

# Detached Accessory Buildings



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## General Regulations

- A building Permit is required for accessory buildings.

### Accessory Buildings in Residential Zones:

- Cannot exceed the area of the dwelling unit, nor can they exceed 87m<sup>2</sup> in area. They may not cover more than 40% of the required rear yard area (the rear 7.6 m (25') of the site).
- Cannot be more than 4.0 m in height (measured to the top of a flat roof, or half way up a sloped roof).
- Must be at least 1.5m (5ft) from the lane if vehicle entry is from the lane. 1.0 m (39") from the rear property line is acceptable, if there will not be any vehicle access into the building.
- Must be at least 1.2 m (4ft.) From a side property line.
- Eaves are permitted to project 600mm (24inches) maximum from the building face.
- Must be a minimum of 3.0 m (10ft.) From the flankage property line on the side street (corner site).

## Drawing Requirements

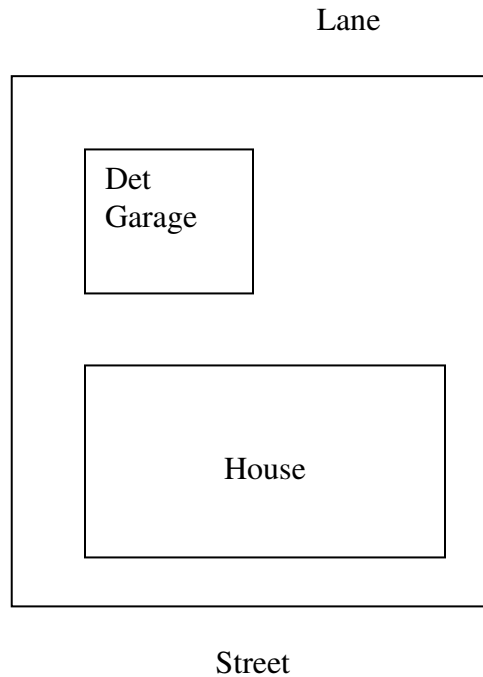
- One (1) complete set of construction drawings is required. If desired, submit 2 sets and one set will be approved and returned when the permit is issued.**
- The drawings must be drawn to scale and must include the following:**
  - A site plan showing the locations and dimensions of the accessory building along with all other buildings on the property. The site plan shall be to scale and must represent the shape of the lot.
  - A Real Property Report (Surveyor's Certificate) is suggested.

## Please Remember!

The drawings must provide enough information so that Building Code requirements and the minimum set-backs can be checked.

- It is the responsibility of the owner to locate all utility lines and easements. Check with Land Titles and Utility companies.

### Typical Site Plan



## Construction Details

Questions the Building Department will ask:

The Building Department has a “fill in the blanks” detached garage form for your use:

### Roof:

- Type of roof shingles: \_\_\_\_\_
- Type and thickness of roof sheathing: \_\_\_\_\_
- Spacing of roof trusses/ rafters: \_\_\_\_\_
- Slope of roof: \_\_\_\_\_
- Width of overhang: \_\_\_\_\_

### Wall:

- Type of siding: \_\_\_\_\_
- Type and thickness of wall sheathing: \_\_\_\_\_
- Size and spacing of studs: \_\_\_\_\_
- Height of wall: \_\_\_\_\_
- Size of Lintels/beams : \_\_\_\_\_

**Foundation:**

- Slab thickness at edge: \_\_\_\_\_
- Slab thickness at interior: \_\_\_\_\_
- Reinforcing size & spacing: \_\_\_\_\_

**Site:**

Proposed setback distances to front, rear & side property lines: \_\_\_\_\_

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