

Accessory Residential Structures



Accessory Building or Structure; shall mean a detached building or structure used for an accessory use including a detached private garage, or the storage of materials, equipment or other items, but shall not contain a dwelling unit or habitable room.

“Structure” shall mean anything constructed or erected, the use of which requires location on or in the ground, or attached to something having location on or in the ground, but excludes any boundary fence or underground serving facility.

Examples of an accessory building or structures include, but are not restricted to, garden sheds, utility sheds, detached garages or storage buildings, gazebos, greenhouses, pool houses/cabanas, large A/C units, exterior furnaces, etc.

Do I Need A Permit For An Accessory Building Or Structure?

- ▶ A permit is required for an accessory building or structure whether attached or detached, exceeding 10 sq m. (108 sq ft.) in size.
- ▶ A building permit is not required for an accessory building or structure, including A/C units, etc. under 10 sq m.(108 sq ft.) in size, however the provisions of Norfolk County Zoning By-Law 1-Z-2014 (3.2) still apply.

Setback Regulations for Accessory Buildings

- ▶ Set backs, lot coverage, and restrictions on size do apply;. Refer to Norfolk County Zoning By-Law 1-Z-2014(3.2)
- ▶ Boathouses are considered accessory buildings, but have their own regulations under;
- ▶ Norfolk County Zoning By-Law 1-Z-2014 (3.2.2)
- ▶ If you are on a private septic system the following setbacks also apply;
- ▶ Minimum clearance for treatment units (septic tanks) is 1.5 meters from any structure.
- ▶ Minimum clearance for distribution piping (tile bed) is 5.0 meters from any structure.

Required Documents for an Accessory Building Application

Application to Construct or demolish

Detailed site plan showing location of the structure on the lot, and distance from all property lines and septic systems (tank and tile bed area)

2 sets of detailed construction drawings including:

- ▶ all elevations
- ▶ foundation details (ie; floating slab details, foundation wall or block)
- ▶ framing details, stud sizes, lintel sizes, window and door sizes, total height of building, width and length of building, copy of roof truss drawings, or roof framing details
- ▶ cross section of building indicating wall sheathing, exterior cladding, bracing, insulation, etc.

Lot grading application may be required depending on location and type of construction

Other agency approvals such as Long Point Conservation and Ministry of Transportation may be required

**For more information about Accessory Buildings or Structures
Please contact the Building Division:**

Simcoe - (519) 426-5870 ext. 6016 Langton - (519) 875-4485 ext. 1