

## Zoning Clearance Certificate Requirements – Low Density Residential ACCESSORY BUILDINGS AND STRUCTURES

<b>Checklist to be submitted with Consolidated Pre-Building Permit Application</b>
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<b>Site Plan/Survey Requirements</b>	<b>Applicant's initials or n/a</b>	<b>Staff review (√ or n/a)</b>
Copy of an existing survey issued by an Ontario Land Surveyor (OLS) <ul style="list-style-type: none"> <li>• The survey is used for reference purposes and must include legible property dimensions</li> <li>• If you are required to provide a Grading and Drainage plan certified by an OLS or Professional Engineer to meet the GDCC requirements, this up-to-date plan should also be used for the Zoning Certificate application</li> </ul>		
<b>Site Plan prepared in metric and printed to scale</b> with legible dimensions; recommended scales are 1:100, 1:200, 1:250 and 1:300		
Show, label and provide height of all proposed and existing accessory buildings and structures		
Dimension setbacks perpendicular from property lines to the closest point or post of all proposed buildings or structures		
Provide all outside dimensions measured from outside wall to outside wall or outside edge of post to outside edge of post		
Provide area calculation of accessory building or structure		
Provide lot area and calculate lot coverage <ul style="list-style-type: none"> <li>• If the dwelling has an attached garage, the site plan must show the location and dimensions of the dwelling.</li> </ul>		
<b>Floor Plan Requirements</b> (Metric dimensions must be included)	<b>Applicant's initials or n/a</b>	<b>Staff review (√ or n/a)</b>
Provide all outside dimensions measured from outside wall to outside wall or outside edge of post to outside edge of post		
Provide area calculation		
If the accessory building or structure is to be used as a garage or carport, provide internal dimensions (width and depth) measured from inside wall to inside wall or inside edge of post to inside edge of post		
<b>Elevation Drawing Requirements</b> (Metric dimensions must be included)	<b>Applicant's initials or n/a</b>	<b>Staff review (√ or n/a)</b>
Provide all elevations (front, rear, right, and left)		
Dimension height of building or structure measured from grade to the peak of the roof		
Provide overhang dimensions measured from outside edge of building or post to outside edge of eave or gutter		

If applicable, Committee of Adjustment File No. \_\_\_\_\_ Date of decision: \_\_\_\_\_

**Note: Variance must clear appeal period and be final approved prior to issuance of Zoning Clearance Certificate**



# APPLICABLE ZONING REGULATIONS

## ACCESSORY BUILDINGS AND STRUCTURES – Low Density Residential

### Definition:

#### **Accessory Building or Structure**

A detached building or structure not used for human habitation, the use of which is naturally or customarily incidental and subordinate to, or exclusively devoted to a principal use, building or structure and located on the same lot therewith.

Accessory Buildings may include a detached garage, workshop, shed, or pool house.

Accessory Structures may include arbours, gazebos, pergolas, play structures, or detached car port exclusive of patios or decks.

### Regulations:

#### **2.2 ACCESSORY BUILDINGS AND STRUCTURES AND UNITARY EQUIPMENT**

2.2.1 The following regulations shall apply to buildings and structures, when accessory to detached, semi-detached, duplex, triplex, fourplex or street townhouse dwellings:

**(a) Regulations for Accessory Buildings up to 10 m<sup>2</sup> in floor area:**

- |  |            |
|--|------------|
| (i) Setback from a side lot line abutting a street:  | 7.5 m      |
| (ii) Setback from a rear lot line abutting a street: | 90 cm      |
| (iii) Setback from a front lot line:                 | 15 m       |
| (iv) Setback from any other lot line:                | no minimum |
| (v) Maximum height:                                  | 2.5 m      |

**(b) Regulations for Accessory Building greater than 10 m<sup>2</sup> in floor area and/or greater than 2.5 m in height:**

- (i) Not permitted in a front yard, street side yard or required side yard.
- (ii) Permitted in a rear yard subject to the following:
- |   |                   |
|---|-------------------|
| • Setback from a rear lot line:                   | 1.2 m             |
| • Setback from a side lot line:                   | 1.2 m             |
| • Setback from a street side yard:                | 7.5 m             |
| • Maximum roof overhang encroachment from a wall: | 0.5 m             |
| • Maximum floor area:                             | 50 m <sup>2</sup> |
| • Maximum one storey                              |                   |
| • Maximum height (peaked roof):                   | 4.6 m             |
| • Maximum height (flat roof):                     | 3.5 m             |
- (iii) Notwithstanding the required setback from a side lot line, the dividing wall of a semi-detached garage may be constructed on a side lot line.
- (iv) A detached swimming pool enclosure may be greater than 50 m<sup>2</sup> in area provided that the yard requirements for a principal building on the same lot shall apply to the pool enclosure.

**(c) Regulations for Accessory Structures:**

(i) Not permitted in required front, side, street side yards.

(ii) Permitted in a rear yard subject to the following:

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|--|-------------------|
| • Setback from a rear lot line:                  | 90 cm             |
| • Setback from a side lot line:                  | 90 cm             |
| • Setback from a street side yard                | 7.5 m             |
| • Maximum area                                   | 42 m <sup>2</sup> |
| • Maximum height                                 | 3.7 m             |
| • Maximum roof overhang encroachment from a post | 0.5 m             |

2.2.4 For all uses, accessory buildings and accessory structures may not be constructed of concrete or masonry blocks unless the blocks are decorative units or are covered with stucco or siding having a permanent colour finish.

**Notes:**

- Lot coverage restrictions may apply. See regulations in Zoning By-law 2020, Part 2, Residential Zones
- See Zoning By-law 2020, Part 16, Definitions; Part 1, General Regulations, Section 2.2; and Part 2, Residential Zones for complete information on accessory buildings and structures