

Ontario Building Code Update: Summer 2023 - New Larger Size for certain SHEDS.

The building code has been revised recently to allow storage sheds meeting ALL 6 of the following descriptions to be built with NO BUILDING PERMIT:

1. The Area of ground covered by the shed is 15 square metres or less (Approximately 160 square feet)
2. Shed is used by a single-family dwelling to store belongings only – no other uses are permitted.
3. Shed is located away from other structures (6 feet is generally acceptable).
4. Shed is supported on or near the ground.
5. Shed has no plumbing in it.
6. Shed meets Zoning Bylaw requirements for lot coverage, yard location, setbacks from property lines and maximum height.

Frequent Questions:

1. Does this apply to commercial or industrial or institutional sheds? – NO.
2. Does this apply to Additions to existing sheds? – NO. Unless the total area with the addition is under 160 Square feet.
3. Does this apply to decks? – NO.
4. Does this apply to porches or gazebos or an outdoor kitchen? – NO.
5. Does this apply to farm buildings? – NO.
6. Does this apply to a guest cabin? – NO.
7. Does this apply to a raised hunting shelter or a kids play house? – NO.
8. Can I build more than 1 shed if each is under 15 square metres? – Yes, if they are not connected or very close together and they meet zoning rules.

If you don't understand all the requirements, ask your Building Official before planning your project. If your project does not require a Building Permit, the Building Official must inform you of this.

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