



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
Website: 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 40%. This includes the residence and all accessory building(s).
- The maximum allowable height of any accessory building shall not exceed the height of the one-storey dwelling. When the primary building (house) is two storey or more the height of the accessory building cannot be greater than 2/3 the height of the primary building.
- Location of accessory building must be at least 1.2 metres (4 ft.) from any property boundary.
- The accessory building must be at least 2.4 metres (8 ft.) from the residence.
- An accessory building cannot be built on any easement or at least 3 metres (10 ft.) from an easement. This distance may be greater depending on the reason for the easement.
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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.

May 27, 2022