



## Is a Building Permit Required?

Storage tents do not require a building permit, as per Division C, Part 1.3 of the Ontario Building Code provided:

- 1) Tent is under 60 square meters,
- 2) Tent not attached to a building or to any structure, and
- 3) Tent shall be setback 3 meters (10ft) from all lot lines, all buildings, including the dwelling, accessory buildings and accessory structures.

## Storage Tent Locations Permitted/Not Permitted (Zoning By-Law 50-88)

- Storage tents are not permitted in a front yard. (Subsection 4.2.4.2)
- Storage tents are not permitted in an exterior side yard. (Subsection 4.2.4.2)
- Storage tents that are enclosed on all sides are included in the lot coverage, contact the Planning Department to confirm maximum allowable lot coverage % for your lot.
- Storage tents shall not be used for human habitation. (Subsection 4.2.4.7)

## Other Requirements (Property Standards By-Law 80-2019)

### Rodents, Vermin, Insects and Pests (subsection 3.1.1)

An Owner shall maintain all structures free of rodents, vermin, insects and/or pests.

### Accessory Structures (subsection 3.3.1 & 3.3.2)

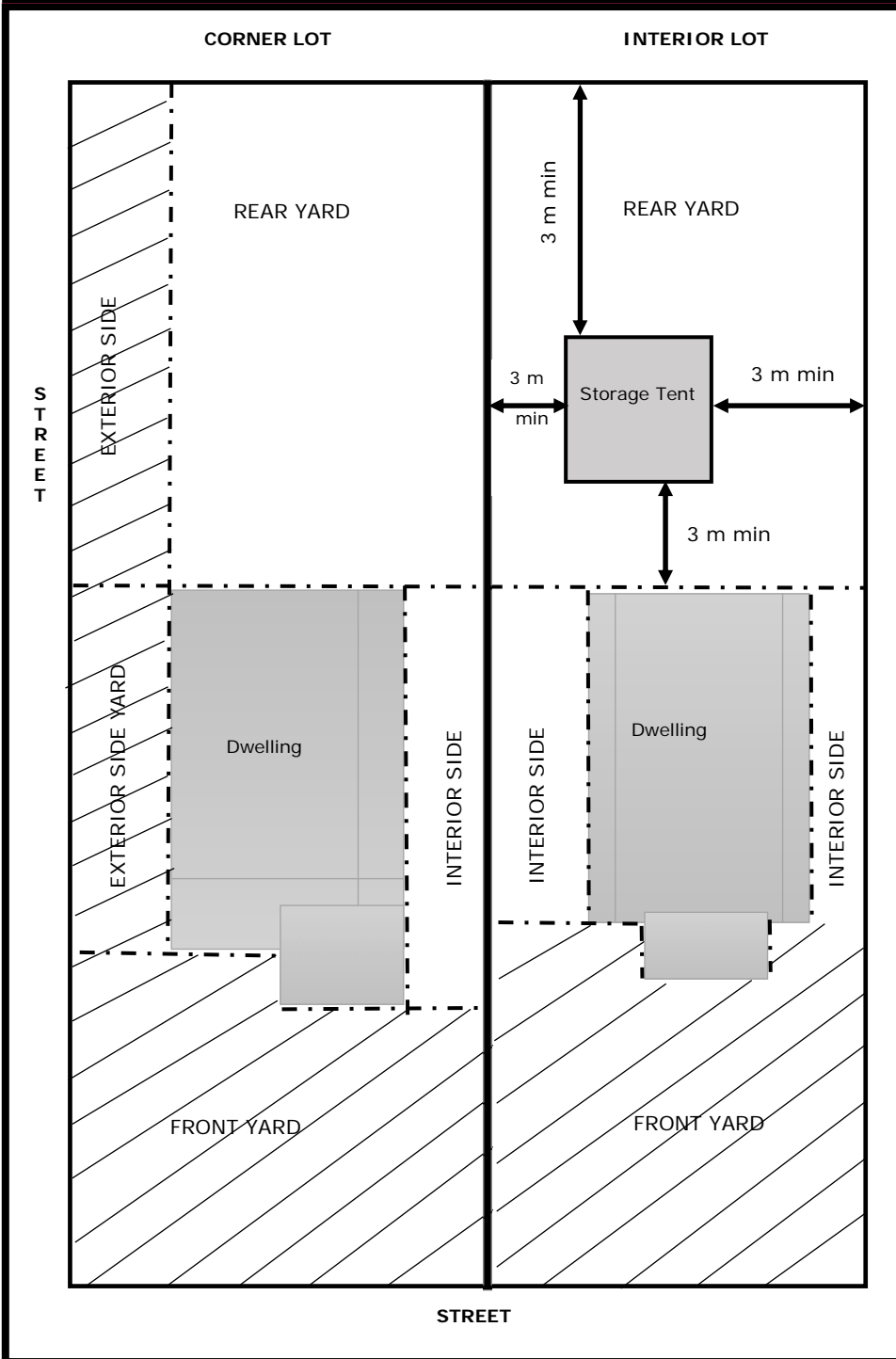
An Owner shall maintain all structures in good repair.

Good repair includes:

- a) being capable of sustaining the loads that may be applied thereto as a result of use in accordance with the requirements of the Ontario Building Code;
- b) being located in conformance with the provisions of the Zoning By-law No. 50-88 and the Building By-law No. 150-2016, as amended;
- c) maintained in a safe and structurally sound condition;
- d) free from health, fire and safety hazards;
- e) reasonably plumb, unless specifically designed to be other than vertical;
- f) securely anchored to the ground;
- g) protected by preservative, paint or other weather resistant material; and without visible deterioration.

*"Structure" means an arrangement of materials constructed so as to support an element and may include a building, shed, gazebo, pool or fence.*

## Site Plan Example



**CITY OF ST. THOMAS**  
**PLANNING and BUILDING**  
**SERVICES DEPARTMENT**

9 Mondamin Street  
St. Thomas, ON  
N5P 2T9

Phone: 519-633-2560

website: [www.stthomas.ca](http://www.stthomas.ca)



To request a locate or  
check status

1-800-400-2255

[www.on1call.com](http://www.on1call.com)

## Other Notes

It is the property owner's responsibility to ensure that construction does not negatively affect the drainage, swales, easements or utilities such as communication cables and gas or water services located on the property.

Please Note: This pamphlet has been created to summarize the requirements surrounding permitted installation of storage tents on a property within the City of St. Thomas. If you require additional information, please contact Building Services.