

TYPICAL DETACHED GARAGE (Accessory Building)

A Building Permit and a Development Permit are required before building, placing, modifying, or demolishing an accessory building of more than 55 m² (592 ft²) in floor area and serving a single unit dwelling.

If the project meets the two indicators underlined above, the proposed construction can be shown by completing this form or on shown on construction plans. Also, a site plan sketch is to be included to show the proposed location of the accessory building.

For a single unit dwelling in a residential zone:

a) an accessory building:

- may not be in the front yard, in a registered easement or in the required flankage/required side yards established for the zone
- walls may not be within 1 m (39 in) of the side or rear lot lines

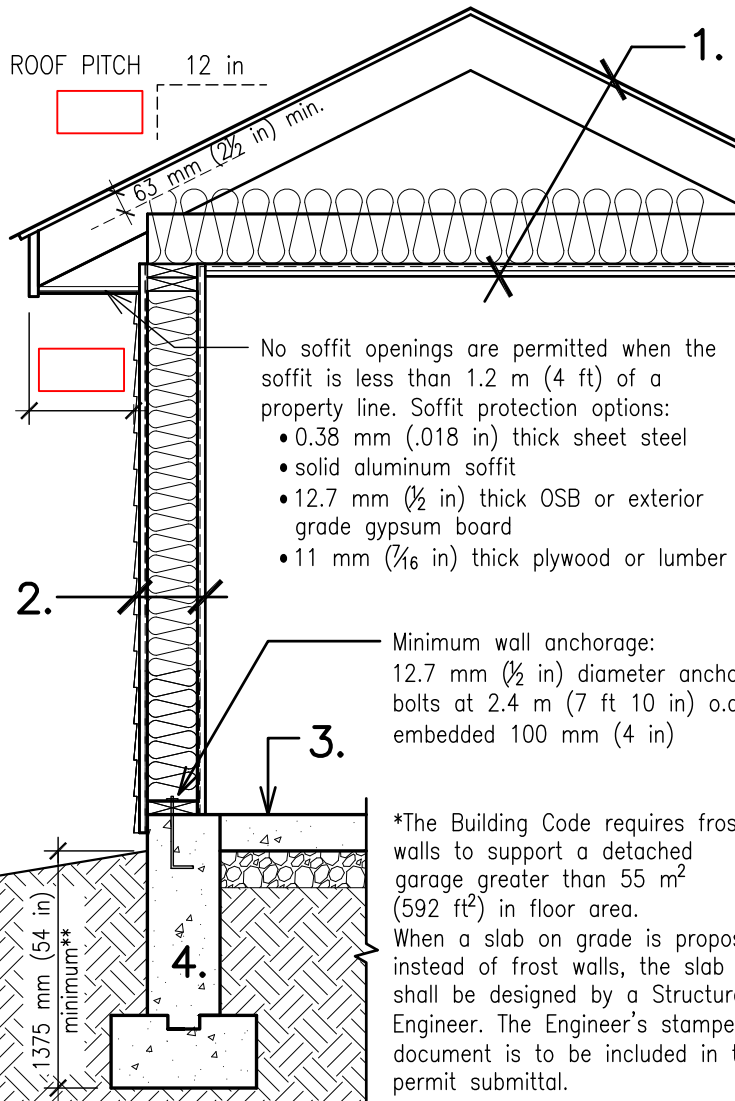
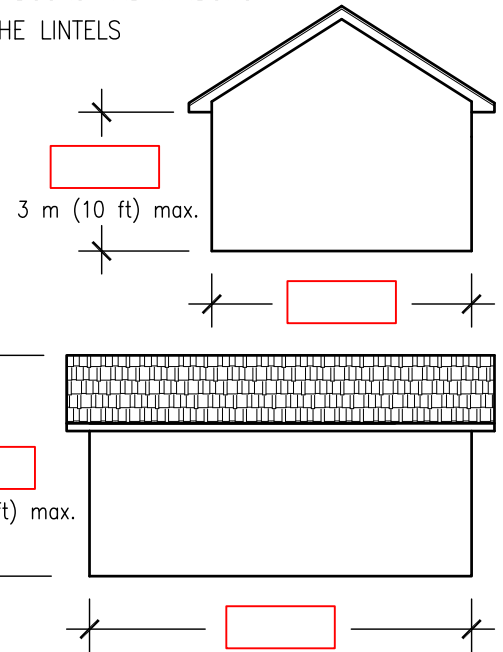
b) the lot:

- may not have more than 3 accessory buildings
- may not have accessory building lot coverage exceeding 12%
- may not have an accessory building exceeding 85 m² (914 ft²) in building area

ADDRESS _____

USE OF GARAGE _____

- FILL IN THE GARAGE SIZE AND HEIGHTS
- SHOW THE DOORS AND WINDOWS
- SPECIFY THE LINTELS



1. ROOF CONSTRUCTION

ROOFING ☐ ASPHALT ☐ METAL
 SHEATHING ☐ PLYWOOD ☐ OSB THICKNESS _____
 FRAMING ☐ PRE-ENGINEERED TRUSSES
☐ RAFTERS, SIZE _____ SPACING _____
 1.5 STOREY (BONUS ROOM) ☐ YES ☐ NO
 INSULATION _____ R-VALUE _____
 STRAPPING _____ SPACING _____
 VAPOUR BARRIER _____ THICKNESS _____
 CEILING FINISH _____ THICKNESS _____
 BLOCKED SOFFIT ALONG PROPERTY LINE ☐ YES ☐ NO
 ROOF VENTING - TOP ☐ GABLE ☐ RIDGE
 ROOF VENTING - BOTTOM ☐ SOFFIT ☐ ROOFTOP

2. WALL CONSTRUCTION

EXTERIOR CLADDING _____
 AIR BARRIER _____
 SHEATHING ☐ PLYWOOD ☐ OSB THICKNESS _____
 STUD SIZE _____ SPACING _____
 INSULATION _____ R-VALUE _____
 VAPOUR BARRIER _____ THICKNESS _____
 INTERIOR FINISH _____ THICKNESS _____

3. FLOOR CONSTRUCTION

SLAB THICKNESS _____ 100 mm (4 in) min.
 MOISTURE BARRIER _____
 GRANULAR FILL THICKNESS _____
 SOIL ☐ UNDISTURBED ☐ COMPACTED

4. FOUNDATION*

FOUNDATION WALL WIDTH _____
 FOOTING SIZE _____
 **UNDERSIDE OF FOOTING DEPTH _____