



A permit is required to build, enlarge, set up, renovate, demolish or move a garage, shed or storage building.

USE

To be considered accessory, the building must be used solely as natural extension or incidental to the main use (see by-law). A garage must be built and used at all times for parking or storage of motor vehicles or other items complementary to the main use.

SURFACE AREA OF ACCESSORY BUILDINGS

Surface area may not exceed the lowest of:

- 90 square meters (up to 112 square metres in unserviced areas)
- 8% of the lot's total surface area
- 75% of the net floor area of the main building.

In addition, the surface area of all detached accessory buildings may not exceed 10% of the lot's total area (does not apply in Edmundston).

NUMBER OF ACCESSORY BUILDINGS PERMITTED

Depending of the zoning regulation, the number of accessory buildings permitted varies from one municipality to the next. For example, while there is no maximum number in Edmundston, the Village of Clair does not allow more than two such buildings per lot. Please check with the Northwest Regional Service Commission staff to confirm which regulation applies to your area.

POSITIONING

An accessory building must be placed:

- In a back or side yard;
- Outside of public utility easements (electricity, cable, telephone, pipes, etc.);
- At least 1.2 meters (4 feet) from the rear and side property lines;
- At least 2 meters away from any other building.

An accessory building may not be erected in a front yard or within a regulated setback.



MAXIMUM HEIGHT

5 meters or 75% of the height of the main building.

DOCUMENTS REQUIRED FOR APPLICATION

To install a detached garage, your application must include the following documents:

- Plan showing the location of the building on the property in relation to other buildings
- Sketch of the proposed building
- List of materials
- Wall sections
- Sketch of the truss layout.

The maximum surface area of an accessory building must be in keeping with its intended use, that is, ancillary to the property's primary use. The building must blend into the property and neighbourhood in which its construction is proposed. It should be in relation with the property (surface area, land use) and the main building (surface area, height, roof pitch and exterior).

