



ARE YOU BUILDING A NEW BUILDING/STRUCTURE?

(Here's what you need to apply...)

Site Plan:

Show all buildings on the lot (if you have a Real Property Report [RPR], this should show all of the existing structures on your property).

Show the location and dimensions of the structure you want to build. Make sure you include the distance of the building from at least 2 different property lines.

Show any trees or shrubs you are going to remove. You should at minimum state their approximate location and whether they are coniferous or deciduous.

If the structure you are building does not require a foundation, show the current drainage patterns of your lot on the site plan.

Floor Plan:

Show the layout and dimensions of your structure, including the entrances, windows, and steps. If the building is more than one storey or has a basement, make sure you show the layout and dimensions of the other floors.

Elevation Plan:

Show what the structure will look like from the outside, on all sides of the building.

Show the height of the building from the ground to both eave line and the building peak.

(If the structure will be on the lakeshore, please show the type of foundation you will be using).

IF YOUR BUILDING OR STRUCTURE WILL INCLUDE A FOUNDATION:

Grading Plan (NOTE: A grading plan must be done by a qualified surveyor)

Show the current site grades and drainage patterns.

Show the site grades and drainage patterns planned for the property post-construction.

Show the "Final Finished Elevation" of the structure to be construction. (A Final Finished Elevation is the grade of the main floor of the new structure).

WHAT ARE THE SETBACK, HEIGHT, AND SITE COVERAGE REQUIREMENTS FOR A BUILDING/STRUCTURE?

Height:

House: 30 feet

Guest House: 28 feet

Garage: 18 feet

Boathouse: 14 feet

Setbacks:

Side Property Lines:

10% of your lot width or ½ the height of your building, whichever is greater, on both sides of the lot

Accessory buildings only: 1.5m

Other Setbacks:

Front (lakeside) and Rear: 10m each

If you are building a garage:

Front (lakeside) and Rear Setbacks: 6.1m each.

If your car door does not face the road, the minimum setback is 3m.

Site Coverage:

30% of your lot size

NOTE: If you are building a guesthouse, it must be placed in the rear yard of your property. If you are building a boathouse, it must be placed in the front yard of your property (the yard closest to the lake).

WHAT BUILDINGS/STRUCTURES DO NOT REQUIRE A DEVELOPMENT PERMIT?

Any storage building that is less than 9 sq.m. in size, less than 3m in height, on the part of the property facing the road, and on skids

Any children's play structures

Landscaping if the changes to your landscaping do not change the drainage patterns and create less than 400 sq. ft. of hard-surfaced area on your property.

Day-to-day maintenance or repairs to a building or structure that does not involve structural changes or changes to your exterior materials.

(Example: Repairs to floorboards on a deck do not require a Development Permit. Changing your siding from wood to vinyl will require a Development Permit).

Fences/gates/walls that are less than 1m (~3 ft.) at the part of your property fronting the lake, and 2m (~6 ft.) anywhere else on your property.