GUIDELINES to APPLICANTS
Accessory Buildings

If you are planning to build an accessory building within the Town of Bay Bulls, you are required to obtain a permit. This information is intended as a general guideline only, outlining the processes in place. All buildings must comply with the Town of Bay Bulls' Development Regulations, which can be viewed at www.townofbaybulls.com or at the Town Office. It is recommended that applicants discuss their proposal with Town staff prior to submitting an application. Please note that no construction may commence prior to obtaining a permit.

Items to consider before you Apply:

- Accessory buildings shall be located a minimum of 3 metres from the nearest part of the main building and a minimum of 1 metre from a side and rear lot line.
- Accessory buildings shall have a lot coverage and height no greater than the maximums set out in the table below, depending on the area and frontage of the lot.
- There shall be no construction within any easement or right-of-way. It is the owner's responsibility to ensure compliance.
- The accessory building should be placed to avoid the septic system. It is the owner's responsibility to locate the septic system and ensure compliance.
- There shall be no construction within Habitat Buffer areas.
- There shall be no construction within Watershed, Conservation, & Rural Land Use Zones without the appropriate approvals in place.
- There shall be no construction within 15 metres of a waterbody without the appropriate approvals in place.

Lot: Area and Frontage (m/sq.m)	Accessory Building Max. Lot Coverage	Accessory Building Max. Height	Accessory Building Max. Floor area
Lot Size 2023 m/21,780 sq ft (min)	7%	4 meters	75 m2

***Complete Development Regulations are available at the Town office or on our website at www.townofbaybulls.com**

Prior to receiving a building permit for an accessory building, the following are required:

- Proof of ownership/permission from property owner if you are not the current owner.
- Permit fee (as noted above).
- A Town of Bay Bulls Building Permit does not relieve the owner from obtaining other necessary permits or approvals under any other regulation or statute prior to commencing construction.

The National Building Code of Canada is the required standard for all construction within the Town of Bay Bulls.

The permit must be displayed on or near the permitted construction, so that it is visible to the general public.
Any work completed under the authority of the building permit must be in compliance with the information supplied on the application and stated on the building permit.

The Town of Bay Bulls **DOES NOT** carry out building inspections. The permit holder is responsible to ensure that all work completed under this permit meets the requirements of all applicable codes, standards, and regulations enforced at the time of construction.