

WHEN ARE BUILDING PERMITS REQUIRED?

In general, a building permit is required to erect, install, extend, alter or repair a building. A building is defined as a structure occupying an area greater than 10 square metres (108 square feet).

The following are examples of projects which will require building permits:

- Installing or repairing all or part of a septic system
- Construction of a new Home/Cottage
- Addition of a carport, garage, porch or room(s) to an existing home
- Construction or finishing of rooms in the basement or attic
- Any structural work including alterations to interior partitions or the installation of new skylights, windows or doors
- Addition of dormer(s)
- Enclosing a porch or deck
- Addition of a deck to an existing home
- Raising a house
- Excavating a crawl space to provide a full basement
- Construction or installing an accessory building such as a garage, tool shed, or playhouse larger than 10 square metres (108 square feet)
- Solid fuel burning appliance or chimney installation or repair
- Moving a house or portable building
- Solar Units/Panels

The following are projects which do not require building permits:

- No permit is required for re-shingling a roof or re-roofing with metal; or
- No permit is required existing siding, windows, and doors provided that the renovation does not result in any additional work that will increase the existing depth of the wall nor location and/or size of existing openings for windows and doors; or
- No permit is required for a structure less than 60 metres (161.46 square feet), provided that the principal structure is erected on the property or a permit for such structure has been issued. Lot coverage and setback distances for the Accessory Building must also comply with the Magnetawan Zoning By-law 2001-26, as amended; or
- No Permit is required for a storage shed less than 60 metres (161.46 square feet) in gross area, provided that the principal structure is erected on the property or a permit for such structure has been issued. Lot coverage and setback distances for the Accessory Building must also comply with the Magnetawan Zoning By-law 2001-26, as amended. Additionally, the shed is not more than one storey in height, not attached to another structure, is used for storage purposes ancillary to a principal building on the lot and does not have plumbing.

A complete detailed guide for filling out the permit application can be found on the town's website www.magnetawan.com

PLEASE NOTE

ACCESSORY BUILDINGS AND DECKS, REGARDLESS OF SIZE, MUST BE LOCATED ON THE LOT TO CONFORM TO THE APPLICABLE ZONING BY-LAW. BE SURE TO CHECK WITH ZONING TO ENSURE COMPLIANCE WITH THE ZONING BY-LAW WHETHER OR NOT YOU REQUIRE A BUILDING PERMIT.

PLANNING YOUR PROJECT

During the preliminary planning (feasibility) stage of your project it is imperative that you determine what Zoning By-laws apply to your property. Zoning By-laws regulate the use, size, location and types of buildings permitted on a parcel of land. The information you will require from the Zoning By-law will include:

- Minimum building setbacks (distance from the buildings to the property lines)
- Building height restrictions
- Total building floor area and lot coverage permitted
- Accessory Building zoning information is available on the Municipality of Magnetawan Website www.magnetawan.com. This information will provide a general overview of Zoning requirements, maximum height and required setbacks and other items.

WHAT IF MY PROJECT WILL NOT COMPLY WITH THE ZONING BY-LAW?

Zoning By-laws are designed to control the use, location and massing of buildings on a lot, however, in some situations it may be impossible to work within the set regulations. In such a case you, as the homeowner, may apply for a Minor Variance or Re-Zoning to the Municipality of Magnetawan Council. This process is a public process. Be aware that an approximate time line for these processes from start to finish is two months. A complete application with the current fee must be submitted to the Planning Department. These applications can be obtained from the Municipal office. The application will proceed to a public hearing. If Council deems your proposal to be appropriate they have the authority to grant you permission to vary from the specified zoning provisions. Be advised that a building permit will NOT be issued prior to the 20 day appeal period after the hearing. For further information you can contact our planning department at 705-387-3947.