

Building a Garage

General Questions:

- 1) Is there a back alley? If yes,
- 2) Which direction of access will be used to the garage door: Side or Rear access (must have a distance of 5.5m)
- 3) Are there any other building in the backyard i.e. sheds (1m to any other accessory building)

Requirements:

1) Fees are as follows; they are due at the time of submission of applications:

Development Application:

\$50.00 development fee

\$200.00 damage deposit

Building Permit:

\$0.30/ sq. ft, with a minimum fee of \$150.00 (plus 4% SCC)

\$200 compliance deposit

- 2) **Site plan.** This needs to be submitted with the Development Application. Measurements from the garage to the side yard, rear yard, house and any other structure in the yard must be indicated.

General Information:

- 1) A garage is considered to be an accessory building; accessory buildings cannot exceed 4.5m (15ft) in height.
- 2) No accessory building shall be located closer than 2m (6ft) to a principal building.
- 3) The total area of all accessory buildings on a site shall not exceed 12% of the area of the site.
- 4) A development application and a building permit are required to build a garage. Each application takes up to two weeks for approval. **No construction is to start before approval of each application/permit.**
- 5) Buildings that **exceed** 624 sq. Ft. (26ft X 24ft) require *engineered approved* foundation plans/building plans/trusses which must be submitted with the building permit.
- 6) All deposits will be refunded via cheque from the Town office after all permits are closed compliant from the Inspections Group. (Building, Electrical, Gas etc.)
- 7) It is the builder's responsibility to call for inspections to Superior Safety Codes Inc., when ready. Contact information is on the building permit.
- 8) Please review the **Land Use Bylaw attachment** for minimum measurement requirements to the property lines before submitting the development application.