



MUNICIPALITY OF
ARRAN-ELDERSLIE

Building Permit Application Guide

Demolition

Guide to Demolition Permit Applications

This guide is to confirm when a building permit for a demolition is required, what documentation to submit for a permit application, and who to contact if you have any questions. Please submit all permit documents through Cloudpermit or in person at the Arran-Elderslie Municipal Office. Please note that this is not all-encompassing guide, additional documents or approvals may be required.

1. Do I Need a Permit?

A building permit is required for most demolitions. However, the Ontario Building Code exempts Agricultural Buildings from requiring a demolition permit.

Quick Pre-Application Checklist:

- ☐ Confirm lot lines and property dimensions.
- ☐ Confirm distance to other existing structures on the property or neighboring properties.
- ☐ Ensure that all services (water, hydro and internet) have been disconnected from the building/structure that is proposed to be demolished.
- ☐ Check if GSCA, SVCA, Bruce County, MTO, or other approvals may be applicable to your project by using Bruce County Maps.

2. Complete Application Checklist

A complete application generally includes the items below. Requirements may vary depending on project size, location and design. Please note this is not an exhaustive list. All required forms can be found at www.arran-elderslie.ca.

- ☐ Building permit application.
- ☐ Owner authorization (if applicant is not the owner).
- ☐ Site plan in PDF format (drawn to a recognizable scale).
- ☐ Schedule 1 – Designer Form
- ☐ Demolition Release Form
- ☐ Outside agency approvals (if applicable)
- ☐ Commitment to General Review by an Architect or Professional Engineer (if the structure exceeds 3 storeys or 600 m² in building area or is proposed to be demolished with explosives or lasers).

3. Approvals, Fees & Inspections

Items that may Apply:

- SVCA, GSCA, MTO, SON or Bruce County approval, (if located within their regulated area).

After Permit Issuance:

- ☐ Pay applicable permit fees.
- ☐ Keep approved drawings and permit information available on site.
- ☐ Book inspections through Cloudpermit as work proceeds. Inspections shall also be booked with the reviewing Engineer or Architect if General Review is required.
- ☐ Address inspection deficiencies before proceeding.

Make the Drawing Package Clear

Site plan should show:

- Property boundaries and nearby streets.
- Existing buildings/structures to remain and to be demolished and their building areas.
- Setbacks to all property lines.
- Distance to adjacent buildings, including septic tank and bed.

After You Apply

Application review, plans review, permit issuance and inspections

1 Application Review	2 Plans Review	3 Permit Issued	4 Inspections
Staff check that required documents are included, review zoning matters and identify whether additional approvals may be required. Initial review is generally completed within two business days.	Once a <i>complete application</i> is submitted, staff check that drawings and supporting documents are in conformance with the Ontario Building Code and municipal by-laws.	When requirements are satisfied and applicable fees are paid, the building permit may be issued and picked up at the Arran-Elderslie Municipal Office or Downloaded from Cloudpermit.	Book required inspections through Cloudpermit or over the phone as work proceeds and before covering/concealing work that may need review. Please note that inspections cannot be booked the same day you call.

Ontario Building Code timeline: A demolition permit is to be issued or refused within 10 business days of a *complete application*. Missing information, outside approvals, revised submissions or inspection follow-up will affect the overall project timeline.

If Staff Request More Information

If drawings, forms or approvals are missing, staff will identify what is required before the application can move forward.

Resubmission checklist:

- ☐ Read all staff comments before revising drawings.
- ☐ Upload revised drawings and supporting documents.
- ☐ Respond to all comments together where possible. (contractor, designer & owner).
- ☐ Confirm outside approvals have been submitted.
- ☐ Watch for additional review comments in Cloudpermit.

Resubmissions are reviewed in the order they are received.

Inspection Checklist

Once a permit is issued, inspections may be required before the project is complete. Work shall be available for inspection before it is covered or concealed. It is the applicant's responsibility to book required inspections. Required inspections are outlined in the reviewed permit package.

- ☐ Book inspections through Cloudpermit or over the phone. Please leave detailed voicemail if staff are unavailable.
- ☐ Have approved drawings available on site.
- ☐ Correct any inspection deficiencies.
- ☐ Update Building Department of any changes to the project.

Contact the Building Department if you are unsure what inspection is required next or if you have any questions about outstanding deficiencies.

Common Questions

Do I need a building permit for every demolition?

No. Although most buildings require a demolition permit the Ontario Building Code exempts Agricultural Buildings.

Can someone apply for me?

Yes! If the applicant is not the property owner, include an Owner Authorization form.

Can outside approvals delay my permit?

Yes! Required outside approvals must be addressed before the municipal permit can be finalized. This may affect the timeframe in which the permit is issued.

Where do I apply?

Apply through Cloudpermit or contact the Building Department at 519-363-3039, Option 3 or building@arran-elderslie.ca.

Need help? Contact the Building Department

Phone: 519-363-3039 (Option 3)
Email: building@arran-elderslie.ca

Municipality of Arran-Elderslie

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