



TOWN OF BAY BULLS

Accessory Building Guidelines

The information contained in this document is intended as a general guideline only, if there is any discrepancy between the information in this document and the Town of Bay Bulls Municipal Plan 2014-2024, the Municipal Plan will supersede this document.

Before building an accessory building within the Town of Bay Bulls, you are required to obtain a permit. No construction may commence prior to obtaining a permit. All development must comply with all Municipal Development Regulations and agree to develop in accordance with the plans approved by the municipality, and not to commence development without applicable written approval and permits from the Town of Bay Bulls. The Town of Bay Bulls Development Regulations can be viewed at www.townofbaybulls.com.

A Building and/or New Development Applications must be received no later than, the Friday prior to the Regular Public Council Meeting. All Public Meeting dates and times are available at www.townofbaybulls.com.

THE BUILDING AND/OR NEW DEVELOPMENT APPLICATION MUST BE ACCOMPANIED BY THE FOLLOWING:

- Application processing fee (non-refundable);
- Proposal clearly sketched on a legal survey or Surveyor's Real Property Report with distances from the dwelling, property lines, and easements;
- A legal land survey and description of the property.

ACCESSORY BUILDING DEVELOPMENT REGULATIONS:

<i>Maximum combine lot coverage</i>	Accessory buildings shall have a combined maximum lot coverage not exceeding 7%, up to a maximum floor area of 75 m ² , whichever is less.
<i>Minimum distance from main dwelling</i>	3 m
<i>Minimum distance from side and rear lot lines</i>	1 m
<i>Maximum height</i>	4 m

PLEASE NOTE:

The timeframe for processing an application that requires a variance advertisement may take a minimum of 20 business days to complete. Any cost(s) incurred by the Town will be billed back to the applicant/property owner.