



SHEDS

A shed or accessory building are 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 Building Code states that any structure with an area greater than 10 m² (108 ft²), including cantilevered roof/porches exceeding 600 mm (2 ft), requires a building permit. If a proposed shed or accessory building is 10 m² or less, a building permit is not required, however, the Town's Zoning Bylaw 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 bylaw.

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 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 2.5m (8.2ft) and the accessory building must be located behind a privacy fence or planting strip
- Setbacks from property lines – generally a minimum of 1.2m (4ft)
- 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 10 m² (108 ft²), including cantilevered roof/porches greater than 600mm (2ft), constructed within the Town of Tillsonburg require a building permit prior to construction.

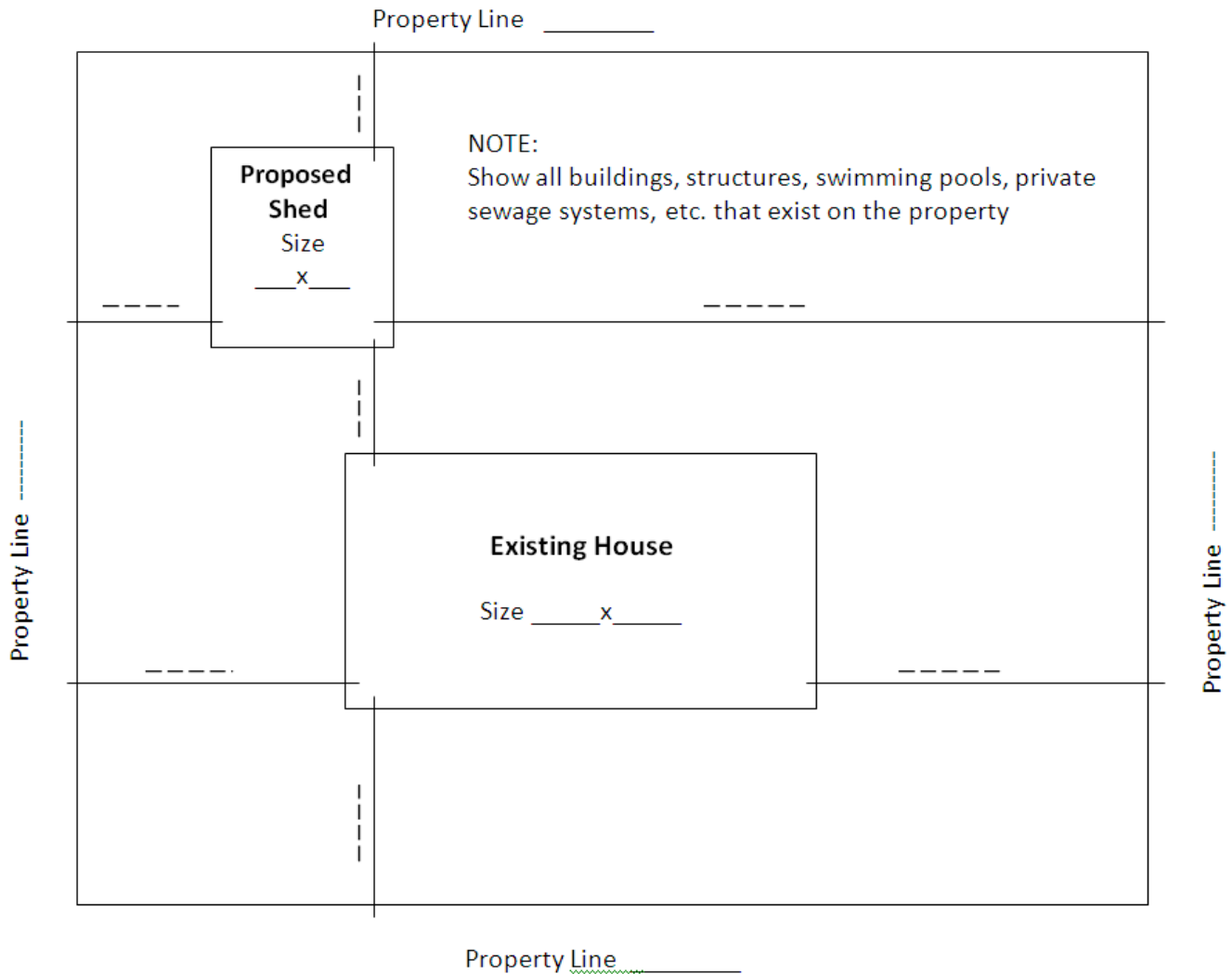
A complete Building Permit Application requires the following:

- 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

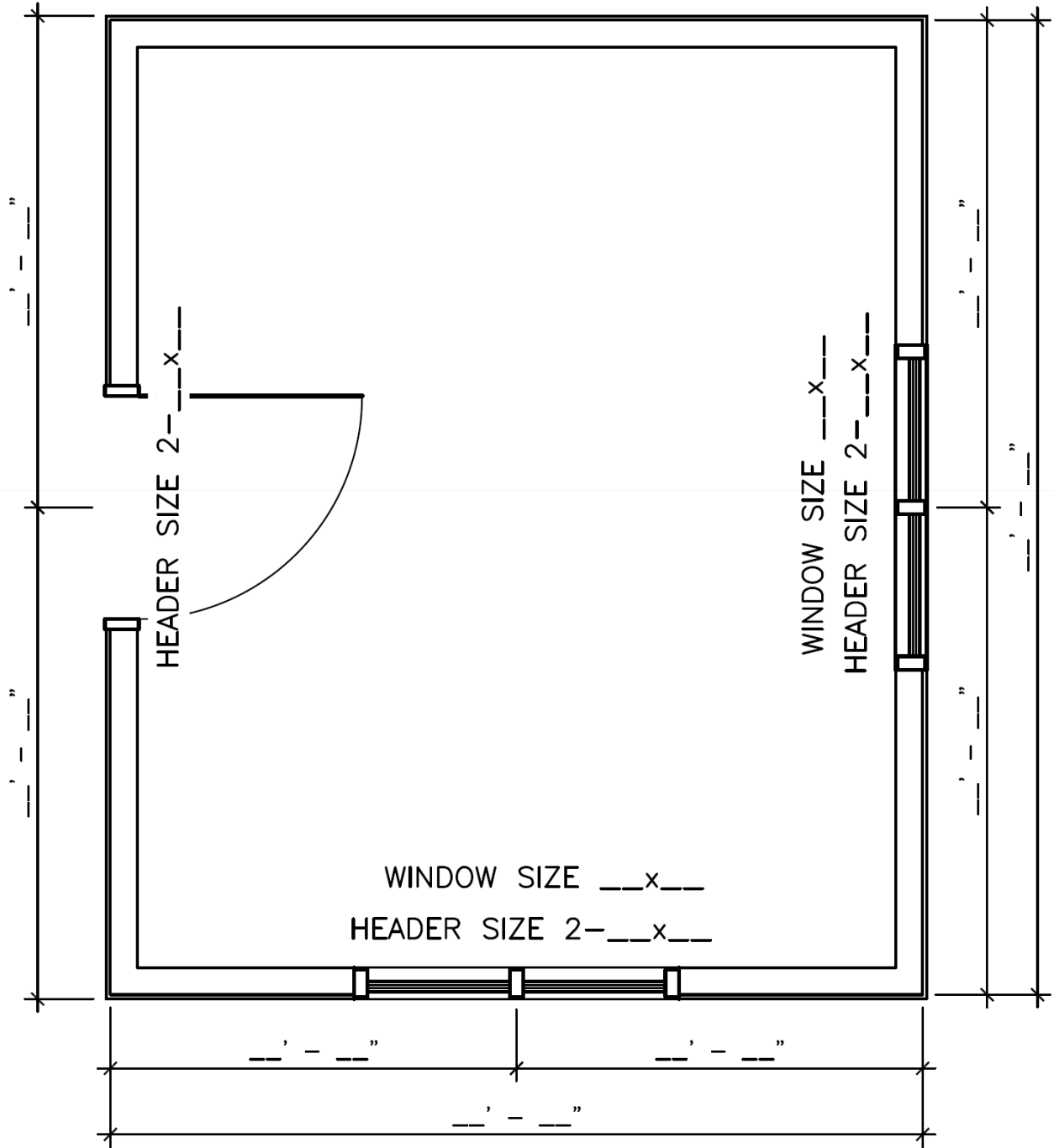
NOTE: Provide the length of all the property lines and dimensions to all of the buildings on the property. The site plan provided for review, must reference a survey of the property and a copy of the survey used is to be submitted with the application form. An existing survey may be photocopied to show the location of the proposed building.



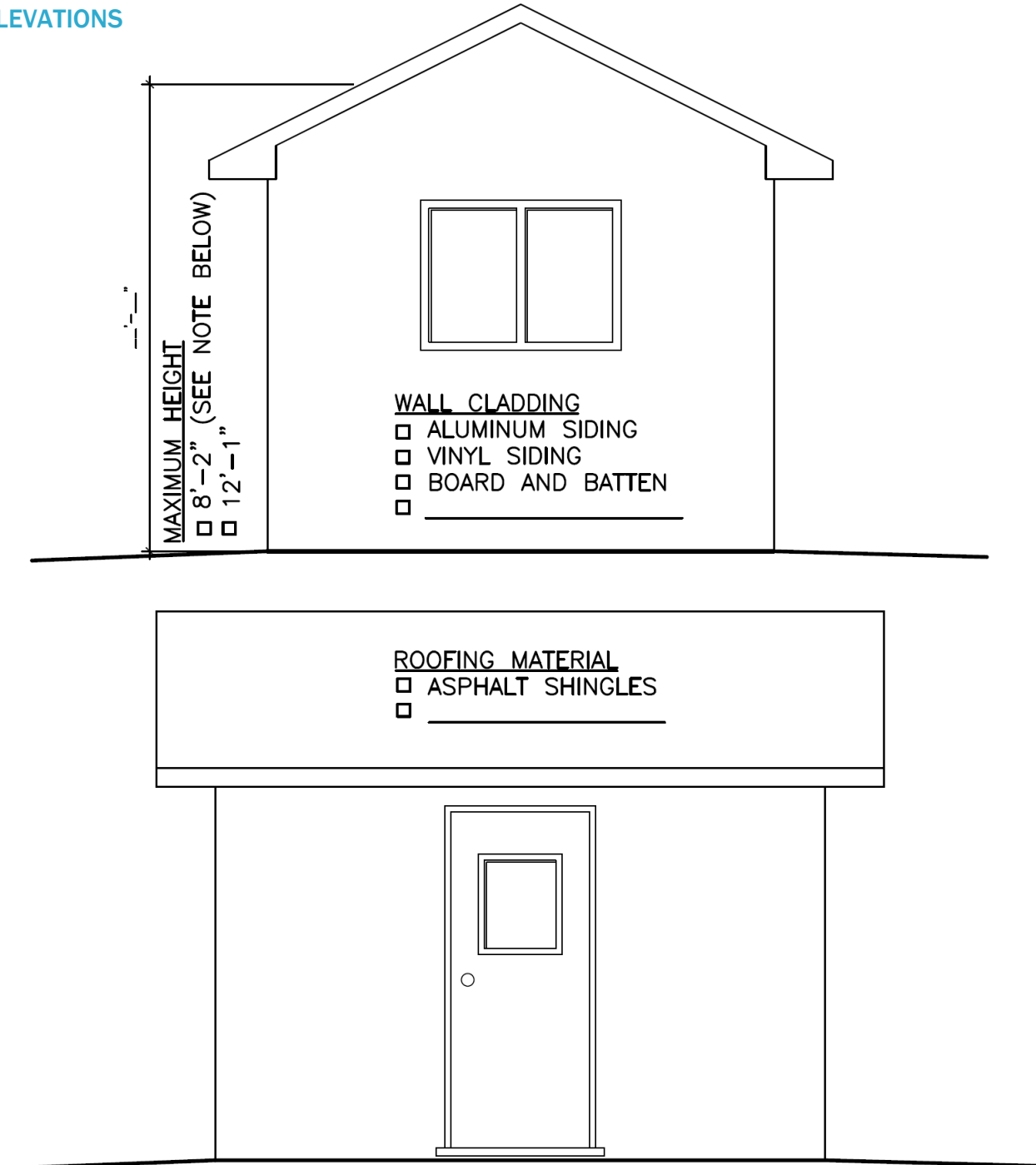
STREET NAME

Show all streets, laneways, etc. abutting the property, any easements pertaining to the property and any power lines above or adjacent the proposed building.

FLOOR PLAN



ELEVATIONS



NOTE : THE MAXIMUM HEIGHT OF AN ACCESSORY BUILDING IS LIMITED TO 8' - 2" WHEN THE ACCESSORY BUILDING IS LOCATED WITHIN AN EXTERIOR SIDE YARD.

SECTION

