

small Sheds

REGULATED BY:
ONTARIO BUILDING CODE

- ❖ Div C. 1.3.1.1.(6) for a shed exemption from permit process where the following is true:
 - a) It is not more than 15m² (160ft²) in gross area,
 - b) Not more than one storey in building height,
 - c) Not attached to a building or any other structure.*
 - d) Is used ONLY for storage purposes ancillary to a principal building on the lot, and
 - e) Does not have plumbing.
- ❖ All other sizes/uses require permits and shall comply to the Building Code
- ❖ *Shall have no decks, covered porches, etc.
- ❖ Shall NOT be used for human habitation as minimum sizing for such is regulated under Part 9 of the OBC.
 - a) This use surpasses the accessory shed allowable uses.

cottages

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- ❖ Part 9: House and under Section 9.36
 - a) Seasonal Recreational Building
 - b) Exemptions allowed as per 9.36.2.1 for various construction allowances.
 - c) Foundations not required but where added must comply to Building Code requirements.
 - d) Must have smoke alarms as regulated under Section 9.10.19.
 - e) Shall not be used for Tourist Accommodations unless local by-laws, including the Zoning By-law and Short-Term Accommodation by-laws are conformed to and that the section of the Building Code 9.36.3.1. is strictly adhered to.
- ❖ Guest Cabins and tourist accommodations are created to allow human habitation therefore will require engineering as the use surpasses the scope of property owner personal use.
- ❖ All structures will require permits & inspections.

Tiny Homes

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- ❖ Part 9: House
 - a) It is not more than 37m² (400ft²) in gross area,
 - b) It is not less than 17.5m² (188 ft²) in gross area,
 - c) Has living and dining areas, kitchen, bathroom, sleeping area and,
 - d) Intended for year-round use.
 - e) Must meet zoning requirements.
 - f) Must be designed to comply with Building Code by BCIN qualifier.
 - g) Required building permits & inspections.
 - h) Parking requirements,
 - i) Use as Secondary Dwelling Unit limited to municipal service of water and sewer and various lot parameters.
 - j) Consult building department.

IMPORTANT NOTE: Conversions or Changing from the originally intended/constructed use to another use requires a permit. Even if a structure was constructed without one, possibly illegally. You will be required to provide for Engineering by a qualified professional on the unit and get their representation on what is required to bring that structure to a legal standard for the intended use, demonstrate Public Health Approval for the intended use, and complete an application to permit construction showing all such information. Follow other possible Municipal By-laws and Zoning. Remember the building by-law sets additional fees for structures started prior to receiving a Building Permit from the Building Department.



***This is not meant to be an exhaustive listing of parameters for either structure type, always consult your local CBO to ensure you are following all the required By-laws & Zoning within the Municipal jurisdiction for your property PRIOR to starting your project.