

Detached Residential Accessory Building Guide



This guide is for informational purposes only. It is the responsibility of the Applicant/Designer to review the Ontario Building Code to ensure all information is complete, accurate, and up to date.



Development Services – Building and Septic Division

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Detached accessory buildings, such as garages and storage sheds, vary in size and area. It is beyond the scope of this booklet to deal with every possible situation. The requirements and construction guidelines that follow are provided to assist you in designing and constructing a detached garage or storage shed which will comply with the regulations. If the nature of your project is different than that contained in this booklet and you are not familiar with the regulations which may be applicable, it is recommended that you contact someone who is knowledgeable in this area.

We strongly encourage applicants to discuss their specific projects with staff in the City's Building and Septic Division prior to filing an application to construct.

Any accessory building over 10m² (107 sq. feet) in size and not meeting the following definition of a shed will require a building permit.

A shed up to 15m² (161 sq. feet) does not require a permit, provided that the shed,

- a) is not more than one storey in building height,
- b) is not attached to a building or any other structure,
- c) is used only for storage purposes ancillary to a principal building on the lot, and
- d) does not have plumbing.

Zoning:

If a building permit is not required for the building, you are still required to comply with the property's applicable Zoning By-law requirements in terms of location, height, number of accessory structure, etc. Please contact the City's Planning Division or Building and Septic Division to confirm your zoning requirements.

Application Requirements:

See our Accessory Buildings Application Portal Guide on our [Building Permits and Guides Page](#) to assist in the completion of the forms and applications required for submission with your plans.

Plans Required:

Site Plan: You will need to attach a site plan indicating the property measurements, location of the dwelling and any other buildings and their measurements. Please see our Site Plan Guide on our [Building Permits and Guides Page](#) for an example and list of requirements.

Construction Plans: Accessory Buildings require submission of a floor plan, building cross section and building elevations. These plans must be clear and to scale. There must also be sufficient detail to allow Building and Septic Division staff to determine

compliance with the Ontario Building Code. If you are having someone else provide the plans, and the building is more than 50m² (538 ft²), they must be registered with the Ministry of Municipal Affairs and Housing (MMAH) as a registered designer.

What is required to be shown on the floor plan?

- Size of garage/shed with dimensions
- Location and sizes of windows, doors, etc.
- Size of beams/lintels in wall openings, if required
- Direction of roof framing or trusses

What details are required on the building cross section drawing?

- Type, size and thickness of materials for the roof, walls and floor construction
- Dimensions for height of wall, pitch of roof and size of overhang

What information should be indicated on the building elevation drawing (include elevation drawings for all four sides of the shed)?

- Type of finish siding material
- Window and door location
- Indicate roof slope and overhang (OH)
- Total building height
- Foundation line
- Grade line

Garages/Shed more than 55m²

The Ontario Building Code requires a professional engineer to design structural floor slabs more than 55m².

FAQs:

Can I draw my own plans?

Yes, provided the accessory structure relates to low density residential uses (single detached, semi-detached, town house)

Can I build an accessory building on vacant land?

No, zoning prevents an accessory structure without a principle use structure existing first.