

BUILDING PERMIT GUIDELINE for GARAGES & Accessory Buildings

- **Major Occupancy Classification:** Residential and some Farm Accessory Building require approved Permit from Municipal Building Official. Larger than 600 sq. m. and types will require Office of the Fire Commissioner.
- Development Plan, Zoning By-Law & Development Agreement to allow this proposed use.
- **Site Plan:** may require Legal Survey Certificate required show property pins, lot dimensions, boundary lines, possible buffer zones, Caveats, Zoning Setbacks and placement of all buildings on lot. Variations may be required for lot coverage, size, height or setbacks. Zoning Bulk Use Table usually allows 10% lot coverage for accessory buildings. Setbacks are different in rural and urban Zones as well as each Ward.
- **Foundation Plan:** garages larger than 753 sf and Tall Walls require an Engineer approved Plan. Lofts will also require Engineered Plan for floor/truss system. Plans will also show fire separation of floor/wall system.
- **Framing Plans:** certified truss system, wall framing, window/man door/garage door lintels, etc.
- Garage heights are 15' (Park) & 12' (Harrison). This height is measured to the mean height level between eaves and ridge for gable, hip or gambrel roofs.
- Attached Garages will require heat detector, approved fire separation between garage and residence, fire rated man door, self closure device and a door sill to prevent garage spills into residence. Residence then requires Co/smoke detectors.
- Pole Sheds require approved Plans. Strictly Farm Use Pole Sheds don't follow regular height restrictions but still require an approved Permit and Fee.
- Soft Walled Garages and Cookshacks require approved Permit and Fee as well as follow setbacks.
- Storage Sheds under 150 sf (Park) & 108 sf (Harrison) don't require a Permit of Fee but must follow approved setbacks.
- Pre-Built Sheds require Permits but beware some Companies do not build to Code.
- Non Canadian lumber not allowed for residential construction of any type.
- Contractors for each stage and Licensed in the By-Law #1302. Owner/Contractor responsibility as per By-Law #1243.
- Start and completion date required.
- Occupancy Permit requires Final Inspection. No Occupancy allowed until completed and approved. Exterior requires completion within 12 months from Permit date.