

Why do I need a permit?

Construction within the Town of Grand Falls-Windsor must conform to the National Building Code of Canada as well as all applicable Town regulations, policies and by-laws.

Where do I apply?

An application for a Building Permit can be picked up at the Town Hall, 5 High Street or on line at

www.grandfallswindsor.com/inside-town-hall/regulations-permits-and-applications

Submitted to:

The Engineering Department
5 High Street, P.O. Box 439
Grand Falls-Windsor, NL.
A2A 2J8
Phone# 489-0427
Fax# 489-0465

What information will I need to submit for an Accessory Building?

The following items should be submitted to **the Engineering Department** for processing and review:

- Completed **APPLICATION FOR PERMIT** (incomplete applications will cause delays)
- **PLOT PLAN or REAL PROPERTY REPORT** indicating where the proposed accessory building will be located.

What does a Permit Cost?

Accessory Buildings or Extensions to

- including Portable Shelters **\$ 50.00**

How does the Process Work?

Obtaining a Building Permit to build an accessory building consists of 2 stages:

Stage 1 – Application/Plan Submission

Completed application and associated documents will be forwarded to appropriate staff for review in conjunction with the Town’s Development Regulations and/or applicable policies and by-laws.

Stage 2 – The Building Permit

When all information is in compliance with the National Building Code and other applicable Town regulations, the applicant will be notified that a permit is granted.

Sufficient time should be allotted for the processing and review of submitted applications.

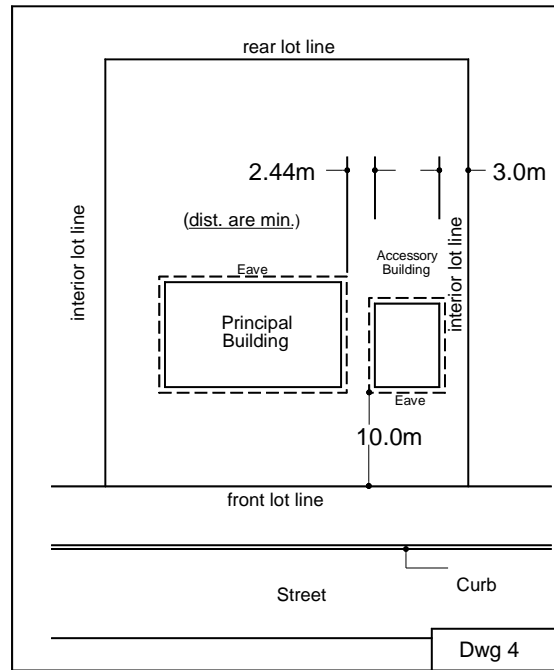
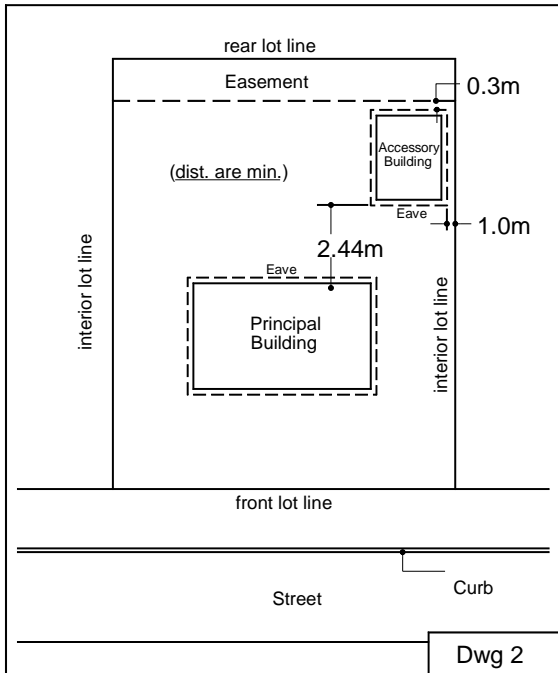
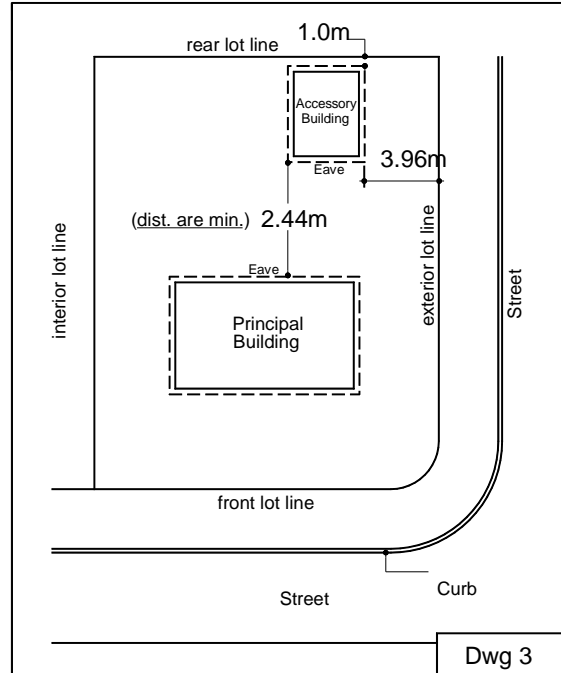
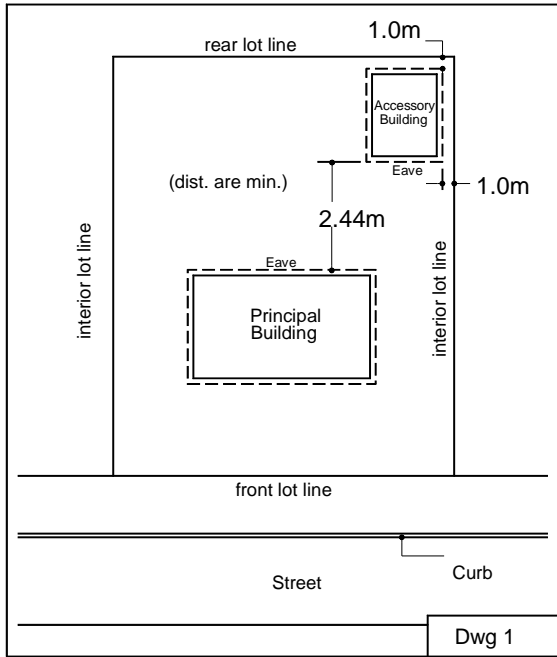
Exceptions to this process occur when a change to any numeric requirement is requested. In these cases, a variance request must be submitted to the Engineering Department for review and approval. This process can take 4-6 weeks.

General Information regarding Accessory Building:

1. Except as otherwise provided for within the Development Regulations, where an accessory building or garage is attached to the principal building by way of a continuous foundation, walls and a roof, it shall be considered as part of the principal building and shall comply in all respects with the setback requirements of the principal building.
2. All accessory buildings, structures and garages on a property, and those that are not attached to a principal building shall maintain the following minimum setbacks:

Development Standard	Minimum Zone Requirements
From principal building (DWG 1)	2.44m (8.0ft) or 2.50m (8.2ft) for RM Zones
From exterior lot lines (DWG 3)	3.96m (12.0ft) or 5.0m (16.4ft) for RM Zones
From rear & interior lot lines (DWG 1)	1.0m (3.28ft) or 5.0m (16.4ft) for RM Zones
From front lot line & no closer to the front lot line than the siting of the principal building(s) on the lot. (DWG 4)	10.0m (32.8ft)
From interior lot line (DWG 4) if past rear building line. see regulations for RT and RM Zones	1.50m (4.ft) and 3.0m (9.8ft)
Eaves of accessory building/structure setback from power easement (DWG 2)	0.3m(1ft)
Maximum height from grade to roof peak (Height shall not exceed principal building).	6.096m(20.0ft) or 6.0m(19.68ft) for RM Zones
Maximum lot coverage of accessory building	8% of lot size (except RM Zones) 40% of all structures(except RM Zones) 10% of yard area for RM Zones

These pamphlets have no legal status and cannot be used as an official interpretation of the various codes and regulations currently in effect. THIS IS A GUIDE ONLY!



BUILDING PERMIT

PROCESS GUIDE

Revised October 2015

Requirements for Residential

- Accessory Buildings and/or Extension to



Grand Falls Windsor
| perfectly centered |