



## TOWN OF BOTWOOD

41 VALLEY ROAD, P O BOX 490  
BOTWOOD, NL A0H 1E0  
TEL: 709-257-2839; FAX: 709-257-3330  
email: [botwoodtowncouncil@nf.aibn.com](mailto:botwoodtowncouncil@nf.aibn.com)  
Website: [botwoodnl.ca](http://botwoodnl.ca)

---

# INFORMATION REQUIRED WHEN APPLYING FOR A PERMIT FOR AN ACCESSORY BUILDING

### Specifications

- The maximum combined lot coverage of all buildings on any property cannot exceed 33%. This includes the residence and all accessory building(s).
- The maximum allowable height of any accessory building shall not exceed the height of the dwelling.
- Location of accessory building must be at least one (1) metre from all property lines if less than four (4) metres in height. If more than four (4) metres in height it must be at least two (2) metres from property line. This measurement is from the ground to the peak of the structure.
- The accessory building must be at least three (3) metres from the residence.
- All accessory building(s) must be in line or behind the main dwelling on the property.

### Information to Accompany Application

- ✓ Applications MBA1 and MBA2 to be completed. Incomplete applications will be not be reviewed/considered.
- ✓ Drawing of property lot showing all measurements. These measurements **MUST** be noted in order to assess application.
- ✓ House to be plotted on the property drawing showing height, width and length.
- ✓ Proposed accessory building and all other accessory buildings (such as sheds and garages) to be plotted on the property drawing showing **height, width and length** of each building. Note the distance between the accessory building and the residence. Note the distance between the accessory building and the neighbouring boundaries. Distances to be noted from the most protruding part of the structure. For example, measurement from eaves not walls.
- ✓ All water/sewer lines or power lines that run on or near the proposed development on the property must be shown on all drawings. All utility companies have easement regulations relating to construction of any building. Approval will be required from the appropriate company; such as NL Power, Bell Aliant, etc.

January 18, 2021