

Basic Building Rules of Candle Lake

1. **Fences:**

- fences do not require a permit
- must be constructed inside of property lines
- max height of 1.0m across the front yard and the first 6.0m of the side yards
- max height may be increased to 1.52m providing that the fence is constructed of a material that will not interfere with traffic vision
- max height of 2.0m across the rear yard and the remainder of the side yards
- special rules apply to corner lots and lots that back a highway. Please contact the Building Official for the rules

2. **Decks:**

- requires permits that can be obtained through the Village office
- if it is to be roofed over or enclosed, it will be required to follow the principal dwelling set backs
- can only project a max of 1.8m from the house in the required front yard
- can only project no closer than 0.6m to the side property line
- a raised patio or deck more than 0.6 from grade to walking surface measured at the outside edge must not project any closer than 4.3m from the rear property line

3. **Detached Accessory Buildings:**

- requires permits that can be obtained through the Village office
- foundation must be approved by a structural engineer if over 55.7m² and/or multiple story
- must leave room for a principal dwelling to be constructed if one is not already constructed
- must be 1.0m from existing buildings on the property
- cannot be placed in a required front yard unless the property is a lake front property
- if located in a front yard, it must be placed 3.0m back from the front property line and 1.5m from the side yard property line
- if it is to be located alongside the principal dwelling, it must be located 1.5m from the side property line
- if located completely behind the principal dwelling, it can be located .76m off the side and rear property lines
- a max building height of 9.0m measured from the peak to finished grade applies
- special rules apply to corner lots. Please contact the Building Official for these rules

4. **R1 Low Density to R2 Medium Density Residential Districts:**

- requires permits that can be obtained through the Village Office
- requires a min front yard set back of 6.0m
- requires a min side yard set back of 1.5m
- a side yard abutting a street must have a side yard set back of 3.0m
- requires a min rear yard set back of 6.0m
- must be located no closer than 1.0m of any existing buildings on the property
- must have a min foot print of 70m² measured from supporting structure
- must stay within the max permitted 40% site coverage (includes decks and accessory buildings)
- a max building height of 11.0m measured from the peak to finished grade applies
- foundation must be engineered

5. **R1A Residential Small Acreage District and RA Residential Acreage District:**

- requires permits that can be obtained through the Village office
- requires a min front yard set back of 6.0m
- requires a min side yard set back of 1.5m
- a side yard abutting a street must have a min side yard set back of 6.0m
- must be located no closer than 1.0m of any existing buildings on the property
- must build within the max permitted 20% site coverage (includes decks and accessory buildings)
- must have a min of 100m² of floor area (must have a min of 70m² on the main floor)
- a max building height of 11.0m measured from the peak to finished grade applies
- foundations must be engineered