



SHEDS

A shed or accessory building is often constructed on a property to provide additional storage for seasonal equipment, tools or various other items. Like all construction, different regulations apply to ensure that the proposed structure is safe, and will last a long time. For sheds and accessory buildings, these regulations include the following:

ONTARIO BUILDING CODE

The Ontario Building Code states that sheds with an area greater than 15 m² (161.5 ft²), including cantilevered roof/porches exceeding 600 mm (2 ft), requires a building permit. If a proposed shed or accessory building is 15 m² or less, a building permit is not required. However, the Town's zoning by-law requirements must still be met.

ZONING BY-LAW

All sheds and other accessory buildings regardless of size must comply with the provisions of the Town of Tillsonburg zoning by-law.

These requirements include:

- The location of the proposed building. An accessory building, with a maximum height of 3.7 m (12.1 ft), may be located in the interior side, or rear yard but not in the required front yard
- The accessory building may be located within an exterior side yard however, the height of the accessory building is limited to 2.5 m (8.2 ft) and the accessory building must be located behind a privacy fence or planting strip
- Setbacks from property lines – Residential Zoning - a minimum of 1.2 m (4 ft)
– All other zones - as per zoning setbacks
- Cannot be placed on an easement or block drainage swales
- The size of the building may be limited depending on the percentage of lot coverage permitted (contact Tillsonburg Building Services to confirm what your property zoning allows for size).

A survey of your property is typically required in order to determine the above setback requirements. If you do not have a copy of your survey, contact the Building Department to see if there is one on file.

BUILDING PERMITS

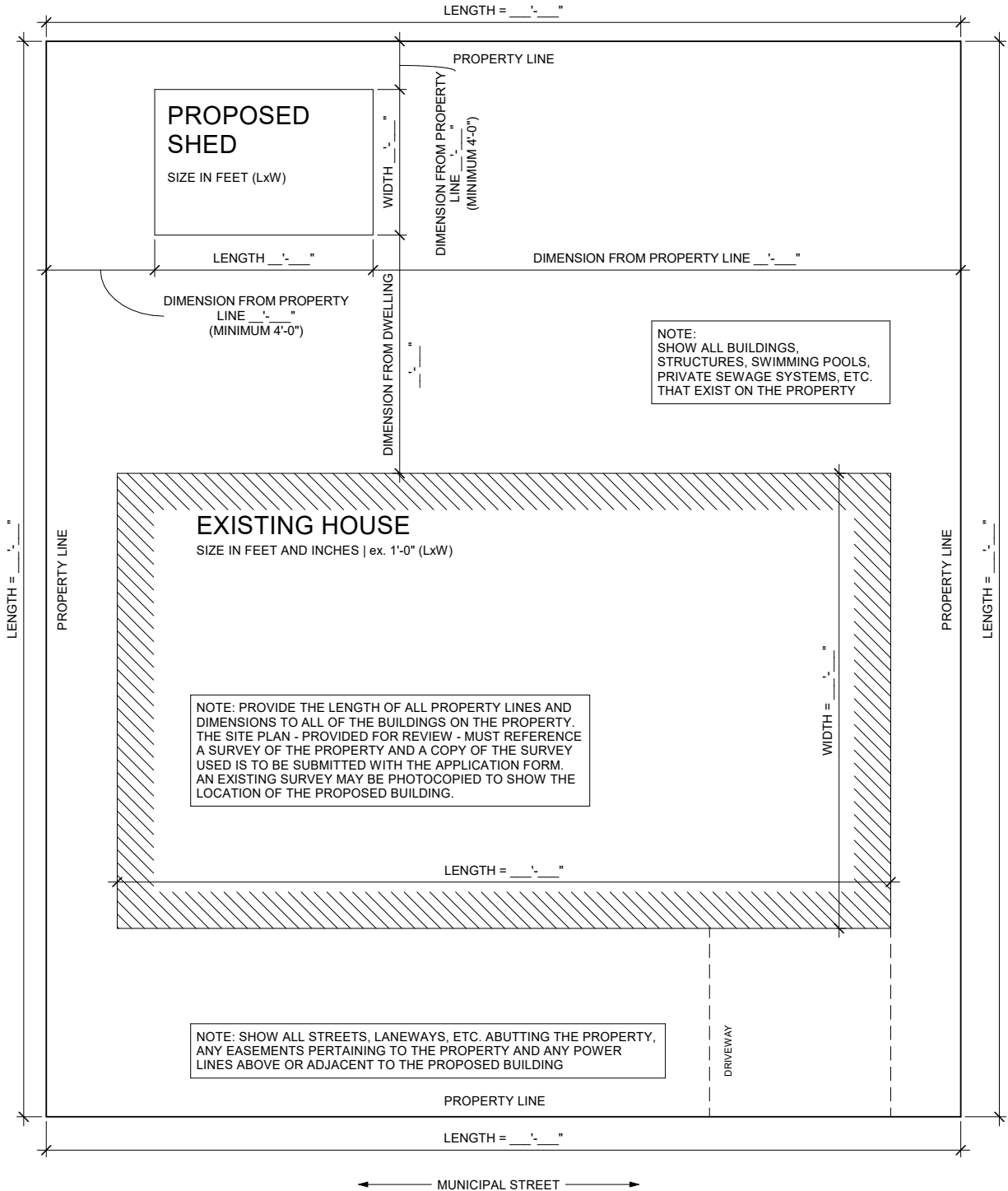
All sheds and accessory buildings over 15 m² (161.5 ft²), including cantilevered roof/porches greater than 600 mm (2 ft), constructed within the Town of Tillsonburg require a building permit prior to construction.

A complete Building Permit Application requires the following:

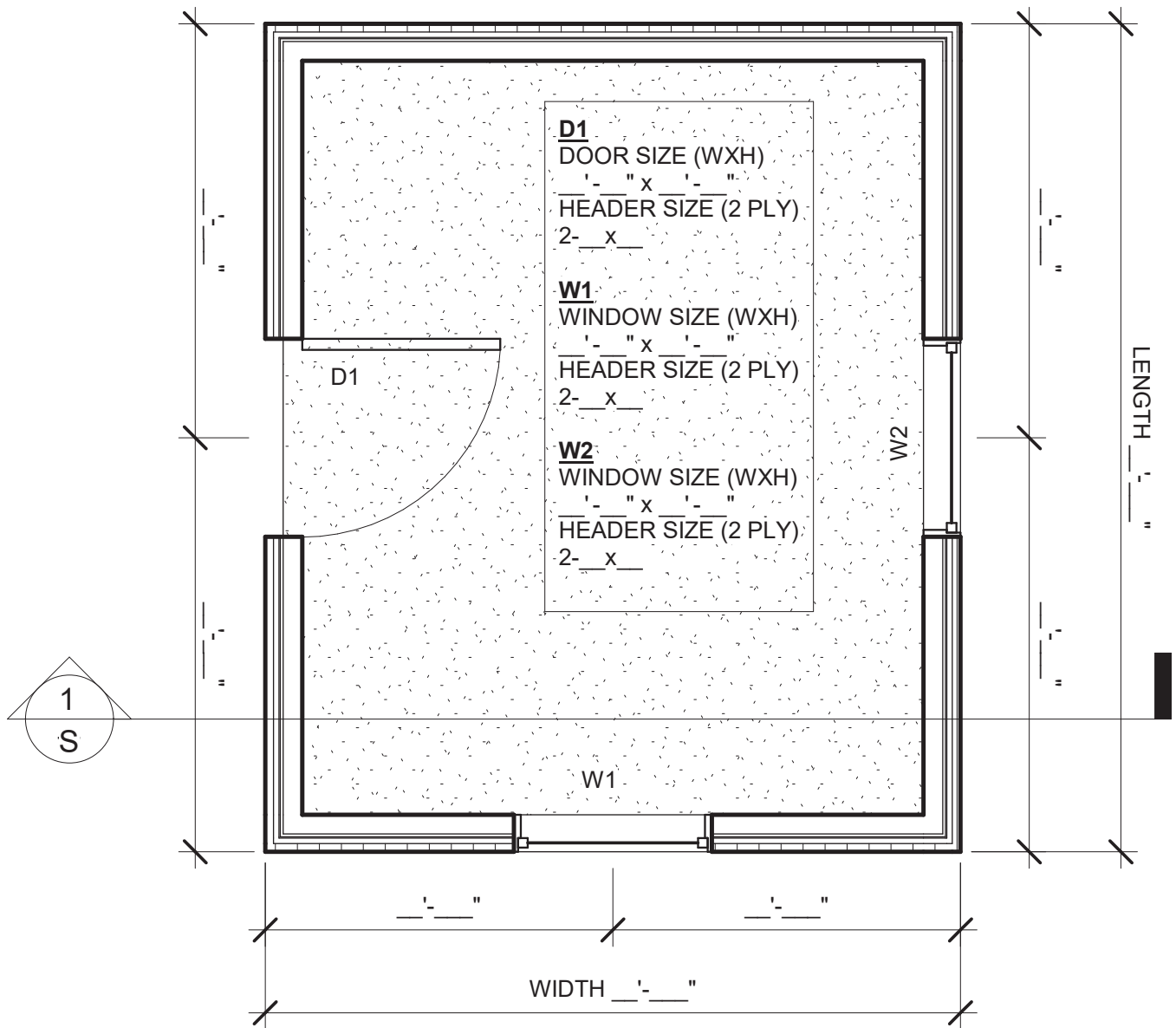
- A completed CloudPermit application (<https://ca.cloudpermit.com/login-form>)
- A copy of a Plot plan / survey showing your shed location
- A copy of your shed plans drawn to scale
- A lot grading plan may be required

NOTE: The sketches provided with this package are intended to illustrate the types of information required on the drawings to accompany your completed Building Permit Application. Please prepare your own drawings specific to your proposal to submit with the application or have a designer prepare the drawings for you.

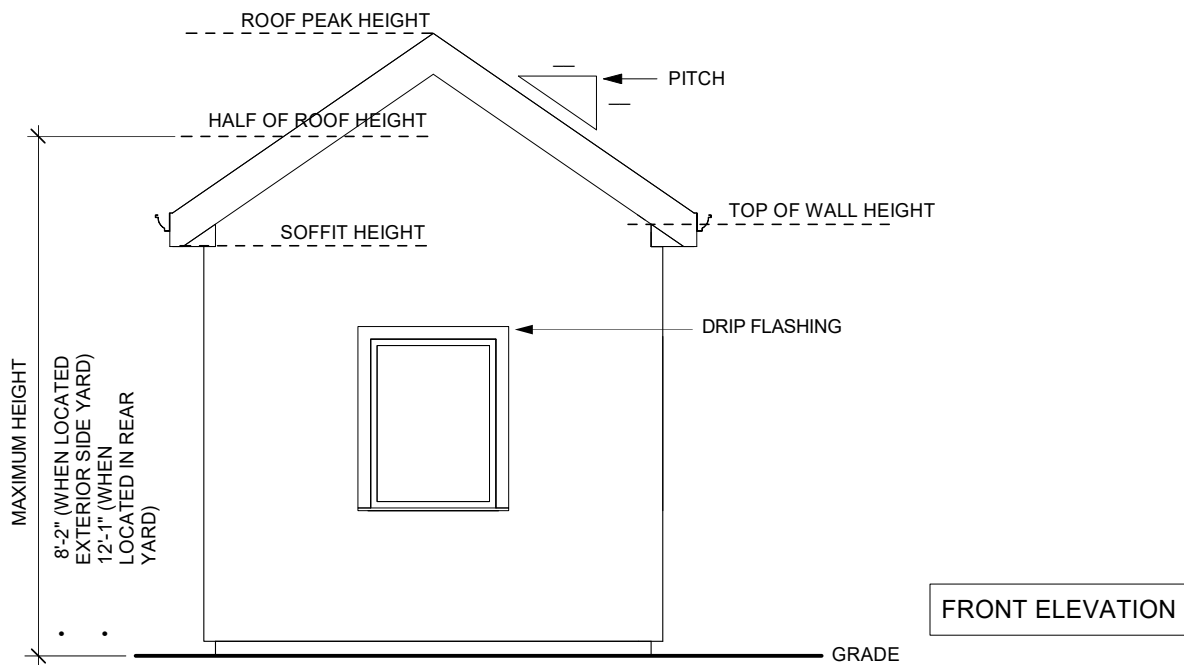
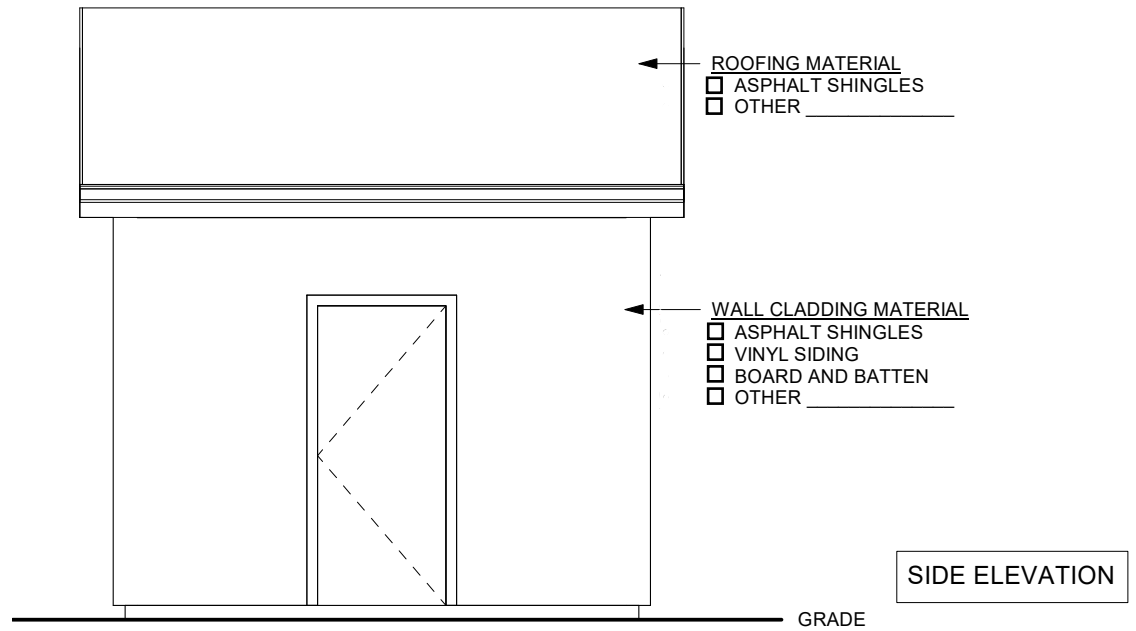
SITE PLAN



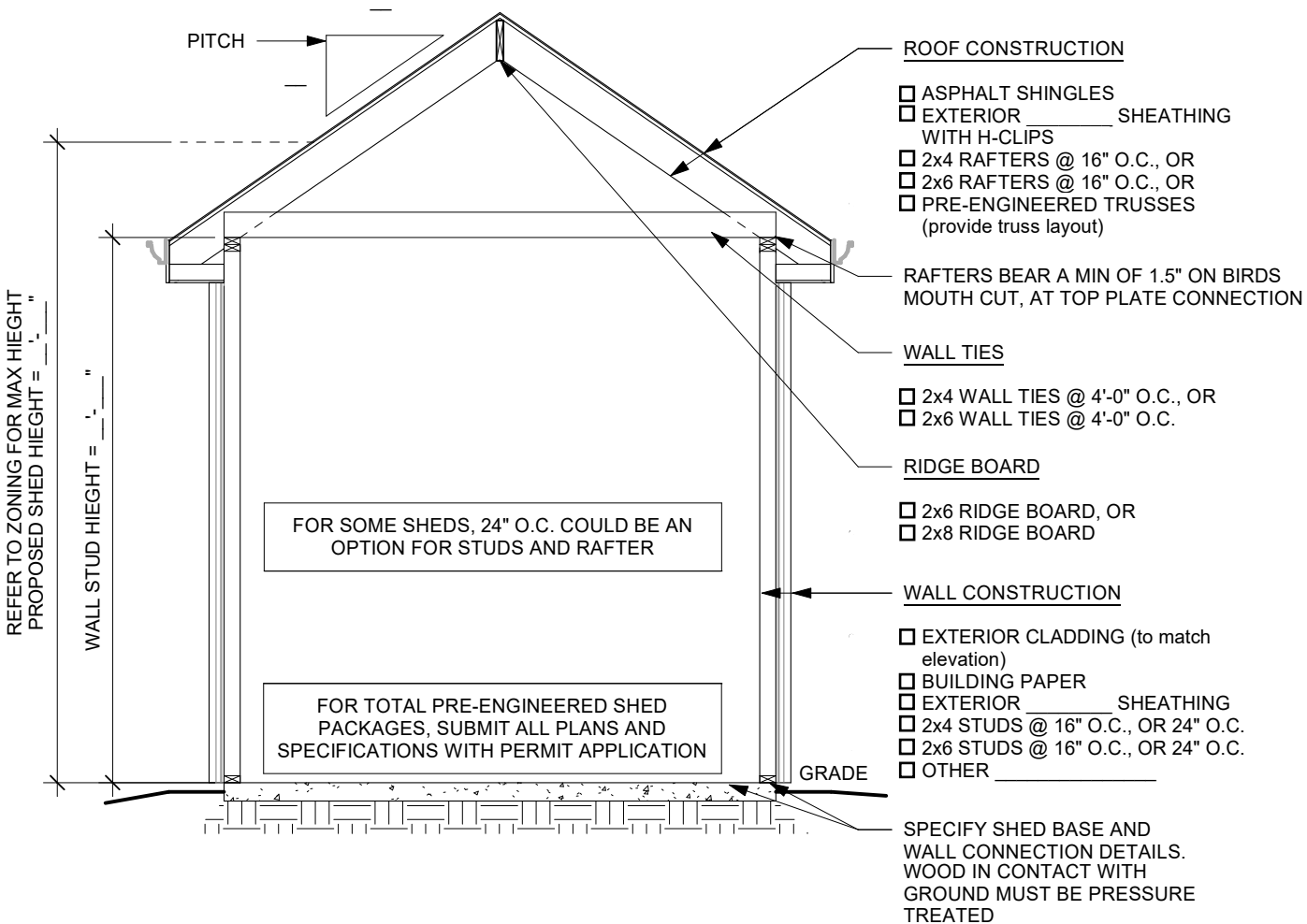
FLOOR PLAN



ELEVATIONS



SECTION



S1 - SHED SECTION