

Regulations - Accessory Buildings & Other

Application fee: \$50 (non-refundable) Permit fee: \$50 (non-refundable)

Permits are conditional upon the following:

- Zoning must allow construction of proposed structure.
- 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 have a maximum floor area of 100m².
- The collective lot coverage of all accessory buildings shall not exceed 150 m².
- An accessory building shall be prohibited to project in front of a building line or in the flanking sideyard of a corner lot.
- Accessory buildings shall be located on the same lot as the residential dwelling and shall be clearly incidental and complementary to the main use of the residential dwelling in character, use, style and exterior finish, and shall be located so as to minimize any visual impacts on adjoining properties.
- 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 (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.
- Residential lots may have more than one accessory building provided that the maximum combined floor area of all buildings shall not exceed 150 m² or 7% lot coverage.
- Maximum lot coverage of all accessory buildings and main dwelling combined: 33%
- 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.
- 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.
- An accessory building shall not be used for human habitation.
- School buses, semi-trailers, metal storage containers or other vehicle body types shall not be permitted as an accessory building.
- 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.
- The following are NOT considered accessory buildings and shall not be included in the area calculation for an accessory building (see definitions below):
 - Coldframe- 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.
- Greenhouses and coldframes will NOT need a permit if it is under 16 m².

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 and all applicable regulations.
- Builder must maintain reasonable cleanliness of site at all times.
- 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.

All permits issued by the town are valid for a period of one (1) year only. The town does not provide inspections. Compliance to existing national or provincial building codes is the responsibility of the applicant. 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 regulations pertaining to development and permits as well as applicable provincial and federal, and regulations!