



## **Carman Dufferin Planning District**

### Frequently Asked Questions

**1. Do I need a permit for a fence?**

No, you do not require a permit for fencing, but there are setbacks and requirements in the Zoning By-Law that need to be met.

**2. Can I have chickens in my yard?**

Only on the rural (AR & AG Zones) properties. Chickens are considered livestock and livestock is NOT allowed in Towns or Rural Residential.

**3. Do I need a permit for a deck?**

Yes, you do need a permit for any deck, all replacement decks and deck additions, whether attached or detached.

**4. Do I need a permit for my pool?**

Yes, but only if its capable of holding more than 2 feet of water. There are also setback requirements and fencing requirements.

**5. Do I need a permit to build or buy a garden shed or storage building?**

Yes, but only if it is larger than 120 square feet. There are also setback requirements.

**6. Do I need a permit for a steel shipping container?**

Shipping containers/sea cans do require a development permit if they are larger than 120 square feet and if they are allowed in your area. They are a conditional use in all commercial/industrial zones and permitted in agriculture zones and not permitted in residential zones.

**7. Do I need a permit for plumbing?**

Yes, for any plumbing alteration, renovation, or change. You do not require a permit to replace a fixture (toilet, sink, tub, etc).

**8. Do I need a permit for renovations?**

Most renovations do require a permit. However, if nothing structural is changing and the renovation doesn't exceed the value of \$20,000.00 you might not require one.

**9. Do I need a permit if I'm replacing a window or door?**

- a. If you are not changing the size of the window or door, then you do not require a permit.

**10. Do I need a permit for demolition or removal or relocation of a building?**

Yes you do require a permit for building demolition, removal or relocation. This will get the assessment removed which results in reduced taxes.

**11. Do I need a permit for a farm structure and granaries?**

Yes, you do require a Development Permit for any granary, structure or canvas type fabric building larger than 120 square feet. There are also setback requirements.

**12. What is a site plan, and what does it look like?**

A site plan is a drawing or survey for your property. This will show the buildings on the property and the proposed plan. A site plan needs to show the distances from property lines and other buildings on the property.

Examples:

