



The Summer Village of Val Quentin Land Use Bylaw 300-34 was recently updated and adopted. The full version of the bylaw is available on the website at this [link](#).

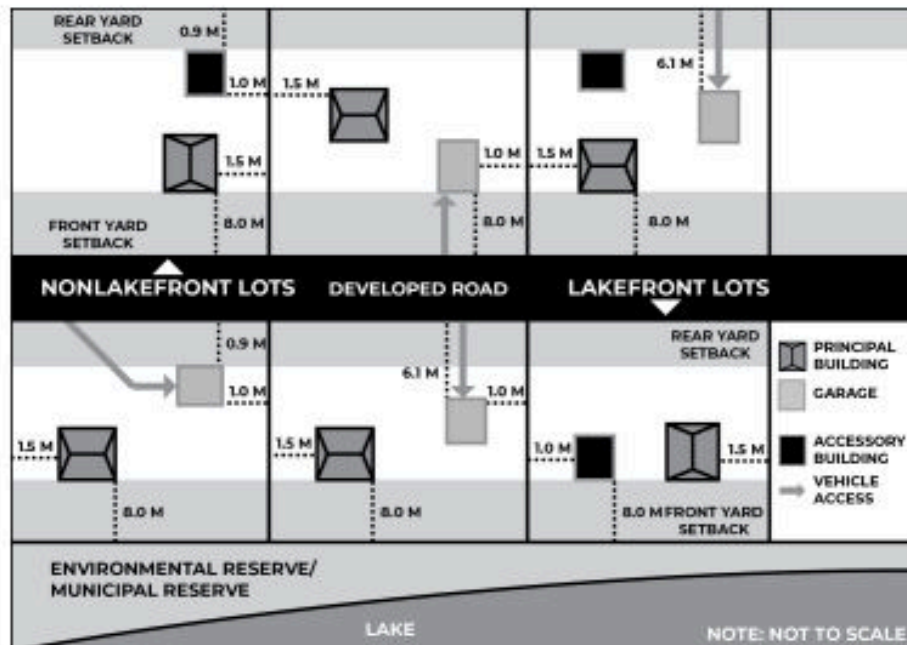
Accessory Buildings

Information on Accessory Buildings is available under Section 9.1.

9. GENERAL REGULATIONS

9.1 ACCESSORY BUILDINGS

- 9.1.1 The maximum number of accessory buildings that may be developed on a lot shall be in keeping with Section 9.17 – Number of Dwelling Units and Buildings on a Lot.
- 9.1.2 An accessory building shall only be allowed on a lot with an existing dwelling with an approved development permit.
- 9.1.3 In the R – Residential District, all accessory buildings, including detached garages and guest houses (garage suites and garden suites) shall be located according to the following:
 - a. No accessory building shall be located within a front yard or a lakefront yard.
 - b. An accessory building shall be situated so that it provides a minimum side and rear yard as required in the R – Residential District.
 - c. Notwithstanding any other provision of this Bylaw to the contrary, where the principal door of a garage faces a roadway, the garage shall be set back 6.1 m (20.0 ft) from the boundary of the lot adjacent to the roadway.
 - d. Notwithstanding the maximum height provisions for garage suites in Section 9.24 – Suites, Garage, an accessory building shall not be more than 7.3 m (24.0 ft) in height.
 - e. No roof overhang including eaves and downspouts shall extend more than 0.7 m (2.0 ft) into a side or rear yard.
 - f. An accessory building shall be situated in such a manner that it does not encroach upon easements and rights-of-way.
- 9.1.4 Where a building is attached to the principal building, it is to be considered a part of the principal building and not an accessory building.
- 9.1.5 The total floor area of all accessory buildings on a lot shall not exceed 93.0 m² (1,000 ft²).
- 9.1.6 Except for guest houses, an accessory building shall not be used for human habitation.
- 9.1.7 All accessory buildings shall be fixed to the ground, or on a foundation.
- 9.1.8 An accessory building developed as a guest house shall be secondary to the principal residential use on the lot.
- 9.1.9 Notwithstanding any other provision of this Bylaw to the contrary, existing dwelling units in garages or other accessory buildings that comply with the setback requirements of this Bylaw shall be allowed and shall be considered to conform to this Bylaw.
- 9.1.10 The development of new boat houses in the Summer Village is prohibited.





For all development questions, Development Permits, and Compliance Certificates please contact:

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Visit <https://valquentin.ca/development>

Typical Process for Accessory Building Construction in the Summer Village of Val Quentin:

- Check zoning
- Create site + building plans
- Apply for development permit
- Get approval
- Apply for building (and other safety) permits
- Build + pass inspections

Placement & Setbacks: Smaller accessory buildings may be located as close as **0.9 metres** from a property line, provided they meet site coverage and safety requirements.

Permits & Aesthetics: To maintain community character, the appearance of new structures will be reviewed during the development permit process. **A permit** is not required to build an accessory building **under 100 sq ft (10 m²)**, such as a small shed.

Safety Standards: All buildings must comply with **Fire Code** requirements, including specific distances from property lines and other structures.

Existing Structures: Any buildings already in place are protected under the *Municipal Government Act*.

Planning for the Future: Council encourages residents to consider building appropriately sized structures that will meet their long-term storage needs.