

TOWN OF SHAUNAVON
Building Guidelines

Updated March 6, 2020

Residential Dwellings - Single Family or Duplex/Semi-Detached

Setback requirements – from property line

Frontage – 20' or 6 m (front deck or open verandah may extend 6' into required front yd)

Alley – 26' or 8 m

Side Yard – 4' or 1.2 m

Maximum Height – 35' or 10.5m

When a garage is set back 20' from the front property line there shall be a minimum slope of 18" from a garage floor to the street.

Contact Town Office for information on setbacks and other requirements when a building containing *more* than 2 dwelling units is being constructed or renovated.

Garages/Sheds – Accessory Buildings

-Max size' permitted 904 sq. ft. or 84 sq. meters

- maximum height 5.49 m

Garage Access - Residential

- when vehicle access to garage is from side lot line or lane – the garage shall not be located less than 5' from that lot or lane. (Example: Corner lot off Avenue)

- Otherwise it is 2.5'.

Fence Requirements - Residential

- 6' high in any rear or side yard (2 m)

- 3' high in front yard (1 m)

Deck Construction

A building permit must be obtained when building a deck that will be over 100 sq feet in size. Pilings are required when the deck is more than 48" off of the ground.

No permits needed

- accessory buildings (detached) less than 100 sq. ft. – Setbacks are still required to be met

- fences, cabinets, signs,

- repairs not affecting mechanical work,

- on decision of Building Inspector

Commercial Buildings

- setbacks vary with different Zoning Districts, contact Town Office for details
- permitted uses vary in each Zoning District, contact Town Office for details

Permits **Building:**

- depending on what is being constructed will affect the construction detail that is required; in most cases the Building Official requires 2 sets of plans, outlining construction details, material being used, location and sizes of doors and windows, foundation plan, floor plan, etc.
- forms are available at the Town Office for decks, garages (attached and detached), and additions which show what building information is required
- at least a two week time should be allowed for review of the application by the Building Official
- a building permit is valid for one year from date of approval
- fee based on value of construction (which includes labour); Building Official has a square foot rate they use based on work being undertaken for determining value of construction.

Development:

- in most circumstances a development permit application needs to receive approval prior to building permit being submitted to the Building Official
- Development Permit deals with building setbacks, building location, size and usage
- Landscaping – lot to be graded and leveled to provide for adequate surface drainage which does not adversely affect adjacent property.

Plumbing and Electrical Permits

Plumbing: to be approved by Public Health Inspector, needs to be applied for by a Journeyman Plumber, fees set by Province and submitted to Cypress Health Region; required for new work or extensive renovations. Building permit Plan Check letter will include whether plumbing is required.

Electrical: applied for by electrician – Town is not involved in any way other than Plan Check letter with Building Permit may include the requirement for an electrical permit.

Demolition/Moving Permits

- required when building or accessory building being moved or demolished
- damage deposit will be required in most cases when a building is being demolished or moved out of Town; value of \$250.00 or more depending on size/condition/location, etc.

Driveway Application

- to be completed when sidewalk or curbing need to be removed