

## Bunkhouse Camp for the Housing of Workers

According to the County of Brant Comprehensive By-Law, a bunkhouse means an agricultural use whereby a structure provides temporary accommodation for farm labour where the size and nature of the farm operation requires additional employment.

The bunkhouse may be located on a parcel of land that is part of the extended farm operation but is not intended to be used as a permanent or principal place of residence. The bunkhouse is intended to be located within proximity to the farm building cluster to preserve prime agricultural lands. Where a bunkhouse is used as temporary accommodation for employees of multiple farm operations, the use shall be considered an on-farm diversified use and subject to the requirements of Section 6.4 of the Zoning By-Law.

### 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 a bunkhouse 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)
- Bunkhouse Declaration Form
- Designer information 'Schedule 1' to be filled out
  - Designer's name, Building Code Identification Number (BCIN), and signature must appear on all drawings submitted.
- 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
- 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

- Complete set of construction drawings drawn to scale, including:
  - **Foundation Plans** (incl. size of walls, footings, and piers)
  - **Floor Plans** (incl. overall dimensions, room names, plumbing fixtures, structural information, door and window sizes, emergency lighting, fire separations, and smoke and CO detectors)
  - **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:**
    - Building anchorage details (if applicable)
    - Roof truss layout
    - Engineered product specifications and layouts
- Heat Loss/Gain Calculations and Mechanical Ventilation Design Summary form (winter occupancy only)
  - Provide along with calculations - Schedule 1: Designer Information
- Energy Efficiency Design Summary form and applicable supporting documentation
- For existing septic systems: a letter from a licensed installer or professional engineer verifying the location of the existing septic system, tile bed size, and capacity of existing tank, can accommodate the proposed work and is in good working order
  - A separate permit is required for alterations to the septic bed or tank to accommodate the proposed work, and for new or replacement systems

## Health Department

The Health Department may require a separate inspection once the building department has provided an occupancy permit. It is recommended you discuss your proposed work with a Public Health Inspector prior to starting construction.

## 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:
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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:
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## 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>  <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>



# Bunkhouse Declaration Form

Complete this form for any new or change of use to a Bunkhouse as defined in the County of Brant Comprehensive By-Law. This form is to be completed by the property owner and one form is to be completed for each proposed bunkhouse on the property.

Project address:	
Bunkhouse number (multiple bunkhouses):	Number of employees in the bunkhouse:
For the seasonal period of (month to month):	Is the building intended to be occupied during the winter months? <input type="checkbox"/> Yes <input type="checkbox"/> No

The employees living in the bunkhouse are employed in the farming business of:

The seasonal workers are employed by (owner name or farming business name):

The employees work on farm location(s):

**Declaration: The above information is true, and the bunkhouse will not be used as a permanent residency.**

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of bunkhouse/farm owner: \_\_\_\_\_

Personal information contained on this form is collected and managed under the provisions of the Municipal Freedom of Information and Protection of Privacy Act R.S.O. 1990 Chapter M.56 as amended. Questions about this collection may be directed to the Freedom of Information and Privacy Coordinator.

# 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: _____ (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). 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: (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 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  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*.

# 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):	
Consultant Name:	Signature:	Print Name:	Date:			
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):	
Consultant Name:	Signature:	Print Name:	Date:			
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):	
Consultant Name:	Signature:	Print Name:	Date:			
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):	
Consultant Name:	Signature:	Print Name:	Date:			
Telephone:	Fax:	Address:				