

# Township of McKellar

701 Hwy # 124, P.O. Box 69, McKellar, Ontario POG 1C0

Phone:(705) 389-2842

Fax: (705) 389-1244

## CHECKLIST FOR ALL BUILDING PERMIT APPLICATIONS

The following items are required to be submitted as a complete application. If all the appropriate information is not provided then the application will be returned as incomplete.

1. The completed **Ontario Application Form** and all applicable schedules.
2. **2 sets of all submitted drawings and plans.** All **drawings** must be legible and **to scale.**
3. **Sign and date Building Inspection Checklist.**
4. Return this **Checklist** with the appropriate boxes checked next to the drawings, etc, you have submitted.
5. For a Change of Use, Plumbing or other permit not listed below contact the Building Department.

**New Building, Addition and Renovation:** also include items from above; 1  2  3

Refer to attached **Schedule 6** as a guideline for required **drawings** and plans. It may be possible to combine certain drawings with others, as long as all necessary design information is provided (example; plumbing, mechanical and electrical services).

- Site Plan                       Building Elevations                       Floor Plan                       Foundation Plan
- Framing Plan                       Roof Plan                       Sections and Details Plan
- Electrical Services Plan                       Plumbing Plan                       Heating Ventilation Air-Conditioning Plans

**Deck Attached or Unattached to a Structure:** also include items from above; 1  2  3

- Site Plan: Detailed legible plan showing all existing and proposed buildings and their sq. ft. (m). And location to lot lines, septic system, water and shore road allowance or crown reserve.
- Foundation, Piers, Floor and Section Plans:  
Drawings that show size and spacing of piers or foundation, beams, joists, decking and railing details.

**Dock:** also include items from above; 1  2  3

- Site Plan: Show location and dimensions of all existing docks, boathouses and proposed docks. Include all setbacks to extended lot lines and distance from all shorelines.  
Site plan must be signed by owner.

# Application for a Permit to Construct or Demolish

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

For use by Principal Authority

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)

**A. Project information**

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. Purpose of application**

- New construction    
  Addition to an existing building    
  Alteration/repair    
  Demolition    
  Conditional Permit

Proposed use of building	Current use of building
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Description of proposed work

**C. Applicant      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 (    )	

**D. Owner (if different from applicant)**

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 (optional)</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. Tarion Warranty Corporation (Ontario New Home Warranty Program)</b>		
<b>i. Is proposed construction for a new home as defined in the <i>Ontario New Home Warranties Plan Act</i>? If no, go to section G.</b>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<b>ii. Is registration required under the <i>Ontario New Home Warranties Plan Act</i>?</b>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
iii. If yes to (ii) provide registration 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>		
<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.</b>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<b>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>.</b>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<b>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.</b>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<b>iv) The proposed building, construction or demolition will not contravene any applicable law.</b>	<input type="checkbox"/> Yes	<input type="checkbox"/> 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., 2nd Floor. Toronto, M5G 2E5 (416) 585-6666.

## 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>			
<input type="checkbox"/> House	<input type="checkbox"/> HVAC – House	<input type="checkbox"/> Building Structural	
<input type="checkbox"/> Small Buildings	<input type="checkbox"/> Building Services	<input type="checkbox"/> Plumbing – House	
<input type="checkbox"/> Large Buildings	<input type="checkbox"/> Detection, Lighting and Power	<input type="checkbox"/> Plumbing – All Buildings	
<input type="checkbox"/> Complex Buildings	<input type="checkbox"/> Fire Protection	<input type="checkbox"/> On-site Sewage Systems	
Description of designer's work			
<b>D. Declaration of Designer</b>			
I _____ declare that (choose one as appropriate):			
(print name)			
<input type="checkbox"/> 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. Individual BCIN: _____ Firm BCIN: _____			
<input type="checkbox"/> 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. Individual BCIN: _____ Basis for exemption from registration: _____			
<input type="checkbox"/> The design work is exempt from the registration and qualification requirements of the Building Code. Basis for exemption from registration and qualification: _____			
I certify that:			
1. The information contained in this schedule is true to the best of my knowledge.			
2. I have submitted this application with the knowledge and consent of the firm.			
_____		_____	
Date		Signature of Designer	

**NOTE:**

1. For the purposes of this form, "individual" means the "person" referred to in Clause 3.2.4.7(1) d) 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 Association of Professional Engineers of Ontario.

# Schedule 3: Forming part of Application for Building Permit

TO: McKellar Township  
701 Highway 124  
McKellar, Ontario  
P.O Box 69  
P0G 1C0  
Tel (705)389-2842  
Fax (705)389-1244

## AUTHORIZATION FOR AN APPLICATION FOR BUILDING PERMIT BY A PERSON OTHER THAN THE LEGAL OWNER

I \_\_\_\_\_ being the legal owner of property described as Lot \_\_\_\_\_, Concession \_\_\_\_\_ in the Township of McKellar, Plan # \_\_\_\_\_, Part# \_\_\_\_\_, Located at Civic Address \_\_\_\_\_, and having Tax Assessment Roll # \_\_\_\_\_, do hereby authorize \_\_\_\_\_, to make Application to the Township of McKellar for a Building Permit to authorize the Construction of \_\_\_\_\_, on the above-noted property.

\_\_\_\_\_  
Signature of Legal Owner

## Schedule 6: Designer Information

**The following list of drawings should be used as a guide** when preparing drawings for submission for a building permit **for a project designed under Part 9 of the Ontario Building Code, which does not require professional design.** Any project that requires design by an Architect and/or a Professional Engineer (Part 3 Buildings, such as assembly, institutional or large buildings over 600 square meters and multiple dwellings), will require more comprehensive drawings to illustrate compliance with the Ontario Building Code.

The Designer that prepares the permit drawings must provide sufficient information to ensure compliance with the requirements of the Ontario Building Code. **As of January 1, 2006, all Designers will be required to show proof of meeting the qualifications required by the Ministry of Housing.**

### 1. **Site Plan:**

- The location of all existing buildings as well as the proposed. If you do not own your shore road allowance or crown reserve indicate on the site plan the limit of the allowance.
- The setbacks to lot lines must be clearly shown.
- The plan should be to scale and show all property boundaries, adjacent road and water bodies. The location of site services should be added to the site plan as well.
- A copy of the deed may be beneficial if the site plan has not been prepared by an Ontario Land Surveyor.

### 2. **Floor Plan Drawings:**

- All rooms must be labeled to illustrate their intended use.
- The location of doors, windows and plumbing fixtures and stairs must be clear.
- Structural information for the roof or floor above may also be illustrated on the floor plans for simple projects, as well as mechanical and electrical information. The plans must be to scale, with a separate plan for each storey, including basement. If the project is an addition, the layout of the existing floor plan is also required.

### 3. **Building Elevation Drawings:**

- Show proposed grade at each elevation of the building. Windows, doors, roof slopes, decks, chimneys, etc, should be clearly illustrated.

### 4. **Foundation and Pier Plan Drawings:**

- The size and type of materials used for the foundation.
- The location and size of all footings, including column and pier footings.
- The location and type of any required drainage should be illustrated. The location of plumbing and electrical services can be added on this drawing.

#### **4. Framing Plan Drawings:**

- For simple projects the framing can be shown on the floor plans.
- The size and location of all structural members must be clear.
- The size and span for beams should be indicated.
- The specifications for engineered lumber must be provided (e.g. truss drawing).
- Sufficient information must be provided on the drawings to verify that all loads are safely transferred to the foundation.

#### **6. Roof Plan Drawings:**

- May be illustrated on the floor plans for simple projects. Roof slope and any roof mounted equipment must be shown.

#### **7. Section and Detail Drawings:**

- Cross section will illustrate all the materials that make up the wall, floor and roof systems. Adequate information shall be included to be able to determine the location of all building components, for example; insulation, air barrier, vapor barrier, structural members; sheeting, backfill height, bracing and required connections.

#### **8. Electrical Services Plan:**

- Show location of lights, smoke alarms, carbon monoxide detectors, switching, and other electrical components required under the Ontario Building Code.
- Note: Contact Hydro One for permits required under the Electrical Code.

#### **9. Heating, Ventilation and Air Conditioning Plan:**

- Show locations of supply and return air openings for heating and ventilation.
- Provide heat loss calculations and duct design.
- Location and description of HVAC units and ventilation design summary.
- Location and clearance details for woodstoves and fireplaces.

#### **10. Plumbing Plan:**

- Show all plumbing fixtures, including roughed-in fixtures.
- Provide information on pipe sizing, materials, appliances, devices and fixtures used. (List or Schematic Drawing)

# TOWNSHIP OF MCKELLAR BUILDING INSPECTION

Permit for \_\_\_\_\_  
 Roll No. \_\_\_\_\_  
 Permit No. \_\_\_\_\_

**Owner**

**Applicant**

**Contractor**

Under Subsection 10.2(1) and Clause 7(1)(e) of the Act, upon completion of each phase of construction as outlined below, the Owner/Applicant shall give the C.B.O. 2 business days notice for inspection and shall not cover any work until such inspection has been completed. For inspection, call **Chris Bordeleau**, McKellar Township Office (705) 389-2842.

The work related to the following inspection phases is not necessarily in order of construction.

	Comments
PHASE 1 – Commencement of Construction Date: _____	_____
PHASE 2 – After Excavation/Prior to Pouring Footings, check setbacks, yard requirements, soil, water table, footings. Date: _____	_____ _____
PHASE 3 – Pre Backfill Drain tile, crushed stone, damp-proofing, foundations wall, lateral Support Date: _____	_____ _____ _____
PHASE 4 – Framing (May be done in conjunction with Phase 5, prior to insulation.) Subfloor, plates, lintels, bridging, studs, partitions, trusses/rafters Date: _____	_____ _____ _____
PHASE 5 – Plumbing (May be done in conjunction with Phase 4, prior to insulation) Rough in building drain, branch drains, venting & distribution. Tests of service, drains & vents. Date: _____	_____ _____ _____
PHASE 6 – Mechanical Ventilation & Heating Completion of ducts and pipes for heating and ventilation. Date: _____	_____ _____
PHASE 7 – Insulation & Vapour Air Barrier Systems Vapour Barrier, corners, door & window, electrical, attic ventilation (prior to finishing walls) Date: _____	_____ _____ _____
PHASE 8 – Solid Fuel Appliances Masonry fireplaces, chimneys, factory built in fireplaces, space heaters, add-on furnaces. Date: _____	_____ _____ _____
PHASE 9 – Completion of Construction and installation of components required to permit the issuance of an occupancy permit under Sentence 1.3.3.4.(5)	_____ _____ _____
PHASE 10 – Interior & Exterior Finish Plaster, gyproc, paneling, chimney, shingles, flashing, fascia and soffit. Date: _____	_____
PHASE 11 – Completion of a building for which an occupancy permit is required under Article 1.3.3.4 Date: _____	_____

**OWNER OR AUTHORIZED AGENT**

Signature: \_\_\_\_\_

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



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

**THE CORPORATION OF THE TOWNSHIP OF McKELLAR**

**ROAD DAMAGE SECURITY DEPOSIT**

**(Pursuant to By-law No. 2008-17 As Amended by 2011-21)**

Name of Owner(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number Home: \_\_\_\_\_ Work: \_\_\_\_\_ Cottage: \_\_\_\_\_

Authorized Agent (if any): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number Home: \_\_\_\_\_ Work: \_\_\_\_\_ Cottage: \_\_\_\_\_

(Letter of authorization from owner to be attached.)

Location of Land:

Lot Number: \_\_\_\_\_ Concession: \_\_\_\_\_

Plan of Subdivision Number: \_\_\_\_\_ Lot(s) on Plan: \_\_\_\_\_

Civic / 911 Address: \_\_\_\_\_

I/We hereby agree to be responsible for any and all damage incurred to any municipal sidewalk, curbing, paved or unpaved highway resulting from the project to be undertaken by our application for a Permit to Construct or Demolish. I/We hereby agree that the \$750.00 road damage security deposit shall be used by the municipality to repair any damages incurred on area roads due to the construction of the applied for project. In the event that the cost to repair damages exceeds the deposit, I/We agree to be responsible for the full amount of the damages so incurred to any municipal roadway. I/We further agree that I/We have read Section 6 of By-law No. 2008-17 as amended by 2011-21, copied on the reverse of this form and agree to the terms thereof.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

\_\_\_\_\_  
Signature of Owner(s) or  
Authorized Agent

Personal information contained on this form is collected under the authority of the Building Code Act and will be used to collect a road damage deposit. Questions about this collection should be directed to: the Clerk, Township of McKellar, P.O. Box 69, McKellar, Ontario, P0G 1C0, Telephone: (705) 389-2842, Fax: (705) 389-1244

**FOR OFFICE USE ONLY:**

Roll Number: \_\_\_\_\_ Receipt Number \_\_\_\_\_

Deposit Amount Paid: \_\_\_\_\_ Date Returned: \_\_\_\_\_

**By-law No. 2008-17 as Amended by 2011-21 states:**

**“6. ROAD DAMAGE DEPOSIT**

- 6.1 That the owner of land abutting a municipal sidewalk, curbing, paved or unpaved highway, upon any application for the issuing of a demolition or building permit for the approval of plans of buildings or designated projects to be erected, altered, repaired or demolished thereon is hereby required to pay to the municipality a flat fee of \$750.00 as a deposit to meet the cost of repairing any damage to the municipal sidewalk, curbing, paved or unpaved highway caused by the crossing thereof by any such vehicles onto the property.
- 6.2 That the use of this provision is activated when the value of the proposed building or buildings or designated structures to be erected, altered, repaired exceeds \$15,000 as calculated for value within this By-law.
- 6.3 That the use of this provision is activated when the buildings or designated structures to be demolished exceed 30 square metres or 323 square feet in area.
- 6.4 That the deposit shall be processed immediately by the Municipality and held without interest.
- 6.5 That upon the substantial completion of the erection, alteration, repair or demolition of the building or buildings or designated structures on the land abutting such a municipal sidewalk, curbing, paved or unpaved highway, and upon application by the person whom the deposit was paid, the amount by which the sum deposited exceeds the cost of such repairs shall forthwith be refunded.
- 6.6 That prior to the refund of any portion of the deposit, an inspection shall be completed by the Public Works Superintendent or his designate certifying that the condition of the municipal curbing, sidewalk, paved or unpaved highway is satisfactory, or recommending that certain work be carried out at the expense of the abutting property owner.
- 6.7 That the municipality shall be the sole judge of damages and for determining the costs of repairs to be charged against the security.
- 6.8 That in the event that the amount of the deposit fails to cover the amount of the damages, the person who paid the initial deposit shall be issued an invoice for the balance of the costs.
- 6.9 That in the event that the person by whom the deposit was paid fails to apply for the refund the Chief Building Official will return the refund upon successful inspection at the time that the building permit file is closed.