



TOWN OF WASAGA BEACH

30 Lewis Street, Wasaga Beach
Ontario, Canada L9Z 1A1

Tel (705) 429-1120
Fax (705) 429-6732

Wasagabeach.com

ACCESSORY STRUCTURES (Sheds, Garages, etc.)

- Complete and signed Permit Application Form
- Completed Schedule 1 Designer Form
- Digital Copy of Lot Grading Plan – to be stamped by a Certified Engineer Technologist (C.E.T) or Professional Engineer (P.Eng) if applicable – to be determined by Building Inspector
- Scaled Site Plan indicating all dimensions and setbacks (please contact the Planning Department at 705-429-3847 for further information on required setbacks)
- Permit Fee of \$0.45 per square foot (min. \$155.00)
- Construction Drawings including
 - Foundation Plan
 - Floor Plan
 - Elevations
 - Wall Sections
 - Cross Sections
- Permit or Clearance from other agencies, if required (eg. NVCA or MTO)
- Road Occupation Permit (may be required depending on the size of the proposed building)

WE ARE NOW DIGITAL!

Registered users with the Town of Wasaga Beach's CityView portal can now submit building applications, pay for a building permit and request building permit inspections.

To use the portal you will be required to create an account and register.

Access the portal or create an account using the link below:

<https://cityview.wasagabeach.com/Portal/Account/Logon>



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Under the Ontario Building Code Act (BCA), a building permit is required for the construction or installation of a new structure, or for the construction of an addition or alteration of any structure which results in a building area of over **10m² (108sqft)**. Note that the BCA provides that **storage sheds** under **15m² (161sqft)** do not require a building permit provided they are:

- Detached
- No more than one story in height
- Not connected to plumbing, and
- Used for storage purposes only / no human habitation.

*Please note if a building permit is not required for your accessory structure, the structure must comply with the zoning bylaw for its placement.

The Ontario Building Code Act requires that, as a property owner, you obtain a building permit prior to commencing construction. It is unlawful to start construction or demolition before you get a permit from the municipality. Building permits facilitate the protection of property owners, contractors and individual members of the community. By reviewing and approving plans before any work is undertaken, the municipality can ensure that buildings comply with the Ontario Building Code, local zoning by-laws and other applicable health and safety regulations.

To plan your project you will need to know:

1. Some knowledge of construction practices and the Ontario Building Code
2. Site plan requirements
3. Grading requirements
4. Septic system requirements
5. Other applicable law
6. Fee requirements
7. Plan preparation

If you have a good working knowledge of house construction and sufficient knowledge of the Ontario Building Code, you may consider designing your own project. Many publications are available in bookshops, libraries and at lumber dealers that may assist you. You can purchase copies of the Ontario Building Code by contacting Orderline at 1-888-361-0003. The Building Code Act and regulations can also be viewed on the Province's website: www.e-laws.gov.on.ca.

You can avoid delays in permit issuance if all drawings and specifications provide sufficient information to demonstrate that the proposed construction will conform to the Ontario Building Code and applicable laws (such as the Zoning By-law).



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If you find the permit process complicated, or you are not sufficiently familiar with the requirements and the preparation of drawings, we recommend that you hire an architect, designer, or other knowledgeable individual experienced and familiar with the Ontario Building Code and municipal bylaws, to prepare your final plans and specifications. Before hiring a design consultant (engineer, designer or builder), please confirm their qualifications by contacting the Ministry of Municipal Affairs and Housing (MMAH) www.mah.gov.on.ca by accessing their on-line Public Registry (QuARTS). The designer must provide you with a valid Building Code Identification Number (BCIN). The Ontario Building Code requires that people who prepare drawings for the purpose of acquiring a building permit must be qualified and registered with the Ministry of Municipal Affairs and Housing Quarts system, except when the project is residential AND the designer is the owner.

It is important to note that drawings for some prefabricated (engineered) structures require certification by a Professional Engineer licensed to practice in Ontario. Examples include prefabricated greenhouses and sheds. Whenever buying a prefabricated structure, ensure that you are provided with a copy of the professional design drawings stamped by a professional, registered engineer.

How Detailed Should Your Plans Be?

As the homeowner you may draw your own plans. All plans must be drawn to scale with either metric or imperial measurements. Incomplete applications or drawings may not be accepted. All drawings must be on durable material drawn to scale and fully dimensioned. Drawings must be in ink. Pencil drawings are not acceptable.

Plans, drawings and specifications need to provide enough information to enable Town staff to verify that the proposed construction, once completed, will comply with the requirements of the Building Code and any applicable laws (sample drawings are attached to this package for information purposes).

Nottawasaga Valley Conservation Authority (NVCA)

Are your lands located within the regulatory jurisdiction of the NVCA? If so, you require a clearance or permit from this agency prior to a permit being issued by the municipality. It is strongly recommended that you discuss your project with the NVCA at 705-424-1479 to determine any restrictions or conditions that may be applicable. Not sure if your lands are regulated? Search your lands at the NVCA interactive mapping site at <https://maps.simcoe.ca/NVCA/>.



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Permit Review Process

Your permit application will be reviewed to ensure that the proposed construction will comply with the Ontario Building Code and applicable laws. The review process includes:

1. **Zoning Plan Examination:** staff will check for compliance with the regulations and provisions of the Zoning By-law such as proposed use, minimum setback requirements, lot coverage, building height, etc.
2. **Building Code Examination:** staff will review the proposed construction for compliance with the Ontario Building Code, and applicable laws.
3. **Grading Approval:** At application submission, a Building Inspector will conduct a pre grading inspection. If a grading plan is required, staff from the Public Works Department will review the grading plan submitted for compliance with the municipal infill lot grading and drainage policy.

If during the review, additional clarification is required or deficiencies are identified, you or your agent will be notified. It is very advantageous to ensure the necessary information is submitted promptly.

Depending on the type of information missing or incorrect, the issuance of the permit may be delayed until all the requested/required information is received and found to be in compliance.

Processing times vary depending on available resources, volume of applications and the completeness of your application.

When the review of your application is complete and all requirements have been met, and the required fees paid, you or your agent will be notified that the permit is ready to download from the online portal.

Permit Issuance

Only upon the issuance of the permit, are you legally entitled to commence construction.

You must print your permit placard and post it at the construction site. In addition a copy of the approved drawings are made available at the construction site for the Building Inspector to undertake the necessary inspections.



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Required Inspections

At key stages of building construction, work must be inspected to ensure that construction complies with the Ontario Building Code. This typically includes:

- Footing/foundation
- Framing
- Final

The above information is subject to changes in provincial legislation, municipal by-laws and departmental policy. Contact the Building Department for further information at (705) 429-1120

