

These are general guidelines only; more information may be required on a case by case basis

When is a demolition permit required?

The Ontario Building Code (OBC) requires a demolition permit be obtained for the demolition of any building, or part of a building, that would require a building permit (buildings or structures greater than 10m² or 108 ft²), **excluding farm buildings**.

If you are demolishing a dwelling with the intention to rebuild, please ask Building Department staff about Development Charges and when they will become applicable.

If you are removing a dwelling with no intention to rebuild, it is strongly recommended that the septic system is decommissioned due to safety concerns.

Required Documents for Building Permit Application

- Fully completed application form, including Demolition Approvals Form
- Comprehensive site plan** clearly indicating the building to be removed
- Owner Authorization form, if applicant is not property owner

** If hand drawn, site plan cannot be submitted on paper greater than 11"x17"

A professional engineer is required to oversee the demolition if the building:

- Is greater than 3 storeys in building height or 600m² in building area
- Contains pre-tensioned or post-tensioned members such as Structural Steel Cables and/or Pre-stressed Concrete
- Extends below the footings of adjacent buildings and occurs within the angle of repose of the soil, as drawn from a 45 degree angle of such adjacent footings
- Will be demolished using explosives or lasers

Timeline for Applications

Once a **complete** demolition application is received, it will be reviewed within 10 business days.

Where to apply for a building permit?

Bring your complete permit application to the Guelph-Eramosa Township office located at 8348 Wellington Road 124, Monday – Friday, 8.30am – 4.30pm.

Cost of building permit

Please see Schedule "A" of By-Law 13-2018 for applicable building permit fees. These fees cover all plans review, building permit, and resulting inspections. Note: All fees and charges listed herein are payable upon collection of the Building Permit.

Other Considerations

Depending on where the demolition is occurring and what is being demolished, additional considerations may apply. Please ensure you have done your due diligence is checking with any of the following agencies that may be applicable to your demolition:

Building Services Disconnection Approvals		
*Service Provider	Approval Received?	
	Yes	No
Hydro Service – Hydro One (Rural) – 1-800-664-9376		
Guelph Hydro (Urban) – (519) 822-3010		
Municipal Services – Guelph/Eramosa Township - (519) 856-9596		
Water Lines		
Sanitary Lines		
Union Gas – 1-888-774-3111		
Cogeco – 1-800-267-9000		
Bell – 1-800-668-6878		
Other:		

***Please note:** This list is not exhaustive of service providers in our area. It is up to the homeowner to ensure all applicable companies with services to the building being demolished have been contacted and those services disconnected as required.

Questions?

Contact the Building Department

Phone: 519.856.9596 X 114

Email: building@get.on.ca

For use by Principal Authority

Application number:	Permit number (if different):
Date received:	Address:

SCOPE OF DEMOLITION please check (✓) yes or no

	Yes	No
Does the building exceed 3 storeys in building height or 600m ² (6460 ft ²) in building area?	_____	_____
Does the building structure contain pre-tensioned or post-tensioned members?	_____	_____
Will the demolition extend to area below the level of the footings or an immediately adjacent building?	_____	_____
Are explosives or laser being used in the demolition?	_____	_____
Will any occupants/tenants remain in any building on the site during demolition?	_____	_____
Will any demolished materials remain on this site?	_____	_____
Is the building designated or undergoing designation under the Heritage Act, or in a Heritage Conservation District?	_____	_____
Is the building within an area known to be susceptible to termite infestation?	_____	_____

BUILDING SERVICE DISCONNECTION APPROVALS please check (✓) yes or no

	Yes	No
ONTARIO ONE CALL (Union Gas, Cogeco Cable and Bell Telephone) 800-400-2255	_____	_____
HYDRO SERVICE HYDRO ONE (Rural Boundaries) 888-664-9376	_____	_____
MUNICIPAL SERVICES 519-856-95961		
WATER LINES	_____	_____
SANITARY LINES	_____	_____

I _____ certify that:
(print name)

- The foregoing services have been disconnected from the structure that is scheduled for demolition.

Date

Signature of applicant

DECLARATION OF APPLICANT

I _____ certify that:
(print name)

- The information contained in this application, attached plans and specification, and other attached documentation is true to the best of my knowledge.
- I have authority to act on behalf of the corporation or partnership with respect to this application.

Date

Signature of applicant

A Demolition Permit will not be issued until the applicant has returned this completed form to the Building Division and NO DEMOLITION SHALL BE ALLOWED BEFORE A PERMIT HAS BEEN ISSUED.

The contractor is responsible to ensure all services have been disconnected PRIOR to demolishing work commences.

NOTICE: DISPOSAL OF DEMOLITION MATERIAL

"All waste materials generated from a demolition site shall be deposited at a waste disposal site certified by the Ministry of Environment & Energy. This does not apply to inert fill, meaning earth, rock or waste of a similar nature, such as broken concrete, cement blocks and bricks, that contain no putrescible, soluble or decomposable materials. The local District Office of the Ministry of Environment & Energy should be advised of sites chosen for disposal of inert fill."

District Officer, Ministry of Environment & Energy, 1 Stone Road West, Guelph, Ont. N1H 4E0 - 519.826.4255