

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

### Required Documents for Building Permit Application

- Fully completed application form, including required schedules
- Comprehensive site plan
- **2 sets** of construction drawings\*\* produced to a recognizable standard scale, **1 set** of which is required to be an **electronic copy** (PDF only)
- Owner Authorization form, if applicant is not property owner
- Signed General Commitment to Review, if applicable

\*\* If hand drawn, plans cannot be submitted on paper greater than 11"x17"

### Site Plan Requirements

A comprehensive site plan showing:

- a. Building layout on farm, including proposed location of construction
- b. Distance from proposed construction to roadways, and lot lines
- c. Any water courses, municipal drains or field tiles within 100 feet of construction
- d. Location of well and septic system

### Design Criteria

- Bins and their supporting foundation shall be designed in accordance with Part 2, Section 2.2 and 2.3 of the National Farm Building Code of Canada, 1995 and according to good engineering practice

### Footings and Foundations

- All footings and foundations shall require professional design. Plans and specifications will require review and approval by a person licensed to practice professional engineering in the Province of Ontario
- Design of the foundation shall be consistent with the soil bearing capacity of the site. Soil analysis may be required to confirm soil bearing capacity
- Grain bins exceeding 14.63 meters (48ft) in diameter or 13.72 meters (45ft) in eave height or with an eave height over diameter ratio in excess of 1.75 shall require soil analysis to confirm bearing capacity
- General Review and approval by person licensed to practice professional engineering in the Province of Ontario shall be required on all footings and foundations for grain bins exceeding 14.63 meters (48ft) in diameter or 13.72 meters (45ft) eave height or with an eave height over diameter ratio in excess of 1.75

## Bin Superstructure

- All new bins, regardless of size, require professional design. Plans and specifications contained in the manufacturer's manual must bear the seal of the licensed professional engineer
- General review and approval by a Professional Engineer shall be required on all bin structures exceeding 14.63 meters in diameter or 13.72 meters eave height or with an eave height over diameter ratio in excess of 1.75. General review and approval is not required for bins less than 14.63 meters in diameter or 13.72 meters eave height or with an eave height over diameter ratio lower than 1.75 where the contractor/builder is certified to erect by the manufacturer

## Other

- All electrical connections shall be inspected by the Electrical Safety Authority (ESA)
- A warning sign clearly indicating the hazards of entrapment shall be installed according to Part 3, Section 3.2.1.6 (1) of the National Farm Building Code of Canada, 1995, at every designated person access
- Ladders and safety cages shall meet the requirements of Part 3, Section 3.2.2 of the National Farm Building Code of Canada, 1995
- Building Inspections are required at various stages of construction

## Where to apply for a building permit?

Bring your complete building 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.

## Questions?

Contact the Building Department for assistance:

Phone: 519.856.9596 X 114      Email: [building@get.on.ca](mailto:building@get.on.ca)

### Grand River Conservation Authority

Is your property under the GRCA's regulated area? Property owners are encouraged to check their property at [www.grandriver.ca](http://www.grandriver.ca) before applying for a building permit; additional permission from the GRCA may be required for your proposed construction.

### CALL BEFORE YOU DIG – IT'S THE LAW!

Planting a tree, building a deck or a fence? Contact ON1Call first to get a locate so you can dig safely. Remember, you are liable for any damage or injury caused by interfering with buried infrastructure. Request your free locate online or call 1-800-400-2255, open 24 hours a day, 7 days a week!

Township of Guelph Eramosa

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