



ANCILLARY BUILDING, STRUCTURES AND USES

Suite D, 180 North Third Avenue, Williams Lake, BC V2G 2A4
 Unit 3 - 170 Cedar Avenue, Box 2260, 100 Mile House, BC V0K 2E0
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Ancillary buildings and structures shall only be permitted in conjunction with a principal use in any zone provided that:

- (a) farm buildings and structures on land classified as bona fide agricultural operations are exempt from the maximum height and floor area requirement;
- (b) ancillary buildings and structures do not include a dwelling or a sleeping unit or a structure providing overnight accommodation;
- (c) **ancillary buildings** may include but are not limited to an attached or detached garage, carport, a storage shed, and a workshop. The floor area requirements include any additional stories or internal mezzanines;
- (d) **ancillary structures** may include, but are not limited to a gazebo, deck, impermeable surface such as concrete pads. Driveway, breezeway, pumphouse, and wood boiler are excluded as ancillary buildings or structures;
- (e) the combined or gross floor area and maximum height of **all** ancillary buildings and structures permitted are calculated as follows:

Table 1 Maximum Height

Property Size	Maximum Height
Less than 0.4 ha <i>(Less Than 0.99 ac)</i>	6.0 metres <i>(19.7 feet)</i>
0.4 ha to Less Than 2.0 ha <i>(0.99 ac To Less Than 4.94 ac)</i>	7.5 metres <i>(24.6 feet)</i>
2.0 ha To Less Than 4.0 ha <i>(4.94 ac To Less Than 9.88 ac)</i>	8.0 metres <i>(26.2 feet)</i>
4.0 ha To Less Than 32.0 ha <i>(9.88 To Less Than 79.07 ac)</i>	8.5 metres <i>(27.9 feet)</i>
32 ha and Greater <i>(Greater Than 79.07 ac)</i>	9.0 metres <i>(29.5 feet)</i>

Table 2 Maximum Floor Area

Property Size	Maximum Floor Area
Less than 0.4 ha <i>(Less Than 0.99 ac)</i>	250 square metres <i>(2,691 square feet)</i>
0.4 ha to Less Than 2.0 ha <i>(0.99 ac To Less Than 4.94 ac)</i>	300 square metres <i>(3,229 square feet)</i>
2.0 ha To Less Than 4.0 ha <i>(4.94 ac To Less Than 9.88 ac)</i>	350 square metres <i>(3,767 square feet)</i>
4.0 ha To Less Than 32.0 ha <i>(9.88 To Less Than 79.07 ac)</i>	400 square metres <i>(4,306 square feet)</i>
32 ha and Greater <i>(Greater Than 79.07 ac)</i>	450 square metres <i>(4,844 square feet)</i>

This information is provided for convenience only and is not in substitution of applicable CRD Bylaws or Provincial or Federal Codes or laws. You must satisfy yourself that any existing or proposed construction or other works complies with such Bylaws, Codes or other laws.



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- (f) the maximum height for an ancillary building that is attached to a dwelling by a common wall and/or roofline, may be increased to the height of that dwelling.
- (g) no person shall construct or erect an ancillary building or structure on a lot unless a principal building exists on the lot. Notwithstanding this provision, lake shoreland properties in the RL, RL 2, RR 1, RR 2 and RR 3 zones may establish ancillary buildings or structures including a garage, a carport, a storage shed, a gazebo, a porch or a deck without or prior to a principal building provided that the combined floor area of all ancillary buildings or structures on the subject lot does not exceed a maximum of 75 square metres (807.3 square feet), and the maximum height of any ancillary building or structure does not exceed 5 metres (16.4 feet).
- (h) for any property not zoned to permit an ancillary building as per section f), an ancillary building of a maximum of 9.29 sq. m., and a maximum height of 4 m shall be permitted in any Residential or Rural zone without or prior to a principal building.”
- (i) ancillary structures, including decks attached to a principle dwelling or principle commercial or industrial building, are exempt from the combined gross floor area calculation. Decks attached to an ancillary building are not exempt from the combined gross floor area calculations. Ancillary structures, including decks, are not exempt from the lot coverage requirement.

If you have any questions, please contact the Planning Department at 250-392-3351 or 1-800-665-1636.

Chilcotin Area Rural Land Use Bylaw No. 3500, 1999 – Section 7.13

Central Cariboo Area Rural Land Use Bylaw No. 3503, 1999 - Section 7.13

North Cariboo Area Rural Land Use Bylaw No. 3505, 1999 – Section 7.13

South Cariboo Area Zoning Bylaw No. 3501, 1999 – Section 4.14

Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999 – Section 4.14

Quesnel Fringe Area Zoning Bylaw No. 3504, 1999 – Section 4.14

This handout is intended as guidance. Please refer directly to the Bylaw for the regulation.

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