

## Building a Barn, Barn Addition or Manure Storage: Information Guide for Building Permit Applications

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

**Prior to submitting a building permit application, the applicant should contact their Nutrient Management Strategist to calculate the MDS requirements**

### Required Documents for Building Permit Application

- Fully completed application form, including required schedules
- Comprehensive site plan
- Current approved Nutrient Management Strategy
- Minimum Distance Separation (MDS) calculations
- **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"

If the proposed structure exceeds 6,458ft<sup>2</sup> in size, the construction drawings **must** be designed by a professional engineer and accompanied by a General Commitment to Review signed by the Engineer and the property owner.

Plans for manure tanks and dry manure storage **must** be designed and stamped by a professional engineer and accompanied by a General Commitment to Review signed by both the Engineer and the property owner.

**Please note:** If the proposed construction is an addition to an existing barn, the existing barn size is taken into account to calculate square footage. Example: The existing barn is 6,000ft<sup>2</sup> and the proposed addition is 1,000ft<sup>2</sup>, the design work is required to be professionally engineered.

### 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, lot lines, and nearest neighbours dwelling
- c. Any water courses, municipal drains or field tiles within 100 feet of construction
- d. Location of well and septic system
- e. Location, height and or depth of both overhead and underground hydro lines

### **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 Administrative Assistant for assistance:

Jenni Spies

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

### **Zoning**

All structures must meet the requirements for the zone in which it is located. If you are unsure of the zoning on your property, please call the Planning Department 519.856.9596 X 112

### **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 you 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!