

CONSTRUCTION DRAWING GUIDELINES FOR ACCESSORY BUILDINGS

THIS PACKAGE HAS BEEN DESIGNED AS AN AID, AND MUST BE COMPLETED AND SUBMITTED ALONG WITH YOUR BUILDING PERMIT APPLICATION. PLEASE READ EACH OF THE NUMBERED LINES AND PROVIDE THE REQUESTED INFORMATION. AN INCOMPLETE SUBMISSION WILL DELAY THE PROCESSING OF YOUR APPLICATION FOR PERMIT. PLEASE ALLOW SUFFICIENT TIME FOR THE BUILDING DIVISION TO PROCESS YOUR APPLICATION AND DO NOT COMMENCE ANY CONSTRUCTION PRIOR TO THE ISSUANCE OF YOUR BUILDING PERMIT.

INFORMATION REQUIRED FOR PLAN EXAMINATION OF ACCESSORY BUILDINGS

SITE PLAN: IF A SURVEY IS AVAILABLE, PLEASE SUBMIT A COPY OF A CURRENT PLAN OF SURVEY, CERTIFIED BY A REGISTERED ONTARIO LAND SURVEYOR. THE APPLICANT SHALL INCLUDE THE PROPOSED LOCATION OF THE ACCESSORY BUILDING AND ALSO INDICATE THE INTENDED SETBACKS.

IF A SURVEY IS NOT AVAILABLE, THE APPLICANT SHALL COMPLETE DWG. NO. X01 ATTACHED.

IF A REGISTERED LOT GRADING PLAN OR EXISTING SEPTIC TILE BED AFFECTS THIS PROPERTY, THE APPLICANT MUST INDICATE RELEVANT DETAILS ON THE SITE PLAN. ALL ACCESSORY BUILDINGS MUST BE LOCATED AT LEAST 5M (16'-5") FROM SEPTIC DISTRIBUTION PIPING.

1. CHECK BOX FOR PROPOSED CONSTRUCTION: GARAGE STORAGE SHED
 OTHER _____
2. YOUR ACCESSORY BUILDING MUST BE IN THE REAR OR INTERIOR SIDE YARD; SEE EXCERPT BELOW.

EXCERPT FROM THE CITY OF WELLAND ZONING BY-LAW 2667:

ALL ACCESSORY BUILDINGS SHALL BE ERECTED IN THE REAR YARD OR IN THE INTERIOR SIDE YARD AND SHALL BE AT LEAST 3'-0" FROM THE NEAREST LOT LINE OR MAIN BUILDING AND SHALL NOT EXCEED 75% PERCENT OF THE FOOTPRINT OF THE MAIN BUILDING AND 10% OF THE LOT AREA. CORNER LOTS HAVE SPECIAL RESTRICTIONS. *THE DISTANCE STATED ABOVE IS FROM THE NEAREST FOUNDATION WALL OR SLAB TO THE PROPERTY LINE.*

EXCERPT FROM THE ONTARIO BUILDING CODE (OBC):

WHERE A BUILDING IS CONSTRUCTED IN CLOSE PROXIMITY TO EXISTING ABOVE GROUND ELECTRICAL CONDUCTORS OF A VOLTAGE NOT LESS THAN 2.5 kV AND NOT MORE THAN 46 kV, THE BUILDING SHALL NOT BE LOCATED BENEATH THE CONDUCTORS, AND THE HORIZONTAL DISTANCE BETWEEN THE BUILDING AND THE CONDUCTORS SHALL BE NOT LESS THAN 3 METRES (9'-10"), OBC 9.1.5, 3.1.19.1.(1).(2).

FLOOR PLAN: SHALL BE DRAWN TO SCALE AND MUST INCLUDE ALL RESPECTIVE FLOOR PLANS, EXTERIOR AND INTERIOR DIMENSIONS, BEAMS, LINTELS, AND COLUMNS.

3. PLEASE COMPLETE THE REQUIRED INFORMATION ON THE ATTACHED SHEET LABELLED DWG. NO. G10.
4. DOES THE PROPOSED ACCESSORY BUILDING EXCEED 55 M² (592 SF.)? YES NO
SEE EXCERPT BELOW.

EXCERPT FROM THE ONTARIO BUILDING CODE (OBC):

DETACHED GARAGES OF LESS THAN 55 M² (592 SF.) IN FLOOR AREA AND NOT MORE THAN 1 STOREY IN HEIGHT MAY BE SUPPORTED ON WOOD MUD SILLS PROVIDED THE GARAGE IS NOT OF MASONRY OR MASONRY VENEER CONSTRUCTION, ARTICLE 9.35.3.3.

FOUNDATION DEPTHS REQUIRED DO NOT APPLY TO FOUNDATIONS FOR BUILDINGS OF OTHER THAN MASONRY OR MASONRY VENEER CONSTRUCTION WHOSE SUPERSTRUCTURE WILL BE DAMAGED BY DIFFERENTIAL SOIL MOVEMENT AND USED AS ACCESSORY BUILDINGS OF NOT MORE THAN 1 STOREY IN BUILDING HEIGHT AND NOT MORE THAN 55 M² (592 SF.) IN BUILDING AREA, SENTENCE 9.12.2.2.(6).(b).



DETAIL

ACCESSORY
BUILDINGS

PERMIT
APPLICATION #

REVIEWED BY:

DATE:

DWG. NO.

X02

MAY 2016