



Municipality of Shuniah

420 Leslie Avenue, Thunder Bay, Ontario, P7A 1X8

Accessory Buildings, do I need a Building Permit?

There seems to be some questions as it relates to whether a building permit is required for Accessory Buildings under 10 m.sq. (107.6 Sq.Ft.). There is no set answer, it really depends on what the building is being used for. Under the Ontario Building Code a building that is under 10 m.sq. (107.6 Sq.Ft.) does not require a Building Permit unless it has:

- a) Plumbing;
- b) Wood Burning Appliance;
- c) Sleeping Accommodations.

The other thing to keep in mind is that even though you may not require a Building Permit, you are still required to comply with the Zoning By-law.

Some of the key items to keep in mind are as follows:

- 1) No Accessory Building/Structure shall be constructed on any property until a building permit has been issued for the Main Use Building/Structure. If a building permit has been obtained for the Main Use Building/Structure, construction of an Accessory Building must not commence prior to the start of the Main Use Building/Structure.
- 2) The required setbacks away from other structures set out within the Zoning By-law are to have a minimum separation between building of 3m (10'-0"); this to help in the ability of fire protection around the building/structures.
- 3) The minimum setback distance from the side yard is 1.5. (5'-0"), unless the garage door opens towards the lot line and/or roadway.
- 4) The minimum setback distance from the back property line is 1.5m (5'-0"), unless the garage doors open towards the roadway. The minimum setback distance for doors opening to the roadway is 3m (10'-0").
- 5) The height of any accessory structure cannot exceed 6m (19'-9") in height, and shall not include a second storey.
- 6) The location of an accessory building shall not be within any minimum required front yard.
- 7) An accessory building cannot be located in front of the Main Building that abuts a waterbody. This means that there are to be no accessory building between the Main Building and the shoreline.
- 8) The total areas of accessory buildings are not to exceed 140 m.sq. (1507 Sq.Ft.) in most zones.

Building Permits are necessary to ensure that zoning requirements, fire and structural safety standards and other building standards are met, primarily for safety reasons. Zoning requirements are contained in municipal by-laws and the building standards are contained in the Ontario Building Code. This code is Provincial regulation administered by the Housing Development and Buildings Branch of the Ministry of Municipal Affairs and Housing. Under the **Building Code Act**, local governments are given authority for the enforcement of the Ontario Building Code within their municipality. **It is the homeowner's responsibility to ensure that a Building Permit is obtained when required and that zoning requirements are adhered to.**

If you are still not sure if you are required to get a Building Permit it is best to call to be sure. Main Office (807) 683-4545 Building Department (807) 683-4546