BUILDING BULLETIN

Bulletin No. 02-24	Revised: August 27, 2024

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ACCESSORY STRUCTURES & BUILDINGS

Purpose: The purpose of the bulletin is to clarify the requirements and restrictions for accessory structures & buildings. Note: accessory buildings are not accessory dwellings. All structures must comply with Zoning Bylaw 1395 requirements permitted uses, siting restrictions and building size.

Disclaimer: This Building Bulletin has been prepared as a convenience for the Town of Osoyoos residents. It is not intended to replace or supersede existing Building Code requirements, Town Bylaws or other legal documents which maintain legal authority. It is the responsibility of the user to verify the information and to make decisions based on the governing documents.

Building permits are not required for accessory structures with a building area less than 10m^2 (107 sq.ft.) that do not create a hazard and is under 4.5m (14'-9") high. For accessory buildings and structures, building area means the greatest horizontal area of a building above grade within the outside surface of exterior walls or within the outside surface of exterior walls.

Restrictions:

1. No accessory building or structure shall be used for residential occupancy or contain showers and bathtubs, bedrooms, sleeping facilities, cooking facilities, wet bars, balconies or decks (Zoning Bylaw Section 7.1). Electrical wiring or gas plumbing of an accessory structure or building must meet the requirements set out by Technical Safety BC. Accessory structures or buildings with plumbing require a Building/Plumbing Permit regardless of size.

2. An accessory structure is not to be situated between a front parcel line and a principal structure.

3. No accessory building or structure shall be situated on a parcel unless:

    a. a principal building has already been erected on the same lot;

    b. a principal building will be erected simultaneously with the accessory building or structure on the same lot.

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