

## Farm Buildings

A farm building is defined as all or part of a building that contains an agricultural occupancy. An agricultural occupancy means the use of all or part of a building that is located on land that is associated with and devoted to the practice of farming, and is used for the purpose of producing crops, raising farm animals, or preparing, marketing, storing or processing agricultural products.

Building permits are required for all farm buildings greater than 10 square metres (108 square feet), such as equipment storage, grain bins, and silos. Farm buildings greater than 600 square metres in size must be designed by a professional engineer. If the farm building is going to contain **livestock or manure storage**, please refer to the Farm Buildings with Livestock or Manure Storage checklist.

### Building permit application submission requirements:

In many instances, before a building permit application can be processed and a permit issued, there are other approvals from other agencies that are required. These approvals are not administered by the Building Division and are required as part of a complete application package. Please consult the applicable law checklist prior to applying for a building permit.

This checklist provides a summary of the Building Permit submission requirements for **farm buildings with no livestock or manure storage** and has been developed for convenience purposes only. The property owner is responsible for ensuring compliance with all County of Brant By-laws, other applicable laws, and the Ontario Building Code.

- Permit applications to be filled out and signed
- Authorization form (if applicable)
- Commitment to General Review form completed by the owner and professional engineer (if building is greater than 600 square metres or requires a professional engineer)
- Designer information 'Schedule 1' to be filled out
  - Designer's name, Building Code Identification Number (BCIN), and signature must appear on all drawings submitted.
  - Property owners exempted from qualification must fill-in the form to specify the reason for exemption.
- Site plan, including:
  - The address or roll number (beginning with 2920) of the property
  - All property lines and surrounding streets labelled
  - All proposed and existing buildings and structures on the property labelled
  - Proposed distance from all legal property lines (not street lines, sidewalks, etc.)
  - Location of septic system (if applicable) and distance to proposed building(s)
  - Farm business registration number

- Complete set of construction drawings drawn to scale, including:
  - **Foundation Plans** (incl. size of walls, footings, and piers)
  - **Floor Plans** (incl. overall dimensions, plumbing fixtures, structural information, door and window sizes, lintel details, and roof framing details such as size, direction, span and spacing)
  - **Building Elevations** (4) from all sides showing grade location, floor height above grade, wall height, roof height, roof slope, cladding material, roofing material, and window and door location and sizes.
  - **Cross Sections** (1 min) through the wall from footings to roof noting all materials in the foundation, wall, and roof assembly.
  - **Other Details that may be required:**
    - Roof truss layout
    - Engineered product specifications and layouts
- Plumbing or washrooms included in the accessory building require a letter from a licensed installer or professional engineer verifying the location of the existing septic system, tile bed size, and capacity of the existing tank, can accommodate the proposed work (if applicable)
  - Alterations to the septic bed or tank to accommodate the added fixtures will require a separate permit
- Grading Review
  - To determine if a grading plan is or is not required for your building permit application, you can send your site plan to the Grading Department at [grading@brant.ca](mailto:grading@brant.ca), or contact them directly for additional information

### Next steps:

- Submit the complete permit application and supporting documents through the [County of Brant website](#)
- The application is reviewed for completeness, compliance with the zoning by-law, applicable laws, and lot grading approval. Comments are provided during review to identify any outstanding requirements and to summarize all applicable fees.
- When all fees are paid, the plans are reviewed for compliance with the Ontario Building Code. The permit is issued when review is complete, and fees are paid.
- Once construction begins, inspections must be scheduled. Building inspectors review major phases of construction until occupancy and/or final is complete.

### Need help?

If you have any questions, please feel free to contact us at any time, and we will assist you through the process! Call 519.44BRANT or email us at [building@brant.ca](mailto:building@brant.ca)

# Applicable Law Checklist & Contacts

This form confirms required approvals from other agencies for the purposes of building permit issuance.

|                     |       |
|---------------------|-------|
| Address of Project: | Date: |
|---------------------|-------|

If the answer is **yes** to any question, the relevant approval documents must be submitted with your permit application. Where any required approval has **not** been obtained, the agencies must be contacted to obtain approval, and the declaration on the bottom of this form must state accordingly.

| <b>Zoning By-Laws – Planning Division</b>   | Yes | No |
|---|-----|----|
| Is/was relief required to permit a minor zoning variance in your proposal?                                    |     |    |
| Is/was rezoning required to permit the proposed building or land use?   |     |    |
| <b>Planning Approval – Planning Division</b>  |     |    |
| Is this property regulated by Site Plan Control under Section 41 of the Planning Act?                         |     |    |
| <b>Heritage – Policy Planning Division</b>  |     |    |
| Are you demolishing a building that is listed on the County’s heritage inventory?                             |     |    |
| Is the building designated or in the process of being designated?   |     |    |
| Is the property located in a heritage district or study area?   |     |    |
| <b>Construction and Fill Permits – Grand River or Long Point Regional Conservation Authority</b>              |     |    |
| Is the property located within a regulated area (i.e. abutting a ravine, watercourse, wetland, or shoreline)? |     |    |
| <b>Building and Land Use Permits – Ontario Ministry of Transportation</b>                                     |     |    |
| Is the property within 45m of a highway or 180m from any highway intersection?                                |     |    |
| Is the property within 400m of Highway 403 or Highway 24?   |     |    |
| Is the property within 395m of a controlled highway intersection? (applies to sign permits)                   |     |    |
| Is this a major traffic generating project located within 800m of a highway?                                  |     |    |
| <b>Environmental Approvals – Ontario Ministry of Environment</b>  |     |    |
| Is a Record of Site Condition required to be filed due to a change to more sensitive land use?                |     |    |
| Is the property a former waste disposal site?   |     |    |
| Is this project a major industrial, commercial, or government project?  |     |    |
| Is this a renewable energy project?   |     |    |
| Does this property have a Certificate of Property Use under the Environmental Protection Act?                 |     |    |
| <b>Agriculture and Farms – Ontario Ministry of Agriculture, Food and Rural Affairs</b>                        |     |    |
| Is this a farm building that will house animals or manure?  |     |    |
| Is this a milk processing plant?  |     |    |
| <b>Electrical Conductor Clearances – Electrical Safety Authority</b>  |     |    |
| Are any overhead power lines located above or within 5.5m of the proposed building?                           |     |    |
| <b>Clean Water Act – Development Services</b>   |     |    |
| Is the property located within a Source Water Protection regulated area?                                      |     |    |
| <b>If yes:</b> does a Water Source Protection Plan restrict the land use you are proposing?                   |     |    |

**Declaration** - I have considered the list of applicable laws in the Ontario Building Code as described above, and do hereby declare that:

- None of these applicable law approvals apply to this project.
- Applicable laws checked 'Yes' apply to this project, and approval documents are submitted with this application.
- Applicable laws checked 'Yes' apply to this project, however all approval documents have not yet been obtained.

The information provided on this form is true to the best of my knowledge. I have authority to act on behalf of the owner, corporation, or partnership with respect to this application (if applicable).

|       |            |       |
|-------|------------|-------|
| Name: | Signature: | Date: |
|-------|------------|-------|

## Applicable law contacts:

|   |
|---|
| <p><b>Lot Grading Department</b>, 519.44BRANT or <a href="mailto:grading@brant.ca">grading@brant.ca</a></p> <p>Lot Grading Certification is important to keep your property and neighboring properties safe from water damage and drainage problems. Grading comments are required for every building permit application.</p>   |
| <p><b>Planning - Development Services Department</b>, 519.44BRANT or <a href="mailto:planning@brant.ca">planning@brant.ca</a></p> <p>Planning applications can be made online through the <a href="#">County of Brant website</a>. Planning must review all applications for non-residential projects and signs.</p>  |
| <p><b>Operations Department</b>, 519.44BRANT or <a href="mailto:operations@brant.ca">operations@brant.ca</a></p> <p>A Public Works Permit is required when work is being done in the road allowance, such as work done to an entrance/driveway or connection/reconnection to a water or sanitary sewer.</p>   |
| <p><b>Heritage/Environmental Planning/Natural Heritage</b>, 519.44BRANT or <a href="mailto:policy@brant.ca">policy@brant.ca</a></p> <p>Review is required if the proposed building is near a watercourse, wetland, or similar natural heritage feature, or if the property is designated as having heritage interest. Refer to the County of Brant Zoning By-law and Interactive Zoning Map to determine if this is applicable to your property.</p>  |
| <p><b>(GRCA) Grand River Conservation Authority</b>, 1.866.900.4722 or <a href="mailto:grca@grandriver.ca">grca@grandriver.ca</a><br/> <b>(LPRCA) Long Point Regional Conservation Authority</b>, 1.888.231.5408 or <a href="mailto:conservation@lprca.on.ca">conservation@lprca.on.ca</a></p> <p>Development within certain regulated conservation areas requires a permit from the conservation authority before any building permit can be issued. GRCA and LPRCA have online mapping tools to help identify if your property falls within their boundaries. If you are unsure, reach out to them directly for confirmation.</p> |
| <p><b>Forestry Department</b>, 519.44BRANT or <a href="mailto:forestry@brant.ca">forestry@brant.ca</a></p> <p>Forestry comments are required when building within a woodlot or woodland area, or when a tree adjacent to a natural area or within the County of Brant road allowance will be injured or destroyed.</p>  |
| <p><b>Ontario Ministry of Transportation</b>, 1.800.268.4686 or visit their <a href="#">website</a>.</p> <p>Ministry authorization is required for construction of all buildings, signs and entrances within certain distances of a highway or intersection. The requirement for Ministry authorization extends to 800m from a highway where development will generate major traffic, such as a shopping centre.</p>  |
| <p><b>Ministry of the Environment, Conservation and Parks</b>, 1.800.461.6290 or visit their <a href="#">website</a>.</p> <p>Ministry of Environment approvals are required where a property of industrial or commercial use is changed to more sensitive use, for major government, properties formerly used for disposal, or renewable energy projects.</p>   |
| <p><b>Ontario Ministry of Agriculture, Food and Agribusiness and Ministry of Rural Affairs</b></p> <p>OMAFRA regulates development on properties not within a settlement boundary, and projects requiring an MDS (Minimum Distance Separation) review. For more information, visit their <a href="#">website</a>.</p>   |
| <p><b>Electrical Safety Authority</b>, 1.877.372.7233 or visit their <a href="#">website</a>.</p> <p>The Ontario Building Code prohibits buildings being located beneath or within certain minimum distances of overhead electrical conductor wires, other than the power feed to the building.</p>   |
| <p><b>Source Water Protection - Development Services Department</b>, 519.44BRANT or <a href="mailto:sourcewater@brant.ca">sourcewater@brant.ca</a></p> <p>Special land use restrictions may apply if a water source protection plan is in effect in the area where the building is located. Uses affected by these restrictions require the approval of the designated Risk Management Official.</p>  |

# Application for a Permit to Construct or Demolish

This form is authorized under subsection 8(1.1) of the *Building Code Act, 1992*

| <b>For use by Principal Authority</b>   |                                  |                                |             |                           |
|---|----------------------------------|--------------------------------|-------------|---------------------------|
| Application number:   |                                  | Permit number (if different):  |             |                           |
| Date received:  |                                  | Roll number:                   |             |                           |
| Application submitted to: _____<br>(Name of municipality, upper-tier municipality, board of health or conservation authority) |                                  |                                |             |                           |
| <b>A. Project information</b>   |                                  |                                |             |                           |
| Building number, street name  |                                  |                                | Unit number | Lot/con.                  |
| Municipality  | Postal code                      | Plan number/other description  |             |                           |
| Project value est. \$   |                                  | Area of work (m <sup>2</sup> ) |             |                           |
| <b>B. Purpose of application</b>  |                                  |                                |             |                           |
| New construction  | Addition to an existing building | Alteration/repair              | Demolition  | Conditional Permit        |
| Proposed use of building  |                                  | Current use of building        |             |                           |
| Description of proposed work  |                                  |                                |             |                           |
| <b>C. Applicant</b>   |                                  |                                |             |                           |
|   |                                  | Applicant is:                  | Owner or    | Authorized agent of owner |
| Last name   | First name                       | Corporation or partnership     |             |                           |
| Street address  |                                  |                                | Unit number | Lot/con.                  |
| Municipality  | Postal code                      | Province                       | E-mail      |                           |
| Telephone number  | Fax                              |                                | Cell number |                           |
| <b>D. Owner (if different from applicant)</b>   |                                  |                                |             |                           |
| Last name   | First name                       | Corporation or partnership     |             |                           |
| Street address  |                                  |                                | Unit number | Lot/con.                  |
| Municipality  | Postal code                      | Province                       | E-mail      |                           |
| Telephone number  | Fax                              |                                | Cell number |                           |

| <b>E. Builder (if known)</b>  |  |                        |  |             |
|---|--|------------------------|--|-------------|
| Last name   |  | First name             | Corporation or partnership (if applicable) |             |
| Street address  |  |                        | Unit number                                | Lot/con.    |
| Municipality  |  | Postal code            | Province                                   | E-mail      |
| Telephone number  |  | Fax                    |  | Cell number |
| <b>F. New home construction licensing requirement</b>   |  |                        |  |             |
| i. Is the proposed construction for a new home as defined in the <i>New Home Construction Licensing Act, 2017</i> ? If no, go to section G.   |  |                        | Yes  | No          |
| ii. Is a licence required under the <i>New Home Construction Licensing Act, 2017</i> ?  |  |                        | Yes  | No          |
| iii. If yes to (ii) provide licence number(s): _____  |  |                        |  |             |
| <b>G. Required Schedules</b>  |  |                        |  |             |
| i) Attach Schedule 1 for each individual who reviews and takes responsibility for design activities.  |  |                        |  |             |
| ii) Attach Schedule 2 where application is to construct on-site, install or repair a sewage system.   |  |                        |  |             |
| <b>H. Completeness and compliance with applicable law</b>   |  |                        |  |             |
| i) This application meets all the requirements of clauses 1.3.1.3 (5) (a) to (d) of Division C of the Building Code (the application is made in the correct form and by the owner or authorized agent, all applicable fields have been completed on the application and required schedules, and all required schedules are submitted).<br>Payment has been made of all fees that are required, under the applicable by-law, resolution or regulation made under clause 7(1)(c) of the <i>Building Code Act, 1992</i> , to be paid when the application is made. |  |                        | Yes  | No          |
| ii) This application is accompanied by the plans and specifications prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the <i>Building Code Act, 1992</i> .   |  |                        | Yes  | No          |
| iii) This application is accompanied by the information and documents prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the <i>Building Code Act, 1992</i> which enable the chief building official to determine whether the proposed building, construction or demolition will contravene any applicable law.   |  |                        | Yes  | No          |
| iv) The proposed building, construction or demolition will not contravene any applicable law.   |  |                        | Yes  | No          |
| <b>I. Declaration of applicant</b>  |  |                        |  |             |
| I _____ declare that:<br>(print name)   |  |                        |  |             |
| 1. The information contained in this application, attached schedules, attached plans and specifications, and other attached documentation is true to the best of my knowledge.  |  |                        |  |             |
| 2. If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership.   |  |                        |  |             |
| _____   |  | _____                  |  |             |
| Date  |  | Signature of applicant |  |             |

Personal information contained in this form and schedules is collected under the authority of subsection 8(1.1) of the *Building Code Act, 1992*, and will be used in the administration and enforcement of the *Building Code Act, 1992*. Questions about the collection of personal information may be addressed to: a) the Chief Building Official of the municipality or upper-tier municipality to which this application is being made, or, b) the inspector having the powers and duties of a chief building official in relation to sewage systems or plumbing for an upper-tier municipality, board of health or conservation authority to whom this application is made, or, c) Director, Building and Development Branch, Ministry of Municipal Affairs and Housing 777 Bay St., 12th Floor. Toronto, ON M7A 2J3 (416) 585-6666.



# Permit Applicant Authorization

This form must be completed for all building permit applications where the applicant is the Owner's Agent

| A. Project Information   |             |                            |          |
|--|-------------|----------------------------|----------|
| Property Address   |             | Unit number                | Lot/con. |
| Municipality<br>County of Brant  | Postal Code |                            |          |
| B. Property Owner(s)   |             |                            |          |
| Last name  | First name  | Corporation or partnership |          |
| Street address   |             | Unit number                |          |
| Municipality   | Postal code | Province                   | E-mail   |
| Telephone number   |             | Cell number                |          |
| C. Party to be Authorized  |             |                            |          |
| Last name  | First name  | Corporation or partnership |          |
| Street address   |             | Unit number                |          |
| Municipality   | Postal code | Province                   | E-mail   |
| Telephone number   |             | Cell number                |          |
| D. Declaration of Property Owner(s)  |             |                            |          |
| <p>I _____, hereby<br/> Name of Property Owner(s) (please print)</p> <p>authorize and appoint the party stated in Section C of this form as my agent for the purposes of the submitted permit application. I understand that all communications and correspondence regarding this application shall be directed to the applicant.</p> <p>_____ Date _____ Signature of Property Owner(s)</p> |             |                            |          |

**Note:**

1. The Ontario Building Code states that "owner includes, in respect of the property on which the construction or demolition will take place, the registered owner, a lessee or mortgagee in possession".

Personal information contained in this form is collected under the authority of Subsection 8(1.1) of the *Building Code Act, 1992*, and will be used in the administration and enforcement of the *Building Code Act, 1992*.

## Schedule 1: Designer Information

Use one form for each individual who reviews and takes responsibility for design activities with respect to the project.

| <b>A. Project Information</b>   |                               |                                |             |
|---|-------------------------------|--------------------------------|-------------|
| Building number, street name  |                               | Unit no.                       | Lot/con.    |
| Municipality  | Postal code                   | Plan number/ other description |             |
| <b>B. Individual who reviews and takes responsibility for design activities</b>   |                               |                                |             |
| Name  |                               | Firm                           |             |
| Street address  |                               | Unit no.                       | Lot/con.    |
| Municipality  | Postal code                   | Province                       | E-mail      |
| Telephone number  | Fax number                    |                                | Cell number |
| <b>C. Design activities undertaken by individual identified in Section B. [Building Code Table 3.5.2.1. of Division C]</b>  |                               |                                |             |
| House   | HVAC – House                  | Building Structural            |             |
| Small Buildings   | Building Services             | Plumbing – House               |             |
| Large Buildings   | Detection, Lighting and Power | Plumbing – All Buildings       |             |
| Complex Buildings   | Fire Protection               | On-site Sewage Systems         |             |
| Description of designer's work  |                               |                                |             |
| <b>D. Declaration of Designer</b>   |                               |                                |             |
| <p>I _____ declare that (choose one as appropriate):</p> <p style="text-align: center;">(print name)</p> <p>I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.</p> <p>Individual BCIN: _____</p> <p>Firm BCIN: _____</p> <p>I review and take responsibility for the design and am qualified in the appropriate category as an “other designer” under subsection 3.2.5. of Division C, of the Building Code.</p> <p>Individual BCIN: _____</p> <p>Basis for exemption from registration: _____</p> <p>The design work is exempt from the registration and qualification requirements of the Building Code.</p> <p>Basis for exemption from registration and qualification: _____</p> <p>I certify that:</p> <ol style="list-style-type: none"> <li>1. The information contained in this schedule is true to the best of my knowledge.</li> <li>2. I have submitted this application with the knowledge and consent of the firm.</li> </ol> <p style="text-align: center;">             _____<br/>             Date <span style="margin-left: 200px;">Signature of Designer</span> </p> |                               |                                |             |

**NOTE:**

1. For the purposes of this form, “individual” means the “person” referred to in Clause 3.2.4.7(1) (c) of Division C, Article 3.2.5.1. of Division C, and all other persons who are exempt from qualification under Subsections 3.2.4. and 3.2.5. of Division C.
2. Schedule 1 is not required to be completed by a holder of a license, temporary license, or a certificate of practice, issued by the Ontario Association of Architects. Schedule 1 is also not required to be completed by a holder of a license to practise, a limited license to practise, or a certificate of authorization, issued by the Professional Engineers Ontario.

# COMMITMENT TO GENERAL REVIEWS BY ARCHITECT AND ENGINEERS

THIS FORM TO BE COMPLETED BY THE OWNER OR OWNER'S AUTHORIZED AGENT, AND SIGNED BY ALL CONSULTANTS RETAINED FOR GENERAL REVIEWS

## Part A - Owner's Undertaking

Permit Application No.

Project Description:

Address of Project:

Municipality:

**WHEREAS** the Ontario Building Code requires that the project described above be designed and reviewed during construction by an architect, professional engineer or both that are licensed to practice in Ontario;

**NOW THEREFORE** the Owner, being the person who intends to construct or have the building constructed hereby warrants that:

1. The undersigned architect and/or professional engineers have been retained to provide general reviews of the construction of the building to determine whether the construction is in general conformity with the plans and other documents that form the basis for the issuance of a building permit, in accordance with the performance standards of the Ontario Association of Architects (OAA) and/or Professional Engineers Ontario (PEO);
2. All general review reports by the architect and/or professional engineers will be forwarded promptly to the Chief Building Official, and
3. Should any retained architect or professional engineer cease to provide general reviews for any reason during construction, the Chief Building Official will be notified in writing immediately, and another architect or engineer will be appointed so that general review continues without interruption during construction.

**The undersigned hereby certifies that he/she has read and agrees to the above**

Name of Owner:

Date:

Address of Owner:

Telephone:

Signature of Owner:

Print Name:

Fax:

(or officer of corporation)

Coordinator of the work of all consultants:

Telephone:

Address:

Fax:

## Part B - Consultants

The undersigned architect and/or professional engineer(s) hereby certify that they have been retained to provide general reviews of the parts of construction of the building indicated, to determine whether the construction is in general conformity with the plans and other documents that form the basis for the issuance of a building permit, in accordance with the performance standards of the OAA and/or PEO.

SHADED PORTION TO BE COMPLETED BY CONSULTANTS

|  |                                     |                                     |                                     |  |   |       |
|--|-------------------------------------|-------------------------------------|-------------------------------------|--|---|-------|
| <input type="checkbox"/> ARCHITECTURAL | <input type="checkbox"/> STRUCTURAL | <input type="checkbox"/> MECHANICAL | <input type="checkbox"/> ELECTRICAL | <input type="checkbox"/> SITE SERVICES | <input type="checkbox"/> OTHER (SPECIFY): | Date: |
| Consultant Name:                       | Signature:                          | Print Name:                         |                                     |  |   |       |
| Telephone:                             | Fax:                                | Address:                            |                                     |  |   |       |

|  |                                     |                                     |                                     |  |   |       |
|--|-------------------------------------|-------------------------------------|-------------------------------------|--|---|-------|
| <input type="checkbox"/> ARCHITECTURAL | <input type="checkbox"/> STRUCTURAL | <input type="checkbox"/> MECHANICAL | <input type="checkbox"/> ELECTRICAL | <input type="checkbox"/> SITE SERVICES | <input type="checkbox"/> OTHER (SPECIFY): | Date: |
| Consultant Name:                       | Signature:                          | Print Name:                         |                                     |  |   |       |
| Telephone:                             | Fax:                                | Address:                            |                                     |  |   |       |

|  |                                     |                                     |                                     |  |   |       |
|--|-------------------------------------|-------------------------------------|-------------------------------------|--|---|-------|
| <input type="checkbox"/> ARCHITECTURAL | <input type="checkbox"/> STRUCTURAL | <input type="checkbox"/> MECHANICAL | <input type="checkbox"/> ELECTRICAL | <input type="checkbox"/> SITE SERVICES | <input type="checkbox"/> OTHER (SPECIFY): | Date: |
| Consultant Name:                       | Signature:                          | Print Name:                         |                                     |  |   |       |
| Telephone:                             | Fax:                                | Address:                            |                                     |  |   |       |

|  |                                     |                                     |                                     |  |   |       |
|--|-------------------------------------|-------------------------------------|-------------------------------------|--|---|-------|
| <input type="checkbox"/> ARCHITECTURAL | <input type="checkbox"/> STRUCTURAL | <input type="checkbox"/> MECHANICAL | <input type="checkbox"/> ELECTRICAL | <input type="checkbox"/> SITE SERVICES | <input type="checkbox"/> OTHER (SPECIFY): | Date: |
| Consultant Name:                       | Signature:                          | Print Name:                         |                                     |  |   |       |
| Telephone:                             | Fax:                                | Address:                            |                                     |  |   |       |