



DEMOLITION IN THE TOWNSHIP OF SPRINGWATER

What do you need to get a permit?

Part 1 – The Application Form

- Building Permit Application Form

Part 2 – The Documents

- Site Plan describing which building/structure is being demolished
- A Letter addressed to the Township of Springwater stating where the materials will be disposed of. ie:
 - Landfill Site
 - Recycling Depot
 - Pressure Plant (concrete)

Note: The above information must be received before processing.

When do I need a Permit?

All demolition projects require a permit regardless of the size. Additional information may be required per the Building Code Act:

2.3.2.3. Demolition of a Building

- 1) The applicant for a permit respecting the *demolition* of a *building* shall retain a *professional engineer* to undertake the general review of the project during *demolition*, where
 - (a) the *building* exceeds 3 *storeys* in *building height* or 600 m² (6460 ft²) in *building area*,
 - (b) the *building* structure includes pre-tensioned or post-tensioned members,
 - (c) it is proposed that the *demolition* will extend below the level of the footings of any adjacent *building* and occur within the angle of repose of the *soil*, drawn from the bottom of such footings, or
 - (d) explosives or a laser are to be used during the course of *demolition*.

How long will it take to get a Permit?

Time does vary through the year and each application is different. Typically, due to volume, the months of March – October require the longest amount of time for review. Please remember this application may be reviewed by several departments. A good rule of thumb would be to apply for your permit a minimum one month in advance of your anticipated construction start date. Only application with all the required information will be processed.

What are the most common delays in obtaining a Demolition Permit?

- 1) Missing information
- 2) Volume of Applications (March – October)

Can I start demolition before I get the Permit?

NO. If you do, expect to be fined, your permit fees increased and you may also have Orders placed on you property.

How do I know when the permit is ready?

We will call you when your permit has been approved. We will also advise you the fee's due.

What will I get when I pick up the permit?

- Copy of the Permit Application
- Building Permit Card
- Inspection Agreement

NOTE: ALL FEES ARE PAYABLE AT THE TIME OF PERMIT APPLICATION BY CASH OR CHEQUE ONLY.

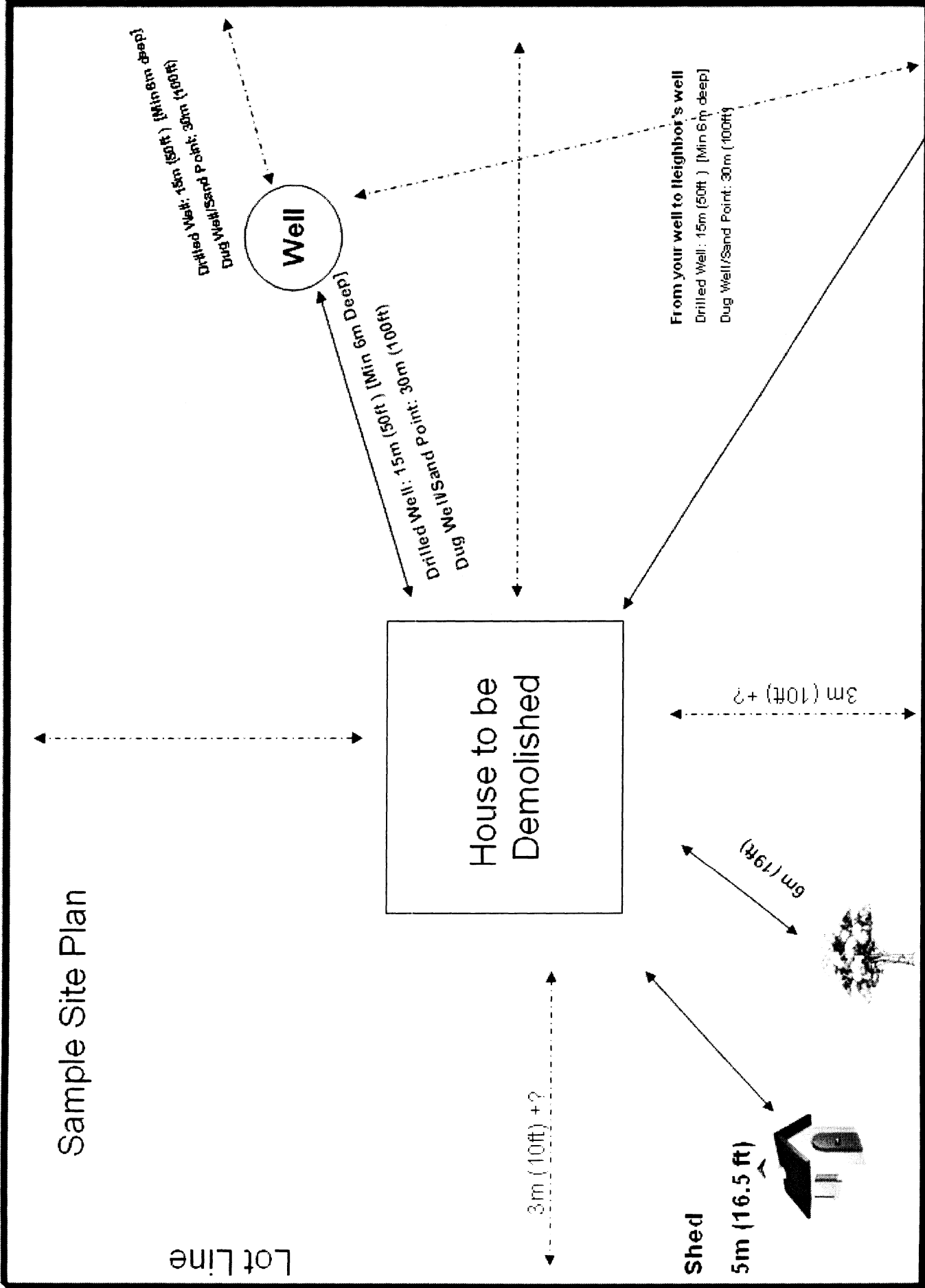
What are the obligations of Homeowner/Contractor during Construction?

- Post your permit so it is visible from the street
- Notify the Building Inspector of any changes to your building plan prior to making change

Are there any other contact numbers I should know?

- Township Of Springwater (Planning Dept. & Public Works)(705) 728-4784
- County Of Simcoe(705) 726-9300
- Ministry of Transportation (Owen Sound)(519) 367-7350
- Ontario New Home Warranty (Newmarket)(905) 636-5700
- Nottawasaga Valley Conservation Authorities(705) 424-1479
- Electrical Safety Authority (*for your Electrical Permit*) 1 (877) ESA-SAFE
- Bell Canada(705) 722-7377
- Enbridge Consumers Gas(705) 726-6558

Neighbor's Septic



Well

Neighbors' Well
 Drilled Well: 15m (50ft) [Min 6m deep]
 Dug Well/Sand Point: 30m (100ft)

* For Raised Beds all distances from the septic increase depending on the height of the bed.

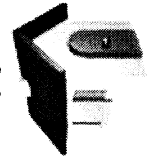
Sample Site Plan

Lot Line

House to be Demolished

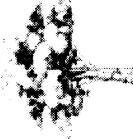
Shed

5m (16.5 ft)



3m (10ft) + ?

6m (19ft)



3m (10ft) + ?

Lot Line