

Bulletin: Accessory Building Guidelines

Residential Lots



Bulletin # 000-000

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Building Permit

A building permit is required for all buildings. For garages, workshops, sheds, that are not attached to a dwelling and that will have a footprint over 10 m² an Accessory Building Permit is required.

This bulletin does not apply to Carriage Houses (see Carriage House Bulletin and Application Package), or structures attached to a dwelling (See Additions and Renovations Bulletin and application package).

General Information

Other permits that may be required include plumbing, gas, heating, development permit, tree cutting, soil removal/deposit permit and electrical (provincial). Please contact City of Kelowna Planning department to discuss if you are unsure this build is permitted in your area.

Accessory building less than 10m² in building area do not require a building permit but must comply with the setbacks and height requirements for accessory structures as outlined by the City of Kelowna Zoning Bylaw 8000 (See Buildings under 10m², Hot Tubs and Pergolas 12-01 – Bulletin).

Process for obtaining a building permit

A complete building permit application (See Accessory Building permit checklist) can be submitted online at www.kelowna.ca / Homes and buildings / apply for a permit / Accessory Buildings, or the package downloaded from there and submitted in person at City Hall, 1435 Water Street, Second Floor.

The application will be accepted and reviewed by Planning and Plan Checking and if all requirements are met, the applicant is contacted with information on how to pick up, and pay for your permit.

Zoning Information

Property Zoning will determine setbacks, max. height and max. site coverage allowed. If the property has access to a lane, entry to garages shall be from the lane.

It is the responsibility of the Home Owner to ensure that the work being carried out does not contravene the requirements of restrictive covenants, right of ways, easements, no build zones etc.

Before you dig call BC One Call 1-800-474-6886

*Construction shall not start until the permit is issued, picked up and paid for in full
It is the responsibility of the applicant to call for all required inspection*

This information is provided for your convenience only and it should be clearly understood that you must satisfy all applicable Zoning Regulations and ensure that the premises conforms to the B.C. Building Code and all Bylaws/Regulations of the City of Kelowna.

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