

## Accessory Buildings & Structures

**Accessory uses, buildings and structures shall be permitted on any lot but shall not:**

- Be used for human habitation except where allowed in the Agricultural Zone (A1) where a Dwelling is a permitted accessory Use;
- Be located within the Front Yard or Flanking Side Yard of a Lot;
- Be built closer than 0.9 m (3 ft) to any Lot Line, except that common Accessory Buildings for Semi Detached Dwellings or Town House Dwelling or Row House Dwelling may be centered on a mutual Side Lot Line.
- Exceed 3.6 m (12') in height above Grade;
- Exceed 18 sq. m. (200 ft.<sup>2</sup>) in total Floor Area;
- Exceed one (1) Building per Single Family Dwelling Lot;
- Exceed one (1) Building per Semi-Detached Dwelling, Town House Dwelling or Row House Dwelling or Apartment Building;
- Be considered an Accessory Building if attached to the Main Building.

**A detached garage shall not:**

- Exceed 67.5 m<sup>2</sup> (750 ft.<sup>2</sup>) on Lots of 1 acre or less, and 108 m<sup>2</sup> (1,200 ft.<sup>2</sup>) on Lots of over an acre;
- Exceed a height in excess of 4.5 m (15 ft.) above Grade;
- Be considered as an Accessory Building in determining the number of Accessory Buildings on one Lot.

## Outdoor Swimming Pools

The installation of an outdoor Swimming Pool shall be permitted in any Zone in accordance with the following provisions:

- The Property Owner shall first obtain a Development Permit from the Town;
- A minimum 1.8 m (6 ft.) high Fence shall be constructed in such a manner so as to impede unauthorized persons from entering over or under the Fence and the Fence shall be aesthetically presentable and preference will be given to a wood Fence;
- Any gate on the Fence shall be self-closing and self-latching;
- A four-sided fence shall be requested. However, the development officer may retain the ability for a home/building to take the place of the fourth wall of enclosure. Residents can take responsibility for locking doors leading to pool decks within the home;
- The Developer shall agree that other reasonable initiatives regarding maintenance and safety which are reasonable and prudent shall be carried out either at the initiative of the Developer or the Town, the cost of which shall be borne by the Developer;
- No outdoor Swimming Pool shall be installed in any required Front Yard or Flankage Yard.



## ACCESSORY BUILDINGS & STRUCTURES



### Information Pamphlet

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## Application Process

Applications are only accepted once all required information is submitted and a deposit is paid.

Development Applications are reviewed by the Development Officer for conformance with the Town's Zoning and Subdivision Control (Development) Bylaw and by the Building Inspector for conformance with the 2010 NBCC and Building Bylaw.

Building Permits are only issued if they meet the requirements of the Town's Bylaws and if all applicable fees are paid in full. Permits are valid for a 12 month period.

A Building Permit of this nature is normally issued within seven (7) to ten (10) business days.

**PLEASE NOTE:** All Accessory Buildings over 20m<sup>2</sup> (215 ft<sup>2</sup>) are required to follow the requirements of the 2010 National Building Code of Canada.

## Examples of Buildings & Structures

### Accessory Buildings

- **Residential Storage Building:** shall not exceed twelve (12) ft. in height above grade and 200 ft.<sup>2</sup> in total floor area.
- **Private Detached Garage:** shall not exceed 750 ft.<sup>2</sup> on lots of one acre or less and 1,200 ft.<sup>2</sup> on lots of over one acre and shall not exceed a height of fifteen (15) ft. above grade.

### Accessory Structures

- **Fence:** maximum height of six (6) ft. (fences under four (4) feet in height do not require a permit).
- **Deck:** shall meet the minimum setback requirements, see Deck Pamphlet for additional details.
- **Swimming Pool:** any outdoor structure, basin, chamber or tank with a depth of 24 inches or more at any point or with a surface area exceeding 10 m<sup>2</sup> (108 ft<sup>2</sup>).

## Required Documents:

1. **Application Form**
2. **Letter of Authorization (if applicant is not landowner)**
3. **Site Plan (drawn to scale)**
  - Lot dimensions.
  - Dimensions of **all** existing and proposed buildings and structures on the lot. i.e. main dwelling, private detached garage, accessory buildings and structures (decks, mini-barns, swimming pool, driveway, fence, etc.)
  - Setbacks of **all** existing and proposed buildings and structures from the front, side and rear lot lines.
  - Location of **all** existing and proposed water systems on-site well, private or municipal connection) and sewerage systems (on-site septic or municipal connection).
4. **Building Plans (drawn to scale) for buildings over 20 m<sup>2</sup> (215 ft<sup>2</sup>).**
  - Front, side and rear elevations
  - Floor Plans indicating use of rooms, door locations and swings.
  - Cross-sectional details at sufficient locations indicating all structural and finish details.
  - Foundation, truss and structural framing plans and details.
5. **Lot Grading Plan (drawn to scale) - showing**
  - Existing elevations of the lot, ditch, road, and adjacent structures; top of the foundation wall; final lot grades; and the direction of surface water flow.

### Application Fees:

- Building Permit is \$0.35/ft<sup>2</sup> for Accessory Buildings and Structures (Minimum \$50)
- Building Permit is \$100.00 for Decks
- Building Permit is \$50 each for Pools & Fences.

## General Notes

When considering the construction or siting of an accessory building or structure in the Town of Stratford, be sure that the property is researched for easements, rights of way or other legal documents that may affect the location of the building on the property.

Information on these items are most often found on the land title for the property. Contact the local Land Registry Office to obtain a copy of your land title.

### **No Accessory Building or Structure shall be constructed:**

- Prior to the time of construction of the main building to which it is accessory, unless a Development Agreement is executed with the Town and registered on the title of the property at the cost of the applicant, or
- Prior to the establishment of the main use of the land where no main building is to be built.

All Accessory Buildings shall be included in the calculation of maximum Lot coverage as described in the Lot Requirements for an applicable Zone.

Fences must be located 1 ft. in from the property line, unless written permission is provided from the adjacent landowner.

## Encroachments Permitted

Structure or Feature	Distance
sills, cornices, eaves, gutters, chimneys, pilasters, and canopies	0.6 m (2 ft.)
window bays, awnings, oil tanks, and propane tanks	0.9 m (3 ft.)
exterior staircases, wheelchair ramps, and fire escapes	1.5 m (5 ft.)
patio / deck not exceeding 0.6 m (2 ft.) in height from surrounding grade	1.5 m (5 ft.)