

A Building Permit is required if you plan to construct an accessory building.

Application for a building permit can be made at:

Town Hall  
Engineering Department  
100 Elizabeth Drive  
Gander, NL A1V 1G7  
Phone: (709) 651-5915  
Office Hours: 8:30 am to 4:30 pm

Building Permit fee:

- **Minor Construction (under \$20,000 value)** \$1.00 for each \$1000.00 construction value with a minimum charge of \$25.00.
- **Major Construction (over \$20,000 value)** \$2.00 for each \$1000.00 construction value. Fee to be paid upon receipt of application.

## GENERAL INFORMATION

1. **Accessory Building** means a detached subordinate building not used for human habitation, located on the same lot as the main building structure or use to which it is accessory, the use of which is naturally or customarily incidental and complementary to the main use of the building, land or structure, and shall include:

**Residential:** domestic garages, sheds, covered swimming pools, gazebos, greenhouses, cold frames, fuel sheds, vegetable storage cellars;

**Non-Residential:** storage garages.

2. No accessory building or part thereof shall project in front of a building line. In this instance a corner lot is considered to have two (2) building lines. At no time shall an accessory building be constructed less than 6.0 meters from a property line. (Drawing #2S).

3. If an accessory building projects in front of the rear building line, then Development Regulation side yards are in effect. (Drawing #4S)

4. In a **Residential or Non-Residential zone**, the maximum cumulative size for accessory buildings shall not exceed the lesser amount of 65m<sup>2</sup> or 8% of the total lot size. **(VARIANCES WILL NOT BE PERMITTED)**

On large lots, where there is a minimum of 12m separation between the existing dwelling and the proposed accessory building, the maximum cumulative size for all accessory buildings shall not exceed the lesser amount of 93m<sup>2</sup> or 8% of the total lot size. **(VARIANCES WILL NOT BE PERMITTED)**

**Non-Residential** buildings larger than 93 m<sup>2</sup> may be permitted subject to the following:

- Requires full set of building plans.
- Size shall be limited to the lesser of the maximum of 8% lot coverage or 50% of main building size. At no

time shall an accessory building exceed 300 m<sup>2</sup> (variances not permitted)

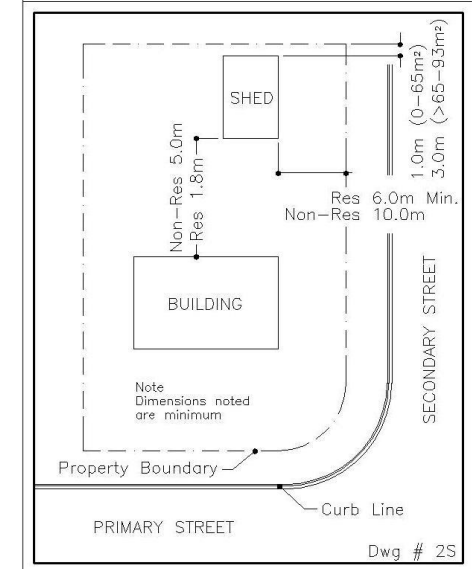
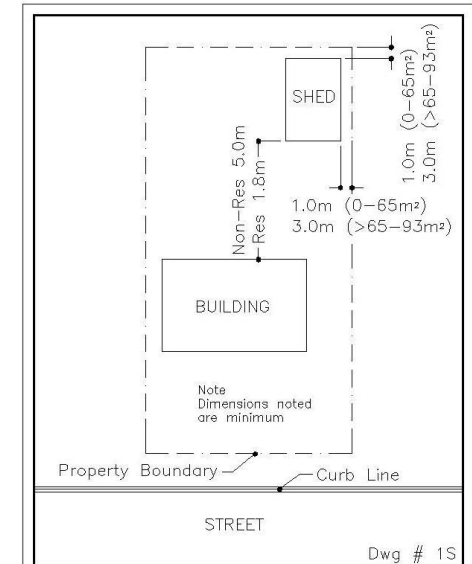
- Accessory buildings in excess of 93 m<sup>2</sup> are subject to side yard and rear yard requirements of the use zone in question.
- 15 meter minimum separation from the main building.
- Consideration shall be given to type of surrounding properties. (i.e. neighboring zones)
- Building Inspections and Fire Inspections to be carried out as required.

An accessory building which exceeds 55 m<sup>2</sup> is required to have a concrete foundation.

Residential properties situated in Rural zones may be permitted to construct an accessory building up to 8% of the total size provided there is a minimum building separation of 30 meters and a minimum side yard/rear yard of 15 meters **(VARIANCES WILL NOT BE PERMITTED)**. A full set of building plans shall be required for any accessory building exceeding 150 m<sup>2</sup> in floor area.

- Maximum height shall be no greater than 5.5 meters from finish grade to peak.
- There shall be a side yard and rear yard minimum of 1.0 metres for accessory buildings up to 65m<sup>2</sup> and 3.0 metres for accessory building up to 93m<sup>2</sup>. 6.0m
- Accessory buildings shall be constructed a minimum of 1.8 metres from any dwelling unit, and 5.0 meters from any non-residential building (Drawing #1S).
- All accessory buildings within the boundary of the Town shall be maintained to the satisfaction of the council and where a shed, in the opinion of the Council, is in need of maintenance, the Council shall so inform the owners or occupiers by registered letter. The requested maintenance shall be done by a specified period as outlined in the letter, normally ten (10) days.
- QUONSET TYPE/STEEL ACCESSORY BUILDING**
  - All buildings shall be new or look like-new condition.
  - Size to be a maximum of 6% of total lot coverage limited to one (1) storey only. Maximum height 3.66 metres.
  - Walls to commence as partially straight.
  - To be constructed of galvanized type material with finish to match house.
  - Residential type use only.
- RESIDENTIAL MOBILE HOME (RMH) ZONES**
  - Accessory buildings shall be set back a minimum of 20 meters from the front property line (Drawing #3S).
  - Accessory buildings shall be required to maintain a minimum 1.0 meter distance from the side and rear boundaries of the property. The property line between mobile homes is established as 1.2 meters (4 feet) from the neighbouring trailer on the minor side yard side.

- If windows are to be installed in the accessory building on the side facing the adjoining property, a minimum 1.2 meter side yard will be required.
- All **non-residential** requests not meeting these regulations may be brought forward to council for consideration.



## MANDATORY INSPECTION

Any secondary construction to take place under the Gander Building Regulations is required to undergo the following inspection by the staff of this department.

- 1) **Final Inspection:** When construction is complete, contact this department for final inspection.

**THIS INSPECTION IS MANDATORY AND MUST BE CARRIED OUT BEFORE FINAL APPROVAL CAN BE GRANTED**

*The Town of Gander recommends that homeowners:*

*Contact NL Power to verify the size and location of potential easements and to ensure compliance with any regulations.*

**Newfoundland Power Construction Services:  
1-888-491-5066**

***Obtain a property survey or real property report from a NL land surveyor to ensure accessory building is located according to minimum Town of Gander standards and clearances. (ie. Side yards, rear yards, etc.)***



TOWN OF GANDER

## Accessory Building

### BUILDING PERMIT

### REGULATIONS

**Adopted:  
June 30<sup>th</sup>, 2005**

**Revisions:  
#16 – December 7<sup>th</sup>, 2017**



**TOWN OF GANDER**

[www.gandercanada.com](http://www.gandercanada.com)

