

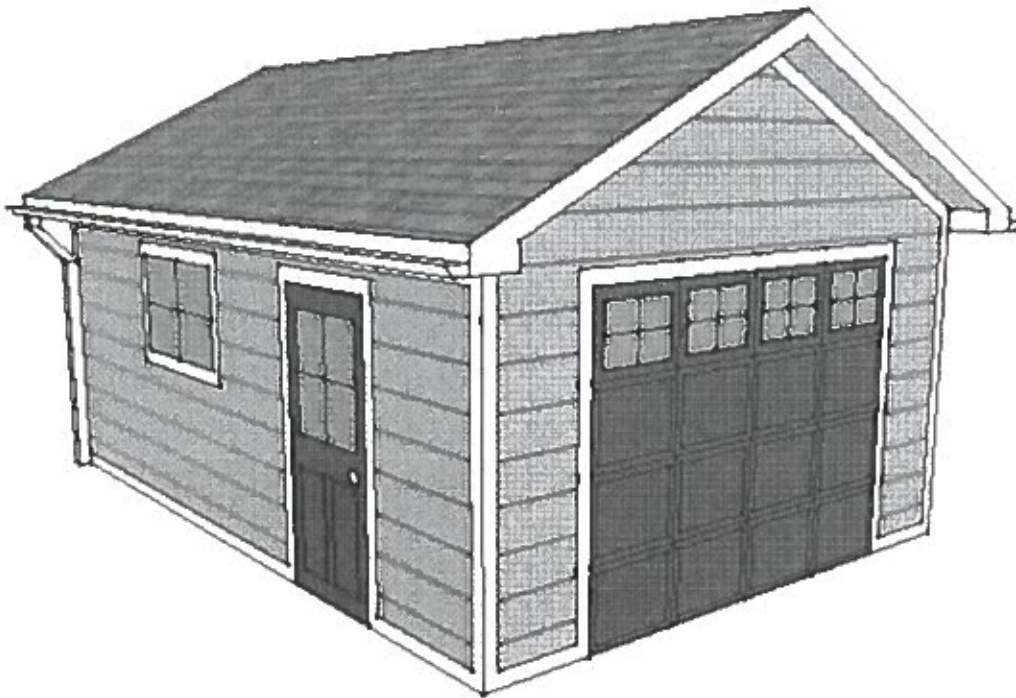


Building Services Department

1012 Dwight Beach Rd RR #1 Dwight, ON P0A 1H0
Phone: 705-635-2272 Fax: 705-635-2132

www.lakeofbays.on.ca

GARAGE AND SHED CONSTRUCTION GUIDE



General Requirements

A Building Permit is required for all accessory buildings except where:

- Size of the structure is less than or equal to 10m² (108 sq.ft.) and
- Is not attached to another structure and
- Does not contain any plumbing

Note: All accessory structures must comply with the Township of Lake of Bays Development Permit or Comprehensive Zoning By-Laws. For more information, contact The Township of Lake of Bays Building Services Department at 705-635-2272.

Examples of General Zoning Restrictions:

For Waterfront Residential lots (WR, Development Permit Bylaw)
the following would apply:

Lot Coverage: Maximum 10 percent (10%) of the total lot coverage (Please be advised that dock & boathouse building area counts for this over all lot coverage).

Setbacks: In most cases the minimum required setback is 2.5m (8.2 ft) for an interior side lot line.

Building Height: In most cases the maximum height for an accessory structure is:

For an accessory shoreline structure 4.2m (13.8 ft) or

For other accessory structures 4.5m (14.8 ft) and

For a two storey garage 7m (23 ft)

For Community Residential One lots (R1, Comprehensive Zoning Bylaw)
the following would apply:

Lot Coverage: Maximum 15 percent (15%) of the total lot coverage.

In Baysville, on municipal water and sewer service, maximum 25 percent (25%) of the total lot coverage.

Setbacks: In most cases the minimum required setbacks are:

2.5m (8.2 ft) for Side Yard and

7.5m (24.6 ft) for Front, Rear & Exterior Side Yard

Building Height: In most cases the maximum height for an accessory structure is:

For accessory structures 4.5m (14.8 ft) and

For a two storey garage 7m (23 ft).

If you are uncertain of your property zoning please contact your Building Services Department and we would be pleased to assist you (705)635-2272.

Application Requirements:

- Completed building permit application forms
- Two copies of the most recent survey or detailed site plan for the property showing dimensions of all existing buildings and structures, and their setbacks drawn to scale. The proposed garage or shed is to be plotted on the site plan and setback dimensions to all property lines are to be shown. (see attached sample site plan on page 4).
- Two copies of construction drawings including floor plans, elevations, sections and section details drawn to scale. The attached template drawings and details could be used, providing all dimensions and information are shown on the "Floor Plan" (page 5)
- The current permit fee, payable at time of application by cheque made to "The Township of Lake of Bays", cash or debit.

Call before you dig:

It is the owner's/contractor's responsibility to call the utility companies to locate any underground utility lines within the construction zone to avoid damaging them during construction.

- ON1CALL Call before you dig **1-800-400-2255**

Step by Step Application Instructions

1. Site Plan

Refer to the sample 'Site Plan' on page 5 and create or modify a copy of your own survey or site plan. Include all the dimensions and information as shown on the sample.

2. Floor Plan

Refer to the sample 'Floor Plan' on page 6. Create your own or modify the sample to show all of your openings and structural information. Use the 'Sample Features' legend below the sample 'Floor Plan' as a guide on how to draw windows, doors, and structural components onto your floor plan. Use Table 2 labeled 'Rafter Sizing' to select the lumber to frame your roof and note the selection on your 'Floor Plan' as shown on the sample. If engineered roof trusses are to be used then label "Engineered roof trusses" on the 'Floor Plan'

3. Elevations

Refer to the sample "Elevations" on page 7. Create your own or modify the sample to show all of your openings. Use the 'Sample Features' legend below the sample 'Elevations' as a guide on how to draw windows, doors, and garage doors onto your elevations. Note the direction each elevation is facing in the title block under each elevation (e.g. North, South, East, or West). No openings are permitted in a wall within 4'-0" of a property line.

Step by Step Application Instructions (continued):

4. **Building Section**

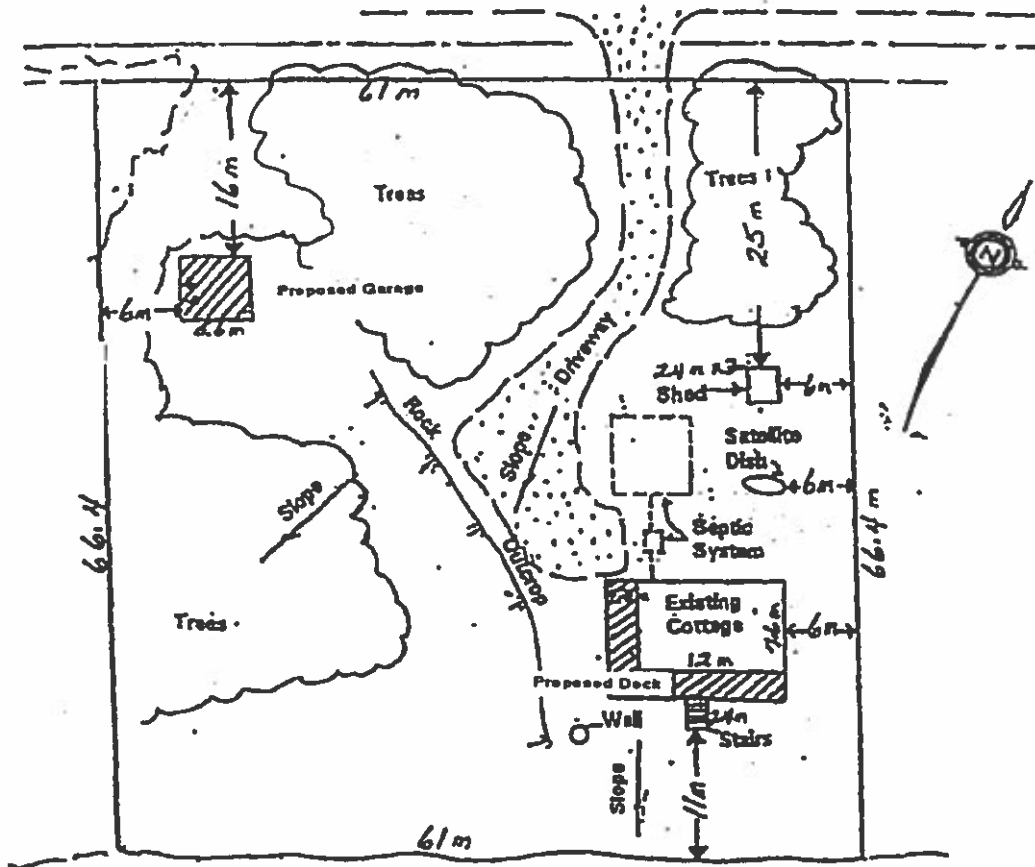
Refer to the 'Building Section' on page 8. Create your own or modify the sample to show framing details and building height. If a truss system is used please note: "Trusses as per attached" on the 'Building Section' and attach the engineered stamped truss drawings to your application.

5. **Foundation Design**

Refer to the sample 'Foundations' on pages 9 and/or 10. There are 4 foundation options to choose from based on site conditions, cost, and use of the building. Simply select one of the options and discard or strike out the other options. 'Pier Type' foundations with wood floors and 'Mud Sill' foundations are to be used for sheds only to maximum size of 55m² (592 sq.ft). and are not designed to support the weight of motorized vehicles.

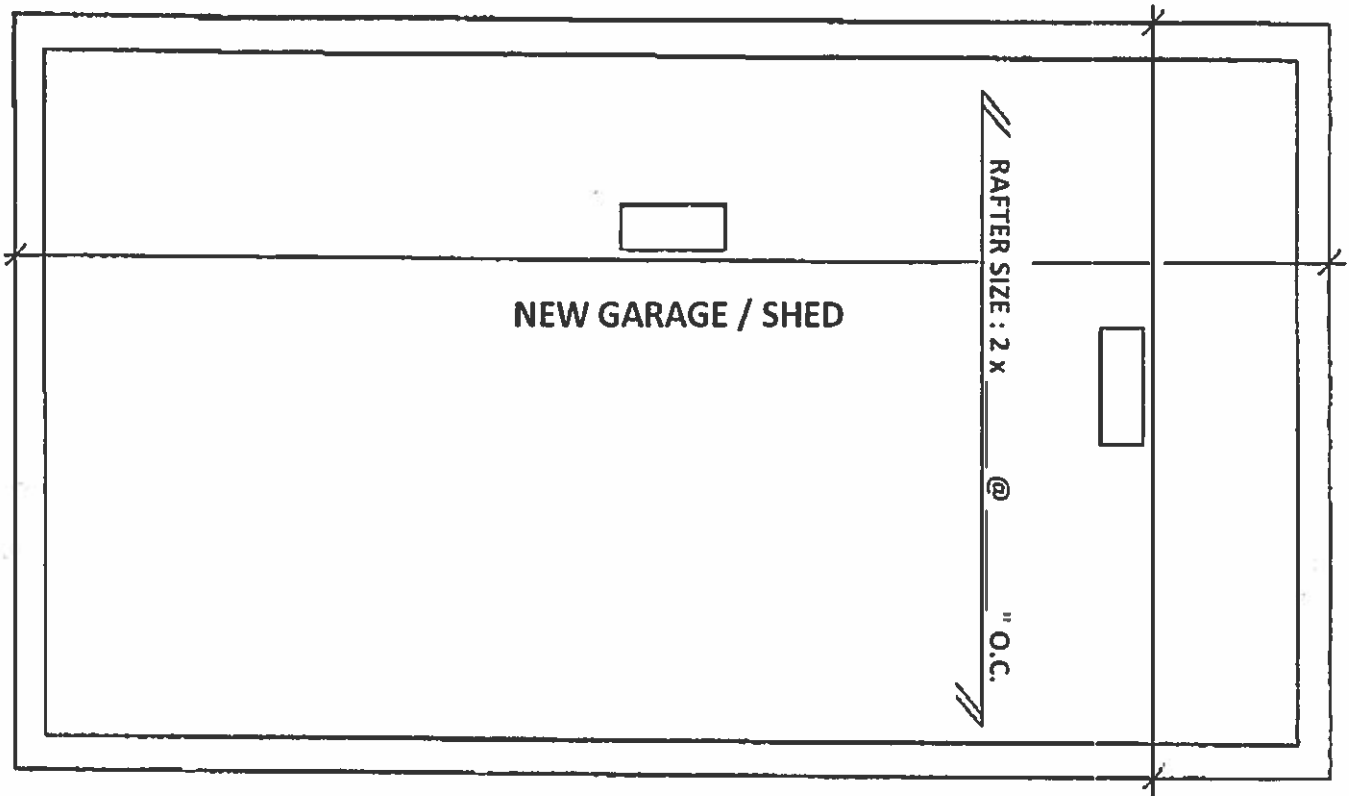
Note: *Please provide your own shed or garage plans if your shed or garage is different from what is shown in this package (Use the same concept and provide the same information). You will also need to provide your own details if the proposed construction methods differ from those provided. **Please note,** that any proposed prefabricated garage system or truss roof system must have a set of stamped drawings provided by a licensed Engineer with the Province of Ontario (a manufacturer or building supply store would supply you these details at your request).*

1. Site Layout – Dimension your own site plan similar to below and include the 'Site Information' chart as shown below.



SITE INFORMATION:	
SITE FEATURES	AREA (ft ² /m ²)
Footprint of house:	
Footprint of existing accessory buildings:	
Footprint of proposed shed/garage:	

2. Floor Plan – Draw in building features and roof information on floor plan below.

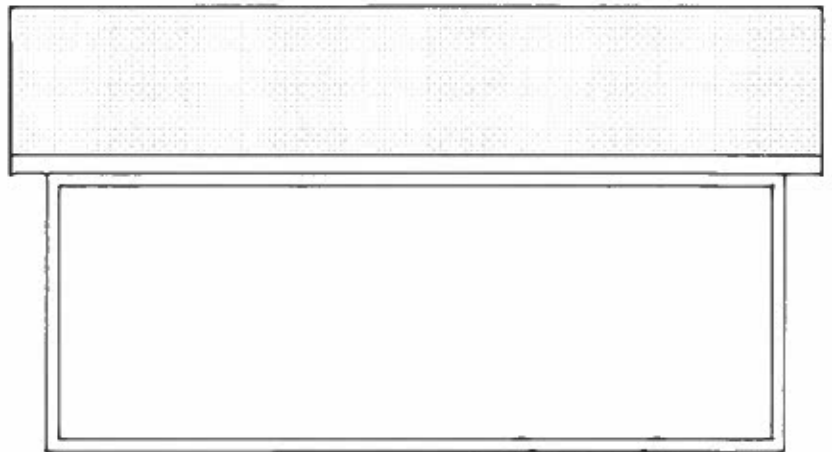


NOTE: ELECTRICAL LIGHT REQUIRED BY O.B.C.

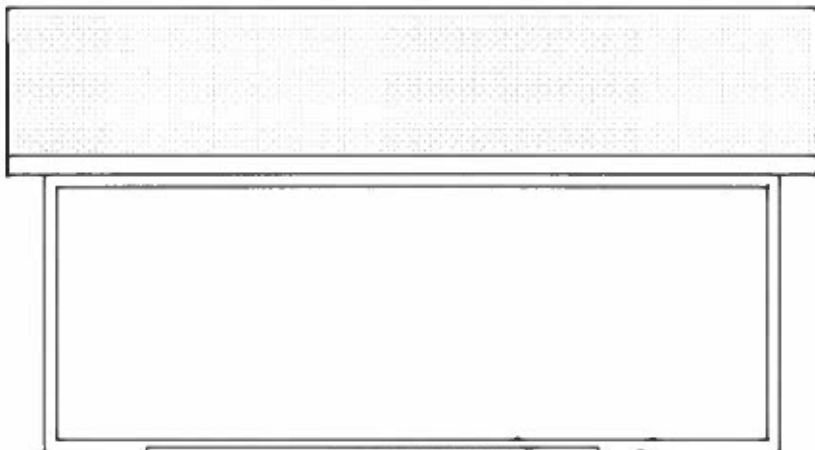
3. Elevations – Draw in the building features and indicate the facing direction using the elevations and title blocks below



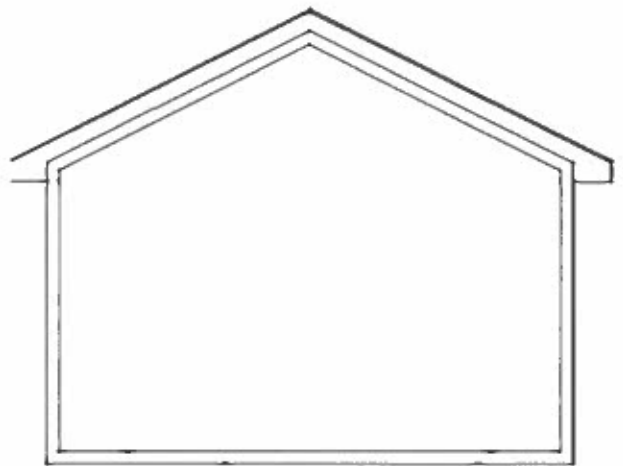
ELEVATION



ELEVATION

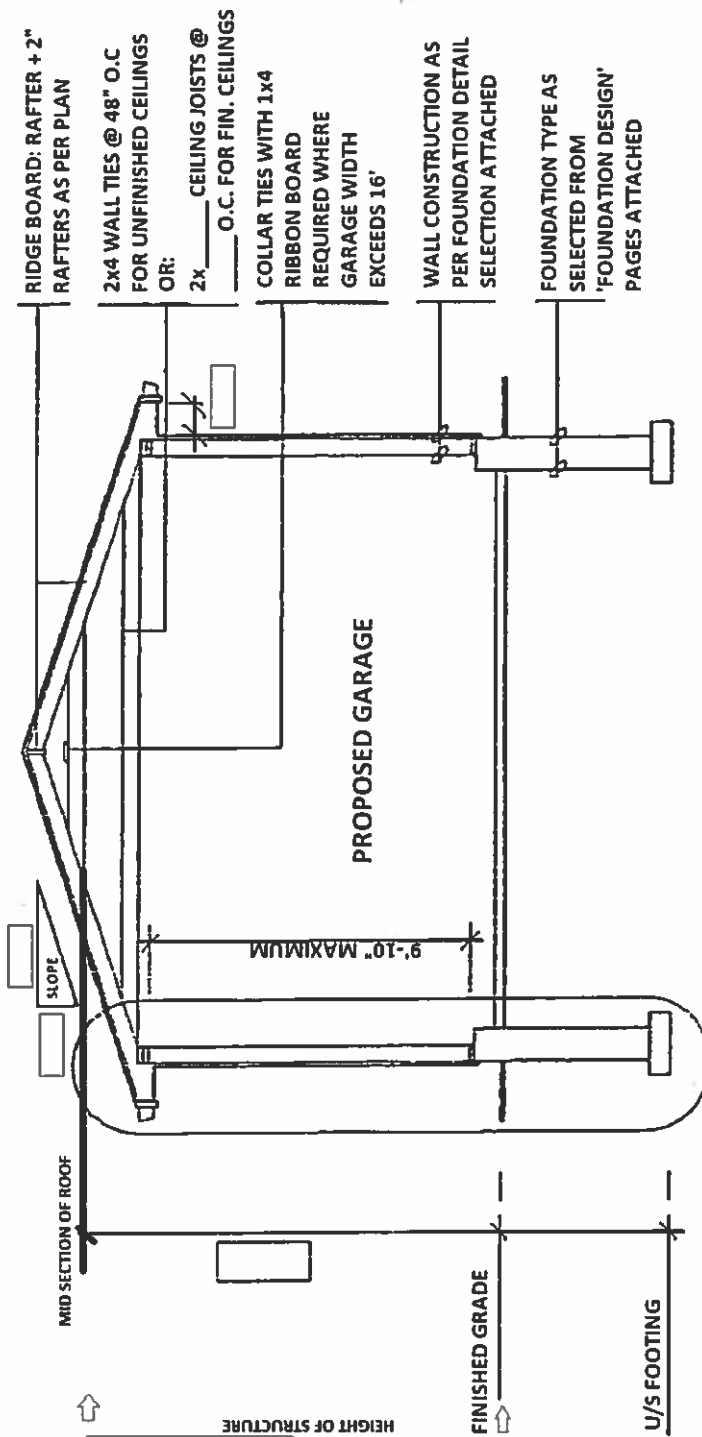


ELEVATION

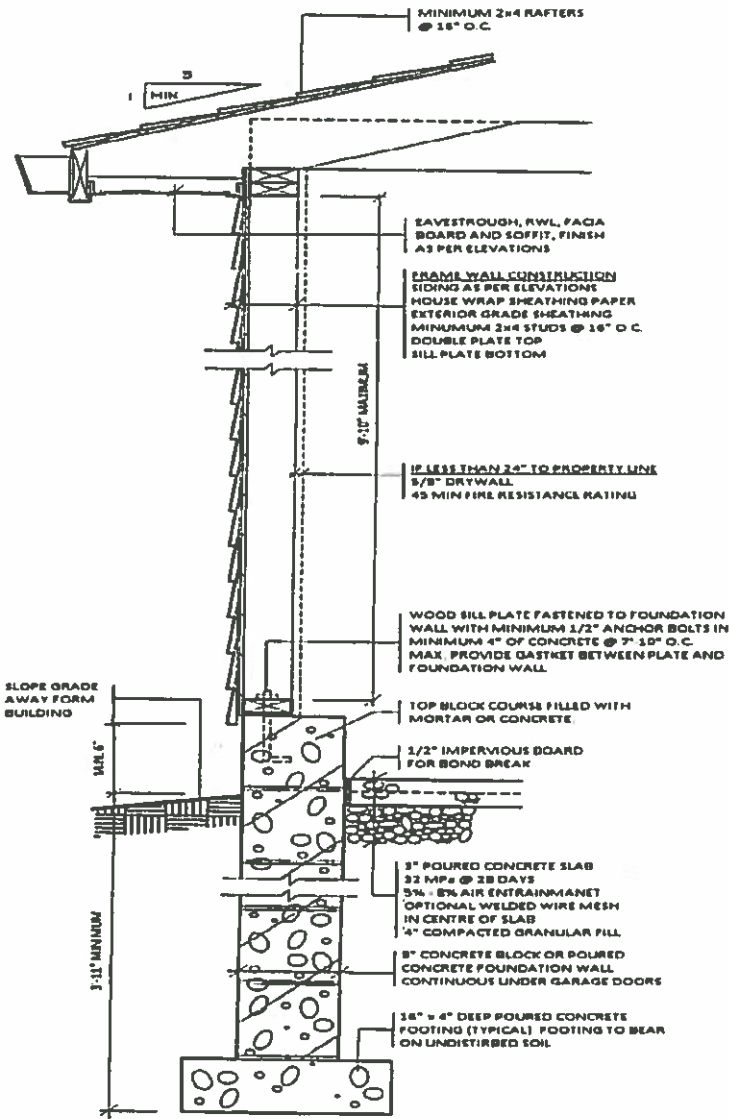


ELEVATION

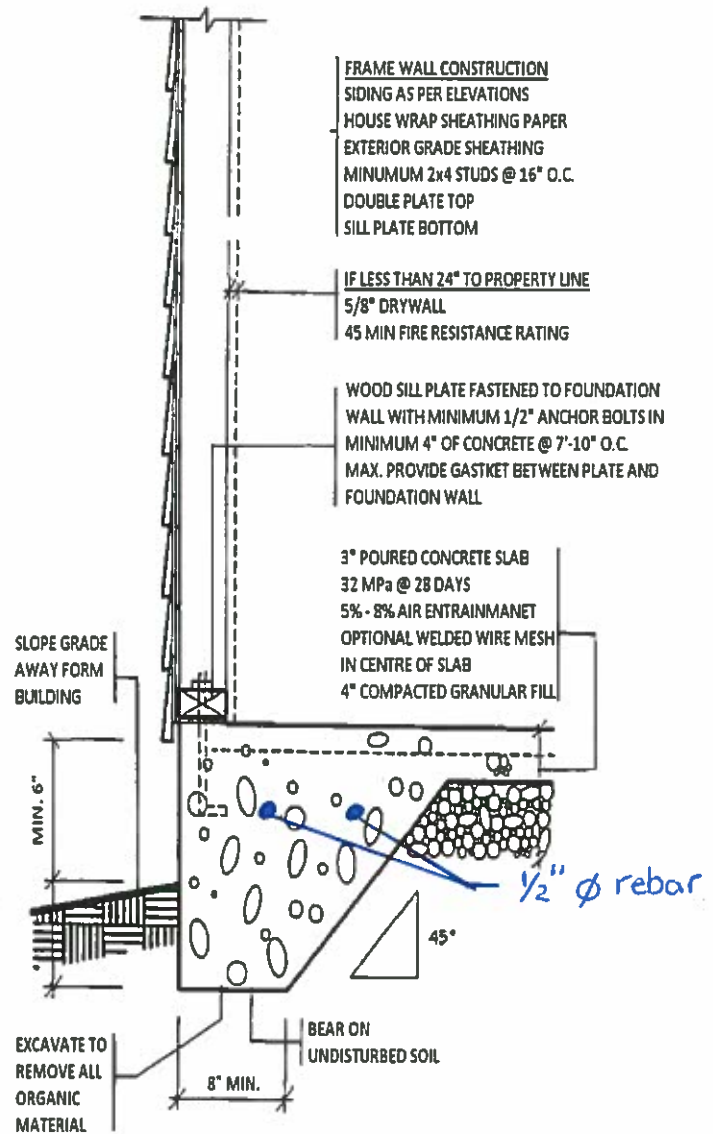
4. Building Section – Indicate overall building height, soffit overhang and roof framing on drawing below.



5. Foundation Design – Strike out the foundation designs not to be used;

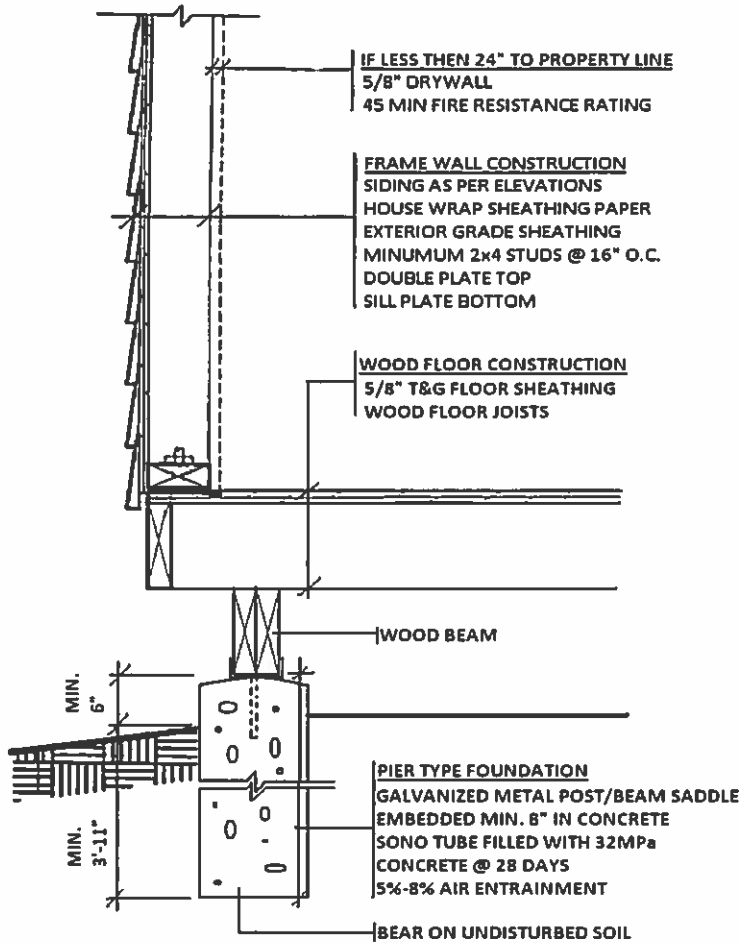


BELOW FROST TYPE FOUNDATION

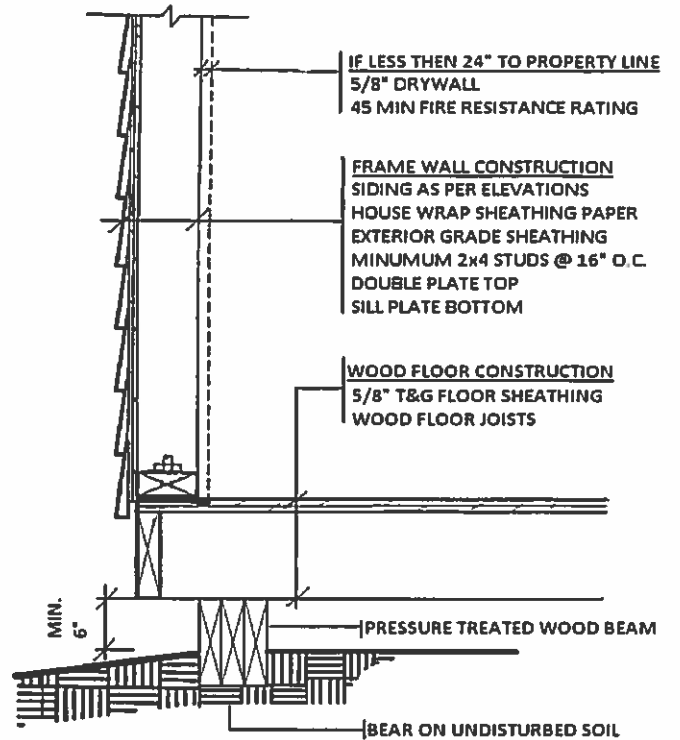


CONCRETE PAD TYPE FOUNDATION
(Single story only, less than 55sqm (592 sqft))

5. Foundation Design (continued) – Strike out the foundation designs not to be used;



PIER TYPE FOUNDATION



NOTES:

- 1) MUD SILL FOUNDATIONS REQUIRE EARTH ANCHORAGE.
- 2) MAXIMUM 55m² (592 sqft), ONE STOREY WOOD FRAME ONLY.

MUD SILL TYPE FOUNDATION

TABLE 1: Wood Floor and Pier Type Foundation Sizing – (100 KPa Soil Bearing Capacity)									
JOIST SPAN	FOOTING SIZE				BEAM SIZE				JOIST SIZE
	PIER SPACING				PIER SPACING				
	4'	6'	8'	10'	4'	6'	8'	10'	
6'	14"Ø	18"Ø	20"Ø	22"Ø	2-2x6	2-2x6	2-2x8	2-2x10	2x6
8'	16"Ø	20"Ø	22"Ø	24"Ø	2-2x6	2-2x8	2-2x10	2-2x12	2x6
10'	18"Ø	22"Ø	24"Ø	28"Ø	2-2x6	2-2x8	2-2x10	2-2x12	2x8
12'	20"Ø	24"Ø	28"Ø	30"Ø	2-2x6	2-2x8	2-2x10	2-2x12	2x10

- Notes:** Soil bearing capacity to be considered as 2090 PSF (100kPa) unless otherwise determined by Chief Building Official.

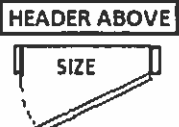


TABLE 2: SAMPLE BUILDING FEATURES			
MAN DOOR	WINDOW	GARAGE DOOR	HEADER SIZES
			2-2x6 – 4' OPENING
			2-2x8 -6' OPENING
			2-2x10 – 8' OPENING
			2-2x12 – 10' OPENING

TABLE 3: RAFTER SIZING			
RAFTER SIZE	MAXIMIM CLEAR RAFTER SPAN		
	RAFTER SPACING		
	12" O.C.	16" O.C.	24" O.C.
2 x 4	8'-11"	8'-0"	7'-0"
2 x 6	14'-0"	12'-9"	11'-2"
2 x 8	18'-5"	16'-9"	14'-5"
2 x 10	23'-6"	21'-4"	17'-8"