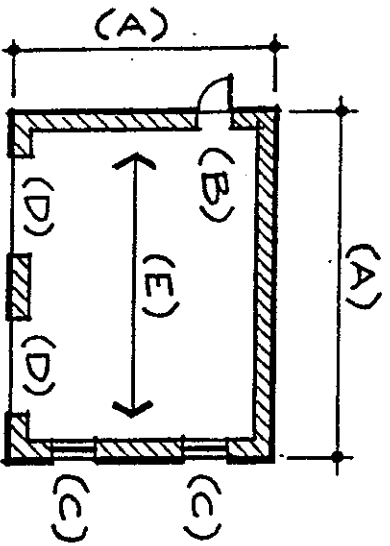


CONSTRUCTION INFORMATION

For simple Accessory Buildings, complete the information required on the Accessory Building Design Form. A Floor Plan drawing is required on this form. The minimum requirements are as follows:



- a) Width and Length
- b) Main door size & location
- c) Window size & location
- d) Garage door size & location
- e) Truss/rafter Direction
- f) Heating Appliance (if applicable)
- g) Interior Partitions (if applicable)

☉ The Accessory Building Design Form will also require:
- *Property Information,*
- *Roof, wall, floor, and foundation information.*

INSPECTIONS

- ☉ Once a permit has been issued and construction commences, inspections will be required.
- ☉ Inspections will, in most cases, be limited to a single "structural" inspection.
- ☉ For this inspection to occur, the building must be roofed (shingled, etc.) and enclosed (exterior sheathing, doors and windows), with no interior finish.
- ☉ **Inspections do not happen automatically.** It is your responsibility to arrange an inspection at least 48 hours in advance by calling the following number:
(807) 825-3315

You can call the township office and leave a message. Appointment times must be confirmed with a Building Inspector.

FOR MORE INFORMATION

The Township of Terrace Bay
Township Office
12 Simcoe Plaza
P. O. Box 40
Terrace Bay, Ontario
P0T 2W0
Telephone: (807) 825-3315
Fax: (807) 825-9576
Office Hours:
Monday - Friday
10.00 a.m. - 4:30 p.m.



The Gem of the North Shore

The Township of Terrace Bay

A Guide To:

Residential Accessory Buildings (Detached Garages & Sheds)

This pamphlet has no legal status and cannot be used as an official interpretation of the various codes and regulations currently in effect. Users are advised to contact the Township Office and reference the Ontario Building Code and the Township of Terrace Bay Zoning By-law, for assistance and information.

**A Building Permit Is Required
Prior To Construction and
Inspection.**

**Regulations and
Permit Information**

GENERAL REGULATIONS

- ⊙ An Accessory Building is: "A building... subordinate, incidental, and exclusively devoted to the main use, building or structure located on the same lot therewith".
- ⊙ Accessory Buildings greater than 10 m² (108 ft²) in area require a Building Permit. All (including those less than 10m² in area) Buildings must comply with Zoning By-Law requirements.
- ⊙ Construction on an easement is **not** permitted.

ZONING REQUIREMENTS

Regulation	R1/R2 Zone	RS Zone
Maximum Lot* Coverage, All Buildings	35%	25%
Maximum Height of Accessory Buildings	3.5m 11'-6"	3.5m 11'-6"
Interior Side Yard (beyond 20m of front lot line)	1.0m 3'-3"	4.5m 14'-9"
Exterior Side Yard (i.e. street side)	9.0m 29'-6"	10m 29'-6"
Front Yard Setback (min.)	9.0m 29'-6"	9.0m 29'-6"
Rear Yard** (min.)	1.0m 3'-3"	9.0m 29'-6"

A minimum separation distance of 1m (3'-3") shall be maintained between an Accessory Building and the Dwelling; and 3.0m (9'-10") between a Detached Garage and a Dwelling. (Including deck areas).

* "All Buildings" includes decks greater than 0.6m (23 5/8 in.) in height.

APPLICATION REQUIREMENTS

Provide the following:

- ⊙ Completed Building Permit Application Form.
- ⊙ Authorization from owner.
- ⊙ Proof of Ownership (i.e. either a Property Deed or Tax Notice).
- ⊙ Current Site Plan or Survey, indicating existing and proposed construction.
- ⊙ Completed Accessory Building Design Form **OR** two sets of complete working drawings.
- ⊙ Completed Plumbing Application (where applicable).
- ⊙ Other Approvals (where applicable).
- ⊙ Permit Fee (determined by Township staff, based on \$7 per \$1,000 of construction value. Minimum fee is \$25.).

PLEASE NOTE: The drawings must provide enough information to verify Zoning By-law and Building Code requirements are met.

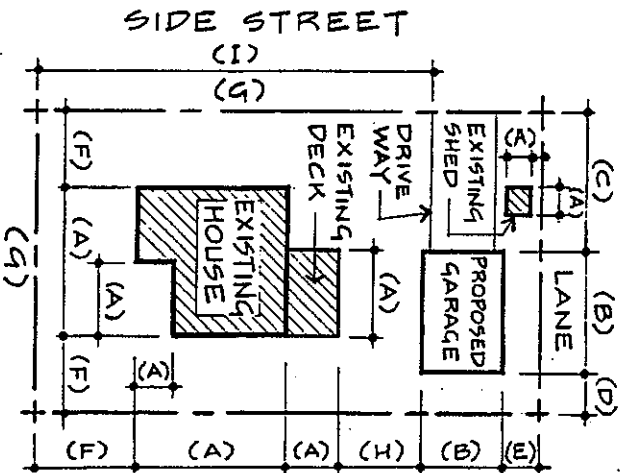
It is the owner's responsibility to locate all utility lines and easements. Check with Land Titles and Utility Departments.

For projects involving electrical work, contact Ontario Hydro for information and inspections. (1-800-636-7107)

Call Before You Dig!

Water 825-3315
Bell Telephone 1-800-465-6924
Cable Television 825-3305

SITE PLAN/SURVEY



REQUIREMENTS

Metric Measurements Are Required. Imperial Measurements may be included.

Indicate the following:

- a) Existing Building (s) width, length & use
- b) Proposed Building width, length & use
- c) Exterior Side Yard Dimensions (street side)
- d) Interior Side Yard Dimensions
- e) Rear Yard Dimensions
- f) Existing Building Yards (front & side yard dimensions)
- g) Property Dimensions
- h) Distance Between Buildings (including deck)
- i) Driveway Location - shall not be located closer than 9m (30 ft.) from the intersection of two streets
- j) Easements (rights of way)