can be found in *Land Use Bylaw 05-2025*.

Disclaimer: This information is for reference only. Refer to the complete *Land Use Bylaw 05-2025* for all provisions. In the event of any discrepancy the provisions of *Land Use Bylaw 05-2025* shall take precedent.

Information Sheet

What is an Accessory Building or Structure?

An Accessory Building or Structure is a structure or detached building, the use of which is incidental, subordinate, or devoted and located on the same site as the principal building.

Does an Accessory Building or Structure Require a Permit?

- Accessory buildings or structures that conform with *subsection 3.2 of Land Use Bylaw 05-2025* **DO NOT** require a Development Permit. All other accessory buildings or structures require a Development Permit.
- All Accessory Buildings or Structures must conform to all applicable regulations within *Land Use Bylaw 05-2025*:
 - *Subsection 13.1 of the Land Use Bylaw 05-2025* contains general provisions regarding accessory buildings or structures.

Can my Accessory Building be a Sea Can/Shipping Container?

- A sea can/shipping container may be considered as an accessory building or structure if it conform to the provisions included in *subsection 13.1 of Land Use Bylaw 05-2025*.

Can my Accessory Structure be a Swimming Pool or a Hot Tub?

- A private swimming pool or hot tub may be considered as an accessory building or structure if it conforms with the provisions included in *subsection 13.1 of Land Use Bylaw 05-2025*.
- Private swimming pools or hot tubs **DO NOT** require a Development Permit if they conform with the provisions included in *subsections 3.2 of Land Use Bylaw 05-2025*.
- Development that may surround swimming pools, such as pergolas or decks, may still require a Development Permit.

Application Information:

- Building and Development Permit application process can be found in *subsections 3.3-3.5 of Land Use Bylaw 05-2025*.
- All permit fees are indicated in the City's *Fees and Charges Bylaw* as amended.
- If you apply for a Building and Development Permit during or after construction completion or commencement without first obtaining approval, you may be charged double the permit fees.
- If your Building and Development Permit Application is refused or you do not agree with conditions of your approval you can appeal the decision to the Subdivision and Development Appeal Board within twenty-one (21) days of the decision being rendered. This only applies to the development portion of the application.

Additional Information:

- Remember to Call Before You Dig! Contact Utility Safety Partners for properties in Alberta or 1st Call for properties in Saskatchewan to locate utility and service locations prior to construction.
- The City does not mark property lines. If you do not know where your property line is, Planning Services recommends having a property survey completed by a registered land surveyor. All costs associated with this service is at your expense.
- Building Permits may be required for your development. As part of the Building Permit application, plans submitted must meet requirements within the *National Building Code*.
- Building Permits are issued by Superior Safety codes. For Building Permit information and submission requirements please contact their office at 780-870-9020.
- Applicants need to obtain Plumbing, Gas and Electrical Permits where necessary.



Application Checklist

Applications for accessory buildings in residential districts will require the following:

- ☐ Completed application form
- ☐ Application fee
- ☐ Landowner authorization
- ☐ Site plan in accordance with *subsection 3.3 of Land Use Bylaw 05-2025*

Additionally, it is recommended that all applicants engage in consultation prior to starting any development project. To discuss your development, please contact Planning Services at 780-874-3700, permits@lloydminster.ca, or in person at the Lloydminster Operations Centre located at 6623 52 Street.

Additional information may be required by the Development Authority or contracted agency.



Building and Development Permit Application

Applicant Information

Name(s):	Contact Name:
Contact Email:	Contact Phone:
Contact Mailing Address:	Date (MM/DD/YY):

What is this application for? ☐ Building Permit ☐ Development Permit ☐ Both

Are you the landowner? ☐ Yes ☐ No Landowner name: _____

If you selected No, has the attached Landowner Authorization Form been completed? ☐ Yes ☐ No

Development Information

Address of Property:	Lot:	Block:	Plan/Land Description:
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Nature of Development

☐ Residential ☐ Industrial ☐ Commercial ☐ Institutional ☐ Multi-family/hotel/mixed use: No. of Units: _____

Proposed Development (select all that apply)

☐ New Construction ☐ Interior Renovation ☐ Addition ☐ Foundation
☐ Accessory Building ☐ New Dwelling ☐ Detached Garage ☐ Secondary Suite
☐ Additional Dwelling Unit ☐ Deck, Covered ☐ Deck, Uncovered ☐ Stripping and Grading Only
☐ Use Approval, Type of Use: _____ ☐ Other: _____
☐ Home Based Business, ☐ Major or ☐ Minor, Type of Business: _____

Construction Information

Value of Construction: \$ _____ No. of Stories: _____ Main Floor Area: _____ 2nd Floor Area: _____
 Basement Area: _____ ☐ Developed ☐ Undeveloped Garage Area: _____ ☐ Developed ☐ Undeveloped

Describe the work and/or intended use of the building:

I hereby declare (select one) ☐ I am ☐ I represent the owner of the property on which the work identified in this application will be conducted in accordance to the plans submitted, and upon approval will adhere to the conditions/terms of the Notice of Decision and Land Use Bylaw 05-2016. I/We will notify the Development Authority of any proposed changes to the plans submitted within this application.

By signing below, you confirm that all information submitted in this form is true and accurate.

Signature of Applicant

Date of Application

Important Notice: This application does not permit you to commence construction until such time a development permit has been issued by the development authority and all other permits (if required) are approved. If a decision has not been issued within 40 days of the date the application is deemed complete, you have the right to file an appeal to the subdivision and development appeal board. Appeals to the subdivision and development appeal board. Appeals to the Subdivision and Development Appeal Board can also be filed in regard to permit refusals and/or conditions within 21 days of a decision.

Collection and Use of Personal Information: The personal information being collected on this form is for the purposes of processing and acting upon this application in accordance with the *Municipal Government Act* and is protected by the privacy provisions of the *Local Authority Freedom of Information and Protection of Privacy Act (LAFOIP)*. The City will not share your personal information for purposes outside of those stated without your permission in writing, unless there is a specific exemption stated in the *Municipal Government Act*.

CITY USE ONLY

Application No.: _____
 City No.: _____
 Agency Permit No.: _____
 Receipt No.: _____
 Tax Roll No.: _____
 Land Use District: _____
 DP Fees: _____ BP Fees: _____

Landowner Authorization Form

Landowner Information

Name(s):	Contact Name:
Contact Email:	Contact Phone:
Contact Mailing Address:	Date (MM/DD/YY):

To Whom it May Concern,

With regards to _____
property address

please be advised that I, _____
full name

- ☐ am the owner of the above mentioned property and that I authorize
- ☐ am an officer or director of the owner(s) of the above mentioned property and that I am authorized by the owner to authorize

_____ and/or its _____
agent or company name applicant, consultant, contractor (if applicable)

to apply for any and all _____
permit type

for the above mentioned property.

I further agree to immediately notify the City of Lloydminster, in writing, of any changes regarding the above information.

_____ date signed _____ signature of landowner

name of landowner (printed)

Collection and Use of Personal Information: The personal information being collected on this form is for the purposes of processing and acting upon this application in accordance with the *Municipal Government Act* and is protected by the privacy provisions of the *Local Authority Freedom of Information and Protection of Privacy Act (LAFOIP)*. The City will not share your personal information for purposes outside of those stated without your permission in writing, unless there is a specific exemption stated in the *Municipal Government Act*.

Residential Accessory Building Sample Site Plan

The site plan should show the following information:

- Structure dimensions
- Easement locations
- Location on lot
- Lot coverage (if known)
- Distance to property lines
- Elevation drawings confirming the height

