Constructing Accessory Buildings



DEVELOPMENT PERMIT

Development in Bon Accord is regulated by the Land Use Bylaw.

Site Coverage:

The combination of dwelling, accessory buildings and covered decks is used to determine site coverage. Site coverage is calculated by adding the footprint of all buildings, including covered/uncovered decks, and dividing that by total lot area. Maximum site coverage for most residential lots is 45%. Of the 45% a maximum of 15% of the total site may be covered by accessory buildings.

Location of Residential Accessory Buildings over 9.3m² (100 ft²):

All accessory buildings in residential districts shall be located:

- ✓ minimum of 2.0 m (6.6 ft) from the dwelling
- ✓ no closer to front line than principal dwelling
- ✓ 1.2 m (3.9 ft) to the rear line, except where vehicle doors of a garage face a lane abutting the site, garage shall be no closer than 5.0 m (16.4 ft) from the rear line
- ✓ 1.2m (3.9 ft) from the side yard, except where a fire wall is constructed along the boundary line between two garages located within one building, or where both garages have appropriate fire walls, accessory buildings may be built within 1.0 m (3.3 ft) of the side line
- ✓ no roof overhang is located within 0.45 m (1.2 ft) of a side or rear line
- ✓ to be placed on a permanent foundation

Height

An accessory building shall not exceed one (1) story or 4.5 m (14.8 ft) in height. *Each lot is unique; the Development Officer will assist in what requirements apply to your property, inclusive of what permits are required (development permit and/or building permit).



BUILDING PERMIT

Bon Accord has contracted The Inspections Group to provide building permits ensuring existing building, electrical, plumbing and gas meet code. Decks with railings require a building permit.

* If you require a development permit, the development permit must be approved first before a building permit will be issued.

MAKE SURE YOU HAVE THE FOLLOWING BEFORE APPLYING FOR ACCESSORY PERMIT:

- ✓ A complete development permit application form
- ✓ A complete building permit application form
- ✓ 2 copies of site plan demonstrating the location and dimensions of accessory building
- ✓ 2 copies of floor plans and elevations which demonstrate the length and width of the building, size and location of windows, doors, and interior rooms, including materials used
- ✓ For purchased packages, please provide supplier specification information
- ✓ Application fees

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HOW TO APPLY FOR A PERMIT

For your convenience, development and building permit applications can be applied for at the same time (development permits to be approved first). Applications are available online www.bonaccord.ca or available at Town office. Submit the completed application with the necessary documentation to the Development Officer at Town Office. Application fees are due at time of your submission.



FREQUENTLY ASKED QUESTIONS

What is an accessory building?

Apart from the house, any separate building is considered an accessory building. Detached garages, sheds, hot tubs, gazebos, swimming pools, solariums, greenhouses, tented structures are examples of accessory buildings.

Do I need a permit to build an accessory building?

Development permits are required for accessory buildings with an area of 9.3m^2 (100 ft^2) or more. A building permit may be required dependent on the use of the building (safety codes for plumbing, gas, electrical, sewer).

Can I build on utility right-of-way?

No, utility right-of-way is a registered easement on private property that allows the Municipality and Utility companies the right to access the utilities or services that are located within the right-of-way. It is the homeowner's responsibility to locate any utility right-of-way, easements or other instruments registered against their land.

Why are accessory buildings regulated?

The location and size of these structures are regulated to ensure that the life safety standards, fire, and property damages are minimized to manage less or no impact to your neighbor.

What is the benefit of getting permits and inspections?

- ✓ Ensures work complies with all regulations
- ✓ Avoids costly corrections after construction
- ✓ Provides personal safety and peace of mind
- ✓ Aids in the protection of your investment
- ✓ Sale of property enables a compliance certificate to be issued with all permits in place on property

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