



Building Bulletin – 2026-001

Tents, Stages & Temporary Structures

Date: March 9, 2026

Updated: May 21, 2026 – tent exemption

A building permit is generally required if you wish to erect a tent, stage or other temporary building as part of a public gathering, for example: special events such as, weddings, sporting events, charity runs and walks, music performances, street festivals, parades, block parties, film industry productions and others.

Temporary tents, greenhouses, event spaces, etc.

- A building permit is typically required for an individual or group of temporary buildings greater than 12m² (129 ft²).
- Structures must be at least 3m from other buildings or property lines unless located on fairgrounds or similar open spaces.
- Structures spaced more than 3m apart can be considered separate buildings.

Tent exemption (introduced May 21, 2026)

Tents can be installed without a permit if:

- the tent or combination of tents (those constructed less than 3 metres apart) is not more than 60 square metres in aggregate ground area;
- the tent is not attached to a building;
- the tent or combination of tents is constructed more than three metres from all other structures, including buildings and any other tents on the same property not forming part of the combination; and
- the installation is temporary and does not exceed 14 days.

Tents over 60m² must include:

- Structural design (manufacturer's shop drawings) signed and sealed by a licensed design professional.
- Tent coverings must conform to CAN/ULC-S109.
- The ground enclosed by a tent or air-supported structure and not less than 3 m of ground outside the structure shall be cleared of all flammable material or vegetation that will spread fire.
- Portable extinguishers must be provided for the protection of occupants and the building structure.
- Electrical systems and equipment, must not be accessible to the public. Cables on the ground must be in a trench or protected by covers.



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- Open-flame devices are not permitted.
- Cooking that produces grease/oily vapours will not be allowed inside tents without an approved ventilation system.
 - 1m clearance surrounding cooking appliances shall be maintained
 - Cooking appliances must be placed on a stable base to limit the risk of tipping.

Stages

- A stage requires a building permit when it is higher than 600mm (24in) above grade.
- Wheeled apparatus (trailer stages) are considered vehicles rather than structures, and as such are not captured by the City of Whitehorse Building and Plumbing Bylaw.

Temporary Buildings (seasonal buildings, warm up shelters, etc.)

- Buildings over 12m² and used for any purpose other than a construction office on a property under construction will require a building permit.

To Apply

It is best to apply as early as possible. Building permit applications are processed and reviewed on a first-come first-served basis. [Click here](#) for more information on processing times.

Set up an account and submit your application through [Cityworks](#). The City will review your application to ensure it meets all building, heritage, zoning, landscaping, engineering, environmental, disposal, assessment, open space and utility regulations and/or bylaws.

Permit Fee

Temporary building permits are \$180, with a \$500 refundable deposit due prior to permit issuance pursuant to the City of Whitehorse Fees and Charges Bylaw 2014-36 as amended from time to time.

Required Inspections

- Occupancy Inspection - After construction or set-up is complete.
- Final Inspection – The structure has been removed and the location returned to its original state.

Construction cannot begin until the permit is issued. If work starts prior to receiving a building permit, you will be subject to a surcharge.



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Other permit application(s) may be required and are separate from the building permit process. Development permits, Fire department inspections, and health and liquor licensing may also be necessary.

If you have any specific questions or require clarification, please contact Building Services at inquirybuilding@whitehorse.ca