

Regulations - Accessory Buildings & Other

Application fee: \$50 (non-refundable) Permit fee: \$50 (non-refundable)
Applications must be passed in **10 business days** prior to the upcoming monthly meeting.

The following must be marked on the ground **prior** to submitting an application:

- The civic address visible on the property as per the application for identification purpose.
- The proposed development must include markers at corners to show proposed size and location.

Permits are conditional upon the following:

- All sections of the application must be completed and accompanied by:
 - A legal survey.
 - A preliminary plot plan sketched on the survey.
- An Accessory Building shall not be used as a dwelling or for human habitation.
- School buses, semi-trailers, metal storage containers or other vehicle body types shall not be permitted as an accessory building.
- Zoning must allow construction of proposed structure.
- An accessory building shall have a maximum floor area of 100m².
- A residential lot may have more than one accessory building provided the combined accessory buildings shall be the lesser of the maximum lot coverage of all accessory buildings of 7% of the lot area or up to a collective maximum of 150 m².
- The maximum height shall be 6m with a minimum of 1m from any property line and 3m from the nearest corner of a residential dwelling.
- Accessory Buildings shall not be erected or placed upon a disposal field or service/utility, any easement, drainage swale, septic system or right-of-way.
- Aside from minor vehicle maintenance, no person shall use an accessory building for the purpose of operating a commercial vehicle repair business or painting, dismantling or scrapping of vehicles or machinery.
- No accessory building or part thereof shall project in front of any building line or in the flanking sideyard of a corner lot.
- Accessory buildings (private garages only) may be permitted in the sideyard at Council discretion (within the minimums set out above). but not in the flanking sideyard of a corner lot.
- Maximum lot coverage of all accessory buildings and main dwelling combined: 33%
- Where a structure is attached to the main wall or main building on the lot by a roof, a common wall or foundation, it is considered a part of the main building and not a separate accessory building.
- With the exception of greenhouses, gazebos, cold frames (see definitions), vegetable storage cellar and communication antennae, accessory buildings shall be:
 - clearly incidental and complementary to the main use of the residential dwelling in character, use, style and exterior finish
 - located be on the same lot as the residential dwelling
 - located so as to minimize any visual impacts on adjoining properties
- **Greenhouses and cold frames with an area of 16 m² or less and shall not be included in the area calculation for an accessory building and will NOT need a permit.**

Additional Conditions

- All measurements must be metric.
- Structures are to be located, built and/or renovated in accordance to plans and location plan submitted.
- Structures are to be constructed in accordance to the National Building Code, National Energy Code of Canada and all applicable regulations.
- Builder must maintain reasonable cleanliness of site at all times.
- Structures are to be used for domestic purpose only; no commercial uses permitted. Septic systems and wells are to be established according to Service NL Health approval. Final inspection is to occur before backfill of all new systems.
- Approval is to be obtained from Service NL (Health), and any or all of the following departments, as applicable: Fire Life & Safety, Building Accessibility, Transportation, Environment, and/or Crown Lands.
- The installation of an electrical service to the Accessory Building is permitted subject to the approval. and conditions of provincial Digital Government and Service NL.

Definitions:

Cold frame- means a glass or plastic-covered frame without artificial heat, gazebos, cold frames, vegetable storage cellar and communication antennae.

Gazebo- means a free-standing roofed structure open on all sides that offers an open view of the surrounding area.

Greenhouse- means a building or room, whose roof and sides are. made largely of glass or other transparent or translucent material for the cultivation of plants for subsequent sale, transplanting or personal use.

All permits issued by the town are valid for a period of two (2) years only. The town does not provide inspections, and compliance to existing national or provincial building codes is the responsibility of the applicant. It is the responsibility of homeowners to notify the town when new homes are occupied for the purpose of garbage collection. Above is a list of the most common regulations. For the complete list, please consult the Town of Witless Bay Municipal Zoning and Land Use Plan and the Town's bylaws and regulations pertaining to development and permits (as well as all applicable Provincial and Federal Laws, regulations and statutes).