



Town of Quispamsis
12 Landing Court
PO Box 21085
Quispamsis, NB E2E 4Z4

T: (506)849-5778
F: (506)849-5799
www.quispamsis.ca
quispamsis@quispamsis.ca

DETACHED GARAGE BUILDING PERMIT APPLICATION AND INFORMATION PACKAGE

Residents locating a detached garage on their property must obtain a building permit from the Town of Quispamsis. To obtain a building permit, return ALL REQUIRED INFORMATION to the Building Inspection Department. For more information please call (506) 849-5741.

DEFINITION: A Detached Garage is an accessory building which is not used for human habitation, located on the same lot as the main building, structure or use to which it is accessory, the use of which is naturally or customarily incidental and complementary to the main use of the land, building or structure, and which may contain sanitary facilities, but which may not contain cooking, eating, living or sleeping facilities.

IMPORTANT THINGS TO REMEMBER:

1. Building permit must be issued prior to commencing work
2. Must comply to the most recent Zoning By-law regarding setbacks (see below)
3. If an easement is located within the boundary of construction, the application must be accompanied by written approval from the proper authority granting permission of the structure.

INFORMATION WE WILL NEED TO PROCESS YOUR PERMIT:

- Completed Building Permit Application Form
- Completed Accessory Building Site Plan
- Estimated construction cost of project
- Where a Variance has been granted by PAC, attach a copy of the Notice of Decision to the application
- Where a Provisional Permit has been granted by DOE, attach a copy of the Notification Form to the application
- Where an easement is located within the boundary of construction, the application must be accompanied by written approval from the proper authority granting permission of the structure

Highlights of Recent Changes to Building Permit Process

TOWN OF QUISPAMSIS

Zoning By-law 038 - Accessory Building & Structures

Section 8. G. (Single and Two Family Residential)

- (1) No accessory building or structures used as a detached garage may:
 - a. exceed one (1) storey or 5 metres in height above the mean grade level;
 - b. be placed, erected or altered so that:
 - (i) any part is in front of the front of the main building on the lot; (ii) any part is closer than one decimal five (1.5) meters of a side or rear lot line, but where a side or rear lot line is also a street line, any closer than fifteen (15) meters in the case of an arterial or collector highway or seven decimal five (7.5) meters in the case of any other street or highway (iii) any part is located within three (3) meters of the main building on the lot.
 - c. exceed sixty-three (63) square meters in area or have a horizontal dimension greater than ten (10) meters;
 - d. be used for:
 - i. agricultural purposes;
 - ii. the keeping of animals other than household pets;
 - iii. a dwelling unit.
- (2) No accessory building or structure used other than as a detached garage, (such as storage shed or bathhouse), may:
 - a. Exceed three decimal six five (3.65) meters in height;
 - b. Be placed so that:
 - i. agricultural purposes;
 - ii. motor vehicle storage;
 - iii. the keeping of animals other than household pets;
 - iv. a dwelling unit.
- (3) Accessory buildings and structures, in total, may not occupy more than ten (10) percent of the area of a lot or eighty-six (86) square meters, whichever is less.

Section 25. F. (Rural) Single and Two Family Residential Use

- (1) Where a lot has or contains less than five thousand (5,000) square meters in area, then the provisions of Sections 8.(G) to 8.(I) shall apply.

Section 25. O. (Rural)

- (1) No accessory building or structure may:
 - a. be placed, erected or altered so that it is:
 - i. except in the case of an agricultural or forestry use, within the front yard of the main building or structure;
 - ii. with respect to a street line, within fifteen (15) meters in the case of an arterial or collector highway, or seven decimal five (7.5) meters in the case of any other street or highway;
 - iii. within a distance of a side or rear lot line of the greater of three (3) meters or one-half ($\frac{1}{2}$) the height of the building or structure.
 - b. exceed eleven (11) meters (36 ft) in height;
 - c. be used as a dwelling unit.

- DETACHED GARAGE -
Building Permit Application



TOWN OF QUISPAMIS
Application For Building Permit

*NOTE: AS PER BUILDING BY-LAW 044. ALL CONSTRUCTION SHALL CONFORM TO THE NATIONAL BUILDING CODE

PERMIT NO. _____

1. PROJECT RESOURCES:			
PROPERTY OWNER			<input type="checkbox"/> APPLICANT
NAME:		EMAIL:	
ADDRESS:			
PHONE NUMBERS	HOME#	WORK #	CELL #
CONTRACTOR			<input type="checkbox"/> APPLICANT
NAME:		EMAIL:	
ADDRESS:			
PHONE NUMBERS	HOME #	WORK #	CELL #
SUB-CONTRACTORS			
ELECTRICIAN			

2. PROJECT LOCATION:				
Civic No.:	Street Name:		PID:	
Lot No.:	Subdivision Name:		Corner Lot:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Lot Dimension:	Lot Area:	Frontage:	Depth:	
Location On Lot (Setbacks)	Front:	Left:	Right:	Rear:

3. PROJECT DETAILS:				
Intended Use of Structure:		Estimated Cost of Construction:		
Proposed Start Date:		Estimated Completion Date:		
Foundation Type	<input type="checkbox"/> Insulated Concrete Form Foundation		<input type="checkbox"/> Formed Concrete Foundation	
	<input type="checkbox"/> Turned Down Slab (Total building area cannot exceed 55m ²)			
Note: a Pre-pour Inspection must be completed for all Insulated Concrete Form Foundations				
Exterior Wall Studs	Size:	Centred:	Exterior Wall Finish	
Insulation (R-Value)	Roof:	Walls:	Interior Wall Finish	
Roof Construction	Prefabricated:		Rafter Size:	Roof Pitch:
Variance:	<input type="checkbox"/> N/A	<input type="checkbox"/> Granted (decision attached)	<input type="checkbox"/> Pending	
PAC Stipulations:				

4. TERMS & CONDITIONS:

By signing, the owner/applicant hereby make application to 'Construct, alter, remodel, repair, place as described above and in accordance with attached plans and specifications.

- **I acknowledge my understanding that the foregoing is an application only, and until a building permit has been issued by the Building Inspector and received by me, no part of the intended work shall be undertaken.**
- **I am aware of the requirements and I undertake to carry out the intended work in compliance of the Building By-law, the Zoning By-law and any other applicable by-laws of the Town.**
- **I am also aware that this permit expires one year from the date of the issuance of the Building Permit and all work must be completed within one year of the date of the permit.**
- **Once constructed, I agree to use the structure for the sole purposes indicated in the preceding application.**
- **I understand that if my proposed work in any way does not meet the requirements of the aforementioned by-laws, I must request in writing a variance of the particular by-law from the Planning Advisory Committee. Until such variance has been granted by that body in writing, I will not commence any work.**

I have read and agreed to the aforementioned terms and conditions

Signature of Applicant:

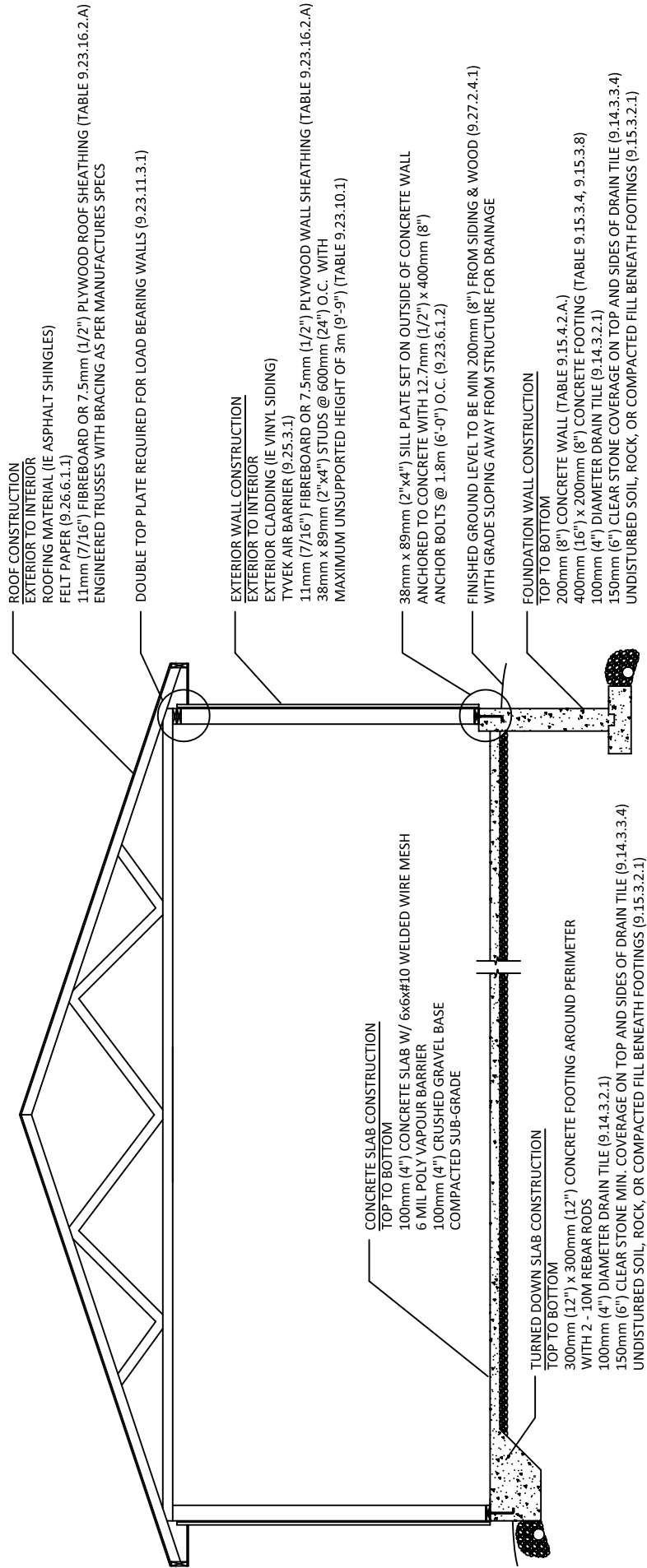
Date:

Signature of Property Owner *(if different from applicant)*:

Date:

Detached Garage Cross Section

Review minimum requirements and foundation types

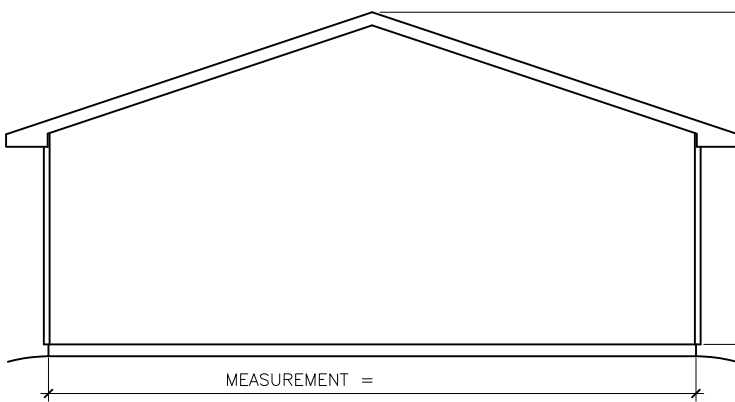


Detached Garage Floor Plan & Elevations

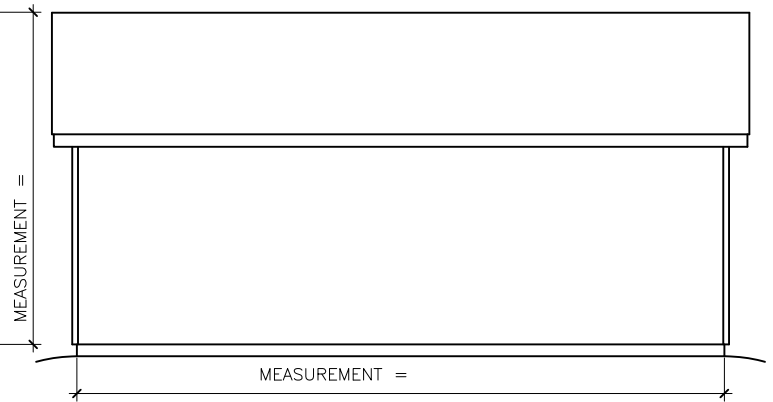
Fill out required measurements and show locations of doors and windows



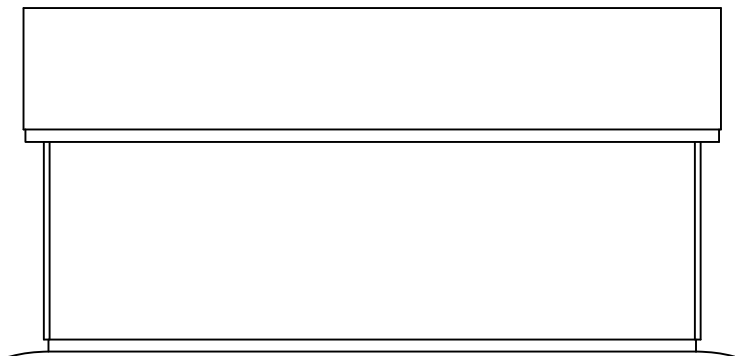
FLOOR PLAN



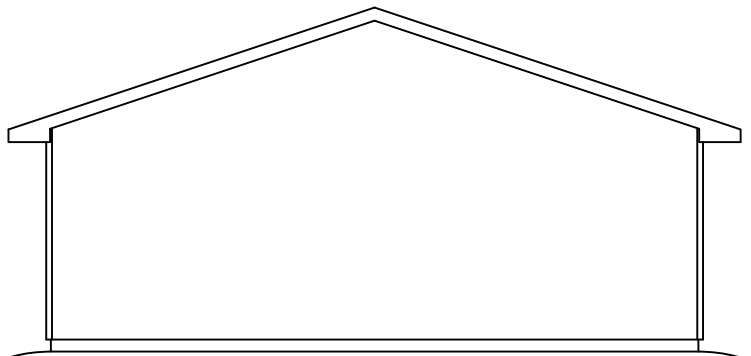
FRONT ELEVATION



SIDE ELEVATION

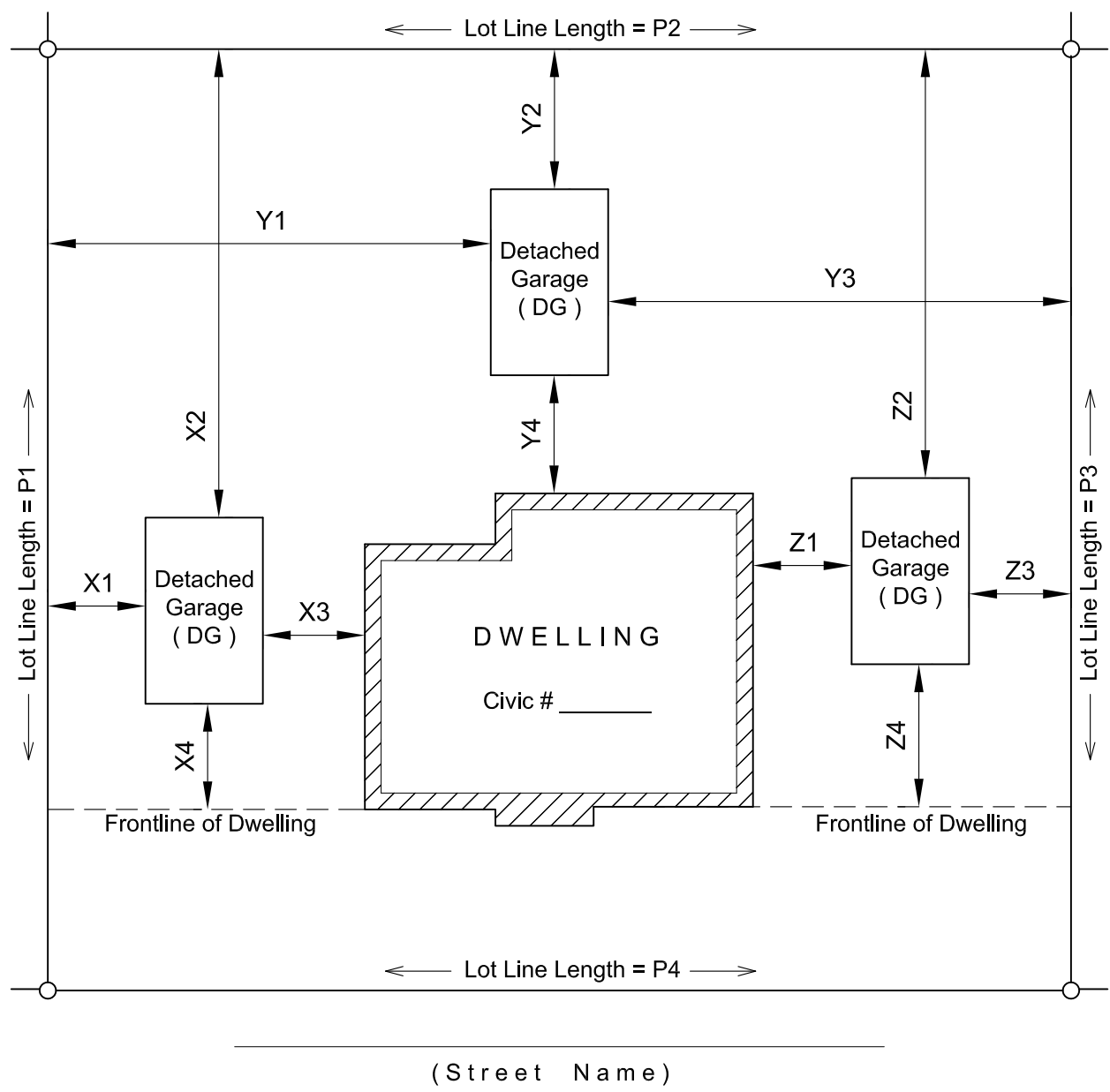


SIDE ELEVATION



BACK ELEVATION

Detached Garage Site Plan



CIRCLE THE OPTION ABOVE WHICH BEST REFLECTS THE PROPOSED LOCATION
 ENTER CORRESPONDING DIMENSIONS IN FIELDS BELOW
 SPECIFY METRIC (M) OR IMPERIAL (FT)

LOT DIMENSIONS :

- Lot Line Length P1 _____
- Lot Line Length P2 _____
- Lot Line Length P3 _____
- Lot Line Length P4 _____

DETACHED GARAGE SETBACKS :

- X1, Y1, OR Z1 (LEFT) _____
- X2, Y2, OR Z2 (REAR) _____
- X3, Y3, OR Z3 (RIGHT) _____
- X4, Y4, OR Z4 (FRONT) _____