



Township of

SEVERN

Shed Quick Guide

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Knowing if you need a Permit

Based on the amendments of the [Ontario Building Code](#) (Ontario Regulation 451/22 Section 28), a shed intended for storage only and is ancillary (accessory) to a principal building on a lot does not require a building permit if it:

- is not more than 15 square metres (161 square feet) in gross area,
- is not more than one storey in building height,
- is not attached to a building or any other structure, and
- does not contain any plumbing.

An accessory structure must comply with the Ontario Building Code and the Zoning By-Law even if a permit is not required.

Checking your Zoning

Some common zoning restrictions are lot coverage, setbacks and maximum number of buildings. It is the owner's responsibility to confirm the property Zoning and ensure projects abide by all applicable restrictions.

To determine what your permitted uses are along with the restrictions take the following steps:

1. Use the [Township of Severn's Zoning Map](#) tool to determine your property's zoning.
2. Reference the applicable section of the [Township of Severn's Zoning By-law](#), based on the zone of your property.
3. Each Zone Section will have two tables. One table shows the Permitted Uses and another that outlines the Lot Requirements within the zone.
4. You will also need to reference Section 3.2 Accessory Structures, additional restrictions or requirements may apply.

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