

HALDIMAND COUNTY

WHAT IS REQUIRED FOR A BUILDING PERMIT APPLICATION – Part 9

- Check zoning with inspector to ensure proposals comply with zoning by-law.
 - Complies Does Not Comply Site Plan Control in Effect Lot Grading Plan in Effect
- Forward proposed lot grading plans to the Development & Design Technologist (Caledonia)
- Must obtain completed “Civic Address and Property Signage Form” from Local Office
- Heritage building construction must be approved by L.A.C.A.C.
- Must have completed application form (Schedules and Attachments must be included)
 - When required, a completed “Designer Information” form with BCIN number(s)-Schedule 1
 - When required, a completed “Sewage System Installer Information” form with BCIN number(s)-Schedule 2
- Completed Plumbing Permit Application
- Must provide 2 copies of survey or plot plan showing measurements of lot, yards and location of proposed building, and any site services – overhead or buried.
- Must provide 2 sets of completed and detailed construction drawings
- For electrical permits and inspections for any installation of wiring and fixtures 1-877-372-7233
- Must provide completed Residential Mechanical Ventilation Design Summary Sheet
 - When required, a completed “Designer’s Declaration” form with BCIN number(s)
- Completed Energy Efficiency Design summary
- Construction near streams or in flood prone areas requires Conservation Authority approval
 - Grand River Conservation Authority (519) 621-2761 or grca@grandriver.ca
 - Long Point Conservation Authority 1 888-231-5408 or conservation@lprca.on.ca
 - Niagara Peninsula Conservation Authority (905) 788-3135 or www.npca.ca
- On a Provincial Highway, contact the Ministry of Transportation for setback and entrance permit – London Office 1-800-265-6072
- On County roads, contact Haldimand County Operations for setback and entrance permit – (905) 318-5932
- Water and Sewer Connection Permit (see Building Inspector)
- On any County road or in Town, contact local Road Department for the following:
 - Private culvert installation Road/Curb Damage Deposit Lot Grading Deposit
- Ministry of Agriculture, Food and Rural Affairs approval is required for dwellings in close proximity to intensive animal operations
- Demolition –A complete “Demolition Pre-Permit Clearances” form must be submitted with the application.
*****Please call Haldimand County Tax Department (905) 318-5932 upon completion of demolition to obtain appropriate forms to apply for tax reduction.
***** **Permit Fee:** \$75.00 initial fee plus \$10.00 per 1,000 ft² (building area)
- Temporary living accommodation (where permitted): \$2,000 deposit, cash or certified cheque and signed undertaking stating intentions.
- Development Charges – See Current County Brochure
- Building Permit Fee: \$75.00 for the first \$3,000.00 of construction value plus \$13.00 per \$1,000.00 of construction over the first \$3,000.00.
- Plumbing Permit Fee: \$56.00 initial fee plus \$9.00 per fixture for residential buildings. Commercial and other non-residential: \$68.00 initial fee plus \$16.00 per fixture (issued by Building Inspector)
- Septic Permit Fee: \$620.00 new system \$373.00 repair/alteration

NOTE: Cheques to be made payable to Haldimand County and **must** accompany any application.

1. Building Inspector’s office hours are **Monday to Friday, 8:30 a.m. until noon** in the Caledonia and Hagersville Satellite office and Monday, Wednesday and Friday, **8:30 am until noon** in the Dunnville Satellite Office unless special arrangements are made with the inspector.
2. Inspections are carried out Monday to Friday in the afternoon between the hours of 1:00 p.m. and 4:30 p.m.
3. Please understand that your Inspector has many construction sites to visit and to allow the Inspector to plan his/her day, it is necessary to give **24 hours notice of inspection** to ensure the building is ready for inspection thereby avoiding unnecessary call backs.

Caledonia Satellite Office
282 Argyle St. South
Caledonia, ON N3W 1K7
(905) 318-5932

Hagersville Satellite Office
1 Main St. South
Hagersville, ON N0A 1H0
(905) 318-5932

Dunnville Satellite Office
1-117 Forest Street
Dunnville, ON N1A 1B9
(905) 318-5932