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## So You Want to Build a Detached Garage or Accessory Building



### Do You Need a Development Permit?

Yes, you need a permit.

- ✓ Detached garages/accessory buildings shall be constructed no closer to the front street than the principal building,
  - ✓ They must be at least 2.0 m (6.56 feet) from the principal building,
  - ✓ The exterior wall of the garage/accessory building must be at least 1.0 m (3.28 feet) from the side and rear boundaries of the parcel,
  - ✓ The garage/accessory building shall not be more than 4.5 m (14.76 feet) in height, and shall not exceed the height of the main building,
  - ✓ Vehicle doors shall be a minimum of 6.0 m (20 feet) from the facing property line,
  - ✓ No roof overhang shall be within 0.3 m (1.0 foot) of the side and rear property boundary,
  - ✓ An accessory building shall not be used as a dwelling, and
  - ✓ It shall be situated in such a manner that it does not encroach upon easements and rights-of-way,
  - ✓ You cannot build a garage over top of a water, sewer, or gas line, and
  - ✓ Sheds, located in the rear yard, less than 9.3m<sup>2</sup> (100.1 ft<sup>2</sup>) in floor area and 2.5m (8.2 feet) in height do not require a development permit, but they must still meet the setback regulations.
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