



BUILDING & ZONING FREQUENTLY ASKED QUESTIONS

Fences

Fences do not require a building permit but guidelines need to be followed. See handout for fences or Zoning Bylaw.

Decks

Decks require a building permit when:

- It is attached to the house.
- It is not attached to the house and is more than 10m².
- It is less than 10 m² but less than 4 feet from the house.

Decks do not require a building permit or development permit when:

- It is more than 4 feet from the house and less than 10 m² then it does not need a permit.

Decks 100 sq ft & under are not assessed, but if there is more than one deck, SAMA combines the area.

Gazebos

Gazebos require a building permit when:

- It is built from scratch either onsite or offsite if it's LARGER than 107 square feet. A site plan showing location of gazebo and other buildings onsite and their distances to each other and the property lines would also be required. The Building inspector also requires professional blueprints drawn up. It may be taxable. SAMA would need to be contacted.

Gazebo's do not require a building permit or development permit when:

- It's a pre-engineered package commercially purchased (like metal) and no matter what the size.

Sheds

Sheds require a building permit when:

- it is over 100 sq ft, even if it's not on a permanent foundation.

Not assessable if 100 sq ft and under, but if there are more than one, they will become assessable if the total is more than 100 sq ft.

Playhouses

A playhouse requires a building permit when it is built from scratch either onsite or offsite and exceeds 10 m² (107 ft²). It would have to comply with the *National Building Code* and therefore a complete set of drawings would need to be done by a competent designer.

A playhouse does not require a building permit when it is a pre-fabricated unit, not matter what size.

Secondary Suites

A building permit is required when upgrading, or developing a new secondary suite in either a new or existing building.

Cover-all Shelter-type Buildings

A development and a site plan are required for any type of cover-all shelter, no matter the size.

- As per zoning bylaw, permanent (anchored) membrane-covered structures are allowed up to 18.5 m² (200 sq ft) in residential and mixed-use districts.
- In industrial and C2 districts, anchored (permanent) membrane-covered structures are allowed. See Zoning Bylaw for more information.
- Temporary membrane-covered structures may be allowed in any district only if their presence does not exceed seven days in a calendar year and a development permit is approved.

Shipping Containers

Shipping containers are not allowed in the Residential, Mixed Use or Downtown Commercial Districts.

Shipping containers are allowed in the Highway Commercial and Industrial District. See Zoning Bylaw for more information on regulations.