

Accessory Building Development Regulations

These amendments apply to Residential Zones and Future Development Areas.

1. A shed/garage may be built if it is 1 metre (3.25 ft.) from rear and side property lines, 6 metres (19.69 ft.) from front property line and a minimum of 3.6 metres (12 ft.) from other existing structures on the property. Measurements from the main wall and a maximum eave overhang will be permitted up to 16".
2. A shed shall be no higher than 5 metres (16.41 ft.) including peak in height. Council reserves the right to change the maximum height of any accessory building.
3. An accessory building (shed/garage/greenhouse) not located on the same lot as the main building can only be used for marine-related uses or for storage purposes only, and shall have a height no greater than 5 metres (16.41 ft.) and a floor area no greater than 75 square metres (807.32 square ft.) or 15% of the lot area whichever is less.
4. Accessory buildings on the same lot as the main buildings shall not exceed 9% in lot coverage or 70 square metres (753.58 square ft.) in area, whichever is less. However, the lot maximum allowable floor area may be increased up to 80 metres (861.13 square ft.) at the discretion of Council, provided it does not exceed the maximum allowable lot coverage of 9%.
5. An exception to this regulation may be approved at the discretion of Council in areas of Town where natural terrain conditions prohibit rear yard construction.
6. No person shall erect or construct any shed/garage/greenhouse within the Town unless a permit has been first obtained from Council.
7. Every application for a permit to erect or construct any shed/garage/greenhouse shall be accompanied by plans and specifications.
8. The plans and specifications shall set forth:
 - (a) The use or purpose for which the building is intended;
 - (b) The location and dimensions of the lot to be built upon;
 - (c) The height and dimensions of the proposed building;
 - (d) The sewer and water connections for the structure if required;
 - (e) The materials to be used;
 - (f) Any other information as the Council deems requisite in any particular case.
9.
 - (a) No person shall erase, alter, or modify any drawings or specifications upon which a building permit has been granted by the Council unless the Council has agreed to such changes.
 - (b) If during the progress of the work it is desired to deviate from the plan filed with the application for a building permit in any way affecting the construction or other essentials of the building, notice of such desired alterations, together with new plans and specifications shall first be given in writing to the Council whose written approval shall be obtained before such alterations are commenced.

10. (a) Any building permit issued by the Council under the provisions of these regulations shall expire unless building construction is started within six months from the date of issue unless otherwise approved by Council.
- (b) All sheds/garages must be cladded or painted within three months after the shed/garage has been constructed.
11. The Council may revoke any permit issued under the provisions of these regulations or may stop work for any of the following reasons:
 - (a) When construction is discontinued for a period of one year;
 - (b) When, in the opinion of the Council, the completion of the construction has been unduly delayed;
 - (c) Whenever there has been a violation of the provisions of these regulations or any law, rule or regulation applicable thereto;
 - (d) Whenever the continuance of the work becomes dangerous to life or property.
12. The revocation of any permit shall be by notice in writing and shall be served upon the owner, his agent, or the person having charge of the work. A revocation by notice shall also be posted upon the building by a Town Official, after such notice is received or posted, it shall be unlawful for any person to proceed with any work for which the permit was issued.
13. The Council may require an applicant applying for a permit to give notice of the application by letter to any person whose interest may be affected by any proposed construction or alteration.
14. There shall be kept posted in a conspicuous place on the premises of any work, matter or thing that is being done for which a permit has been issued, a copy of such permit, or a poster in like thereof as supplied by the Council, during the whole progress of said work, or the doing of the said matter or thing, until completion.
15. The Council may refuse to issue a permit for any shed/garage, the size, design, or appearance of which, or the location of which, on the lot is in the Council's opinion unsuitable for the locality in which it is proposed to be erected, or inferior in general character to other buildings in the locality.
16. (a) No shed/garage shall be moved to a new location unless a permit for such change of location has first been obtained from the Council.
- (b) A change of location of a shed/garage shall be considered a re-erection of such building and shall be subject to all the provisions of the regulations.
17. Sheds/garages must be compatible with the main building in terms of design, colour and materials.
18. The above regulations apply to all residents of Channel - Port aux Basques without exceptions.
19. These regulations were adopted and passed by Council at a meeting held on the April 21, 2009.
20. All previous Shed/Garage Regulations adopted by the Town of Channel - Port aux Basques are rescinded.

Note: The National Building Code will supersede any of our above regulations.