



ACCESSORY BUILDING

Construction Guide 2020

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1. GENERAL

Accessory Buildings are outdoor structures such as detached garages, sheds, storage buildings, greenhouses, private studios, pool houses, and other similar residential buildings. These types of structures are used exclusively by the owners or occupants of the house or main building. They are to be located on the same lot as the main dwelling. Currently, accessory buildings are not permitted to be used as sleeping quarters or as living space.

Permits

As per the Ontario Building Code O.REG 332/12 as amended by O.Reg 451/22, an accessory structure/building will not require a building permit provided that the structure is:

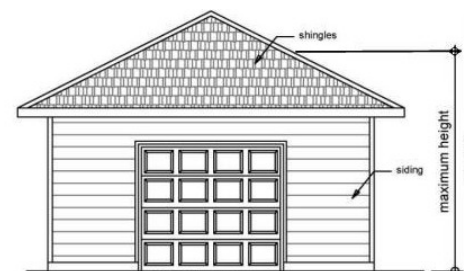
- Not more than 15m² (160ft²) in gross area.
- Is not more than 1 storey in building height
- Is not attached to a building or any other structure
- Is used solely for storage purposes ancillary to a principle building on the lot; and'
- Does not have plumbing

Zoning

Accessory Buildings are only permitted in the rear and side yards on a lot. They cannot be located in the front yard. Typical setback distances are no closer than 3'-4" (1 metre) to the interior side and rear lot lines.

If your property is a corner lot or waterfront, there are other required setbacks. Please contact the Development Services Department to verify if proposed shed location adheres to the required setback distances.

Sheds heights are permitted to be 14'-9" (4.5 metre). For a typical peaked roof, this height is measured from finished grade to the midpoint between the peak and the eaves.



Lot Coverage

The total lot coverage permitted for accessory buildings is 15% of the overall lot area (R1 zoning).

Conservation Authority Permits

Your property may be regulated by a conservation authority. Contact the Development Services Department to verify your zoning or contact Saugeen Valley Conservation Authority - publicinfo@svca.on.ca - 519.367.3040

Fees

Municipality of Kincardine Fees (as per current Fee By-Law, as amended).

2. APPLICATION CHECKLIST

Item 1

The application requires A and B to be completed in full with supporting documents for C if they apply:

Submitted:		YES	NO
A	Application for Permit to Construct or Demolish		
B	Schedule 1: Designer(s) Information <ul style="list-style-type: none">If drawings are stamped by a P.Eng, you are not required to sign the Schedule 1: Designer(s) Information form, if they are taking total responsibility for the design.		
C	Conservation or other authority clearance letter (if this is required, we will advise you later in the permit application process).		N/A

Note 1: If engineered roof trusses are to be used, truss layouts required

Note 2: Engineered wood products require layouts and member reports (ie. LVL beam, I-Joists)



12:12 Pitch



9:12 Pitch



6:12 Pitch



2:12 Pitch

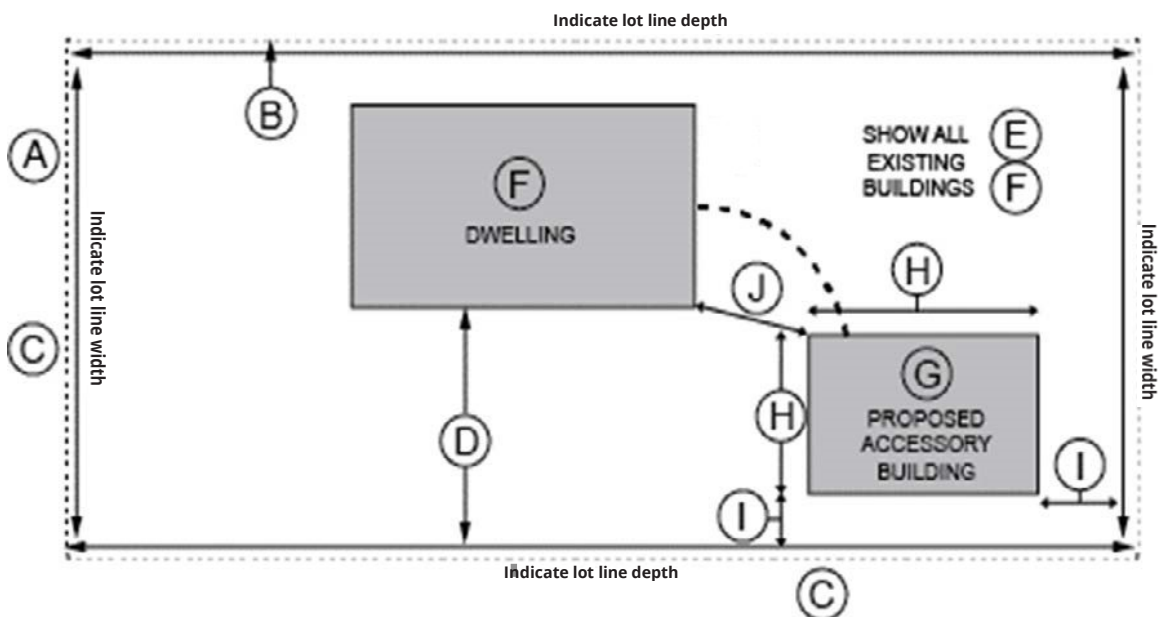
3. SITE PLAN CHECKLIST

Item 2

Provide 2 copies of your Site Plan. Your Site Plan requires the following information to be identified:

*if possible use legal survey.

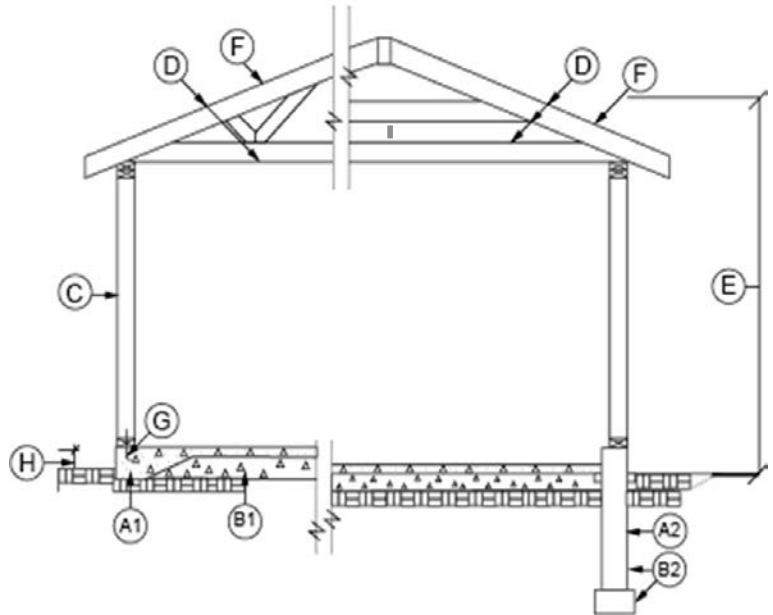
Submitted:		YES	NO
A	Provide the address		
B	Identify the property lines		
C	Label fronting street(s)		
D	Identify driveway and width for garages to rear yard		
E	Provide location of all existing decks, sheds, pools, etc.		
F	Provide exterior dimensions for existing decks and sheds etc.		
G	Identify location of proposed shed		
H	Provide length, width, and area of proposed shed		
I	Provide setbacks for side yard(s) and rear yard to shed		
J	Provide distance to dwelling		



4. CROSS SECTION CHECKLIST

Item 3

Provide 2 copies of a Cross Section. Your cross section should identify the following:

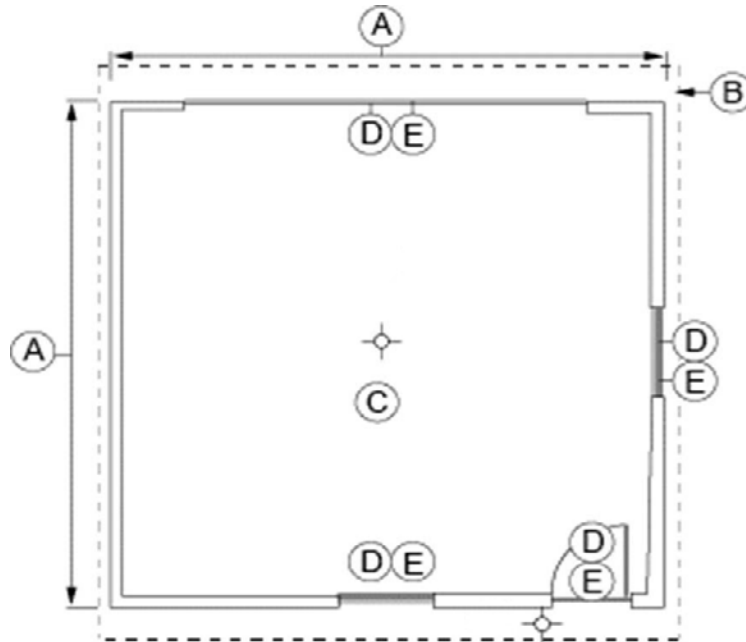


Submitted:		YES	NO
A	Define foundation type to be used		
	1. Slab on grade - reinforcing steel, concrete mix		
B	2. Full foundation – block or concrete on footing		
	<ul style="list-style-type: none"> For 1. provide slab, perimeter structure, reinforcing steel, and compacted granular base For 2. provide wall thickness, footings size and depth 		
C	Define exterior wall framing members (stud size, spacing, single or double top plates, sill plate, sill anchorage sill gasket etc.)		
D	Define roof structure – trusses or stick framing		
	<ul style="list-style-type: none"> Stick framing requires sizing of roof sheathing, size and spacing for roof rafters, ridge board, ceiling joists, collar ties, blocking or H clips, end bearing, ceiling finish (if any) 		
E	Define the structure height at midpoint of the roof (maximum midpoint from grade is 14'-9")		
F	Define slope of roof and any slope specific roofing / framing requirements		
G	Identify anchorage of framed walls to foundation		
H	State the type of siding and the spatial separation from grade		

5. PLAN VIEW CHECKLIST

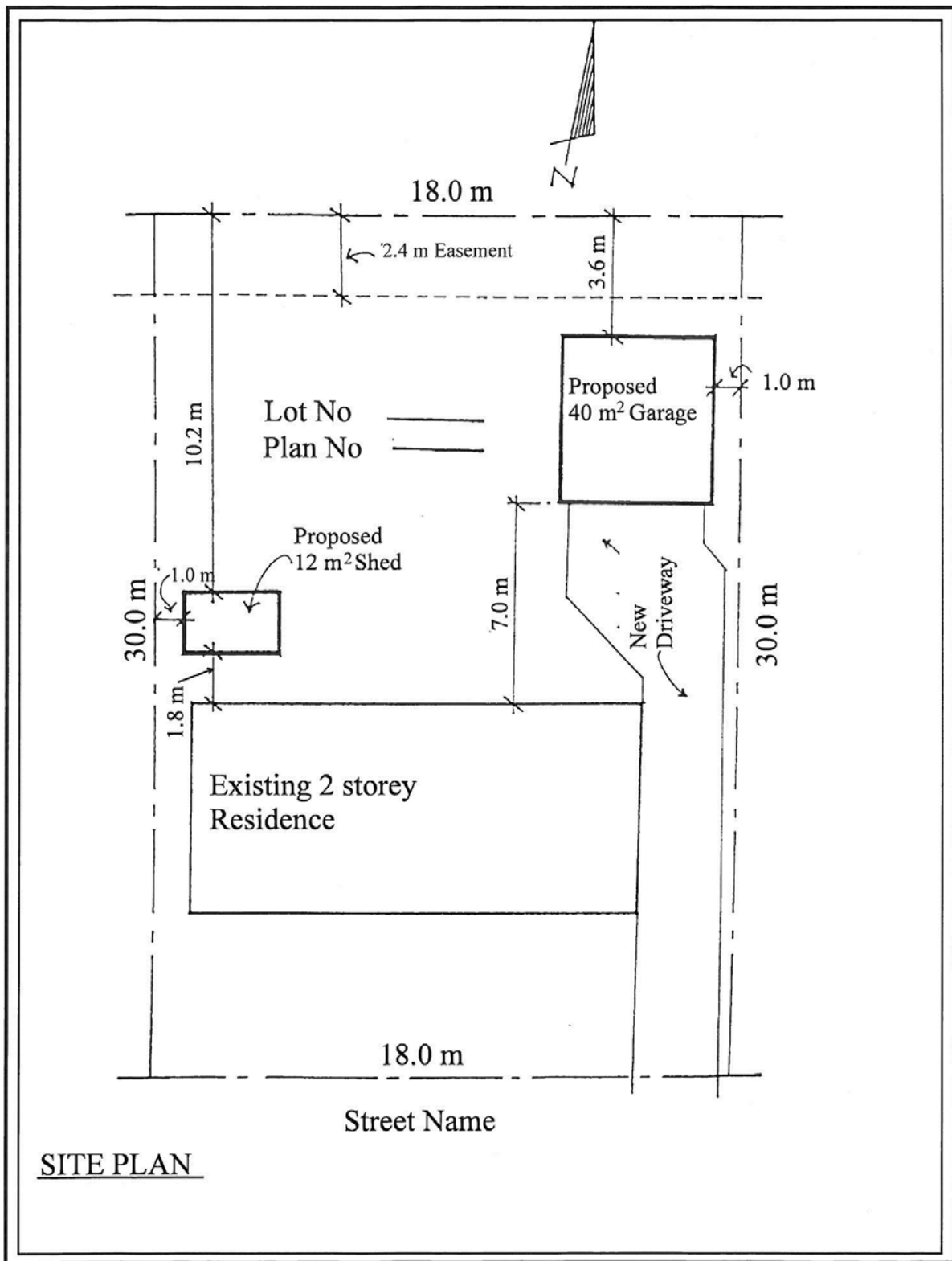
Item 4

Provide 2 copies of a Plan View. Your Plan View requires the following:

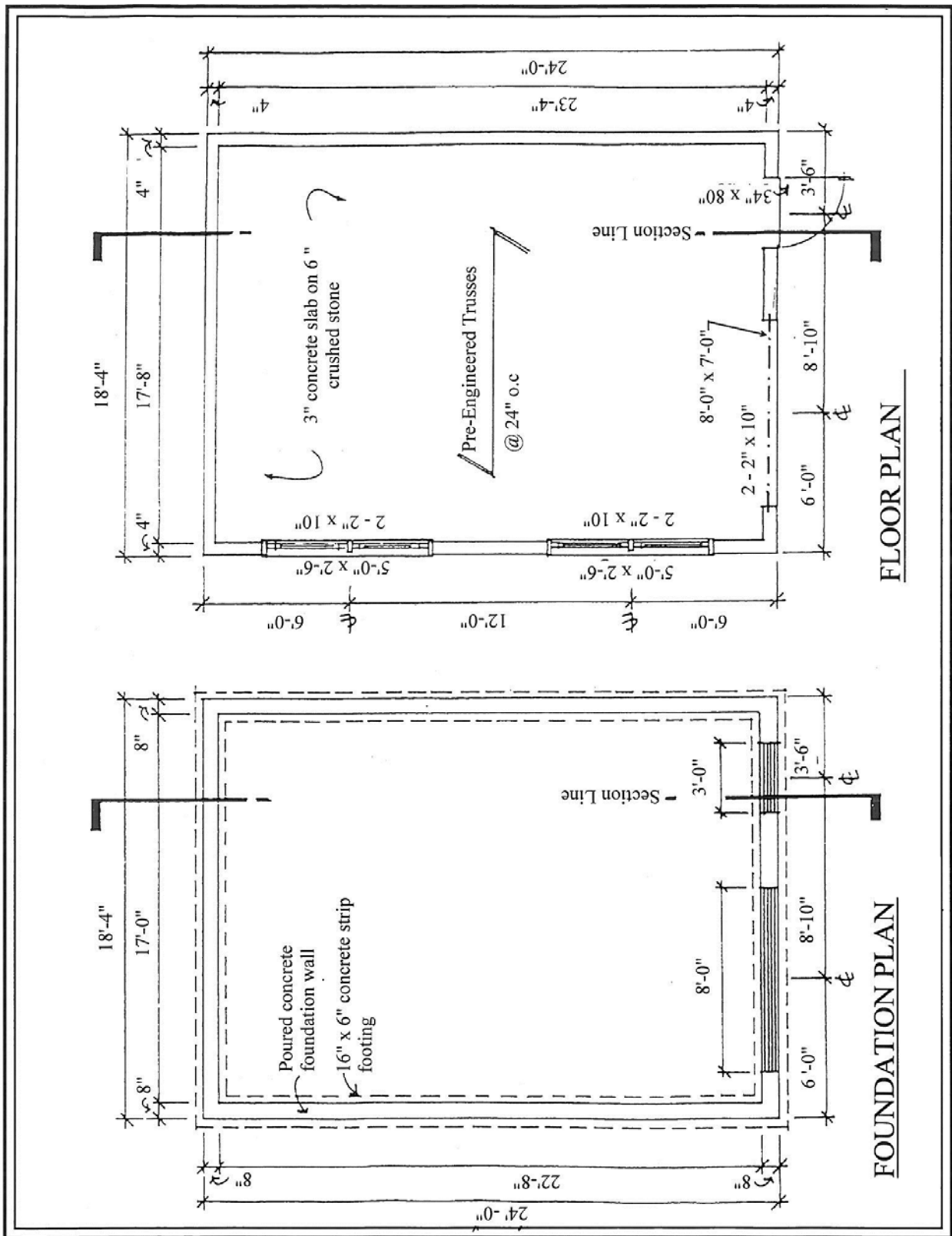


Submitted:		YES	NO
A	The length and width of the structures foundation		
B	The outline of roof overhang(s)		
C	Show direction of roof framing members		
D	Provide door and window location and sizing.		
E	Provide the location and sizing of structural members, lintels, beams, girders, etc.		

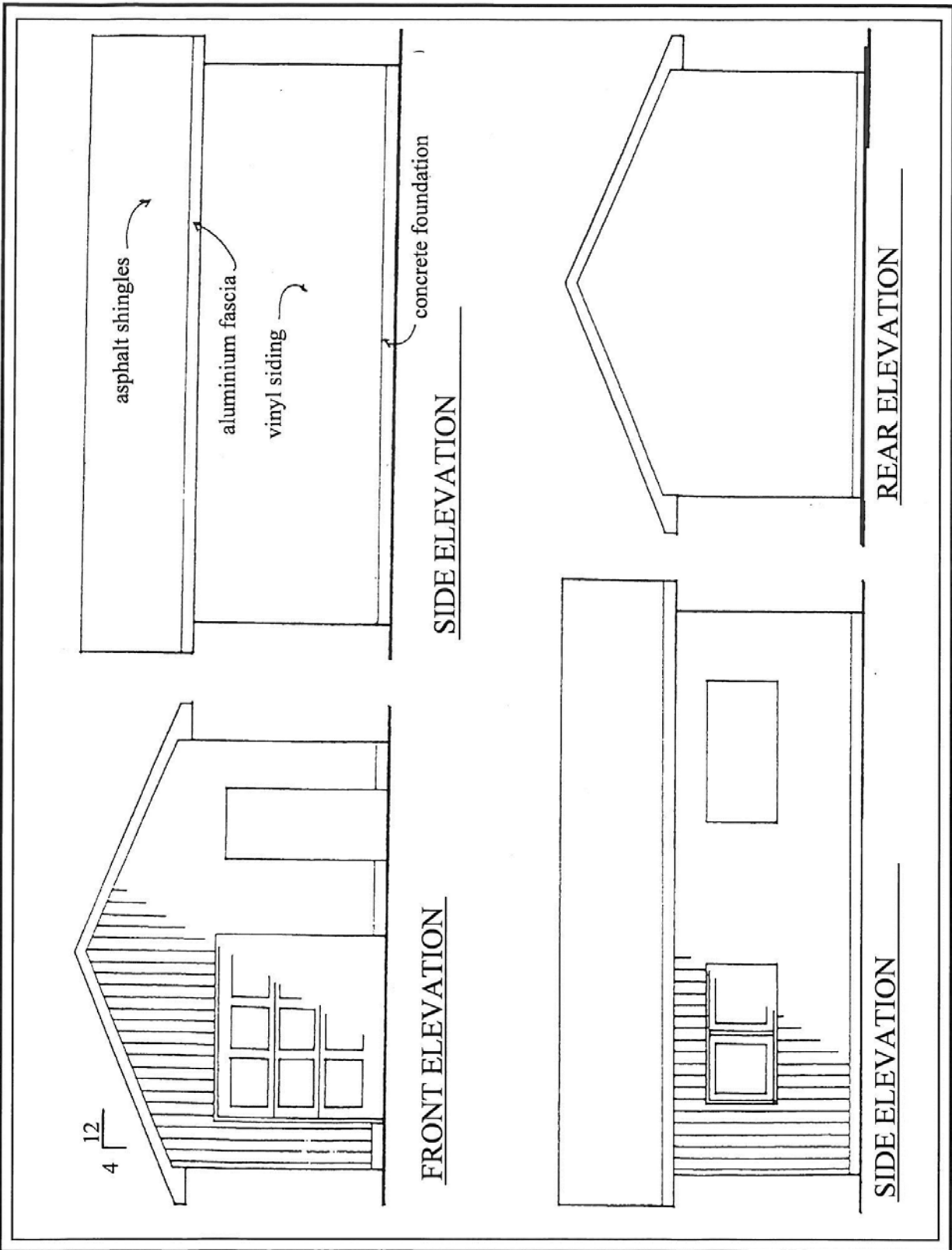
6. SAMPLE DRAWINGS



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