



Township of
Leeds and the
Thousand Islands

When Is a Building Permit Required/ Not Required

When is a Building Permit required

A building permit is required for:

- all new residential and commercial buildings
- residential additions (e.g., bedrooms, family rooms, bathrooms etc.)
- commercial additions/renovations and accessory buildings
- residential work (e.g., decks, garages, sheds, accessory buildings)
- residential renovations
- electrical systems
- plumbing and gas systems
- heating ventilation and air conditioning systems
- demolition of structures
- fireplaces and wood burning appliances
- tents (open or enclosed) larger than 60 sq metres
- replacing furnaces or hot water tanks

This is a general list. To confirm if a permit is required, contact Staff before starting any construction or demolition project.

When a Building Permit is not Required

- Any detached structure less than 10 square metres (107 square feet) or a shed accessory to a residential use only under 15 square metres (160 square feet) in size, these structures must comply with other applicable by-laws (e.g., zoning), regulations and contain no plumbing
- to replace shingles or steel roofing, or replace exterior cladding, unless structural work is required, insulation is added or air barrier is added
- eaves trough installation
- painting
- erecting a fence, unless it surrounds a swimming pool
- installing, replacing or altering electrical fixtures (excluding smoke or CO alarms). Note that an inspection by the Electrical Safety Authority may be required
- demolishing a farm building on an active farm
- tents smaller than 60 sq metres that are used for personal or non-commercial use

Although a building permit may not be required, zoning by-law provisions and setbacks apply, and your project may require planning approval or approval from other agencies. Please contact us before starting any construction or demolition project. Structures built without a permit may be subject to increased fees.