

BUILDING PERMIT APPLICATION – SHED

HOW TO OBTAIN A BUILDING PERMIT

When a building permit is required, an application must be filed with the Building Department using the following forms. Once submitted with all the necessary documentation, a permit **may** be issued **after** the application has been reviewed to ensure compliance with the Ontario Building Code, the Township Zoning By-law and any other applicable regulation. A plans review document, detailing the deficiencies of your submission, if any, may form part of your building permit. The Chief Building Official is responsible for the issuance of all building permits.

Other Land Use Approval permits may be required from such agencies as the Ministry of Transportation, depending on the nature of the project and the specific location of the site.

Building permit fees are listed in **Schedule “A” of By-Law 3759-2025**. All required **fees** must be paid before the permit can be issued.

Please follow each of the steps below. Should you feel that one of the steps is not required, please contact the Chief Building Official for confirmation.

Step 1: Review the Requirements

Building Code Requirements for Residential Sheds

In eastern Ontario many unpermitted non-conforming sheds are appearing on rural residential, residential hamlet, residential urban lots.

The retailers may be advising the buying public that no permit is required because the shed is constructed as a mobile unit and is therefore exempt from a building permit. This statement is non-conforming to the requirements of the BCA (1.1.) which states that a structure (shed is a structure) in excess of 160 sq.ft (15 sq. m) requires a building permit and BCA 1.1.(4) requires that retailers of product for use in Ontario are required to ensure that the products they sell for use in Ontario comply with the requirements of the Ontario Building Code.

The shed is usually built on top of two rough sawn 6 X 6 timbers which the retailers claim are skids on which to move the shed, therefore it is mobile. The fact is these skids are only for delivery purposes and once the shed is in place the shed will not be moved and is now an accessory structure to the residential component of the property and therefore must conform to all applicable planning act regulations and building code requirements.

Of course, the sheds under 15 sq. m conform as they comply with OBC (1. 1) and (8.1) and do not require a permit, however they are required to comply with municipal official planning and zoning by-laws.

Some of the general deficiencies of these sheds are;

- Ungraded lumber 9.3.2.1.(1) requires Graded lumber for the construction of these sheds.
- Cantilevered 2x6 floor joists which do not comply to the sizing requirements of 9.23.9.9.(1) – 4 supports required
- Undersized and omitted studs, lintels and rafters which are required by Ontario Building Code 9.23.10, 9.23.11, 9.23.12 and 9.23.13.
- Inadequate foundation and anchorage requirements as per 9.35.3.3.(1) and 9.35.4.3.(1).
- The OBC requires two planes of protection from ingress of precipitation as per 9.27.2.3.

If you are thinking about purchasing or constructing a shed, you should contact the Chief Building Official to ensure your proposed shed conforms to all applicable laws.

Pre Fabricated, Portable Wooden Sheds and Building Permits

Any structure, such as a storage shed, gazebo, carport, etc. with a wall, roof and floor or any of them having an area greater than 15 square meters (160 square feet), whether portable or not, requires a building permit in order to be in conformance with the regulations of the *Ontario Building Code*.



As you can see by the definition of a *building* as defined in the *Building Code Act, S.O. 1992, c.23*, any structure, such as a storage shed, gazebo, carport, etc. with a floor area greater than 15 square meters (160 square feet), whether portable or not, requires a building permit in order to be in conformance with the regulations of the *Ontario Building Code*, which enforces the minimum standards of construction. The *Building Code Act, S.O. 1992, c.23* is law, and the *Ontario Building Code* is a regulation made under the *Building Code Act*

This is to inform you that a **building** is defined in the *Building Code Act, S.O. 1992, c.23* as

Definitions

1. (1) In this Act, “building” means,
 - (a) a structure occupying an area greater than ten square metres consisting of a wall, roof and floor or any of them or a structural system serving the function thereof including all plumbing, works, fixtures and service systems appurtenant thereto,
 - (b) a structure occupying an area of ten square metres or less that contains plumbing, including the plumbing appurtenant thereto,
 - (c) plumbing not located in a structure,
 - (c.1) a sewage system, or
 - (d) structures designated in the building code; (“bâtiment”)

Division A of the *Ontario Building Code*, Article 1.3.1.1. defines **designated structures** in 1.(1)(d) above.

1.3.1.1. Designated Structures

- (1) The following structures are designated for the purposes of clause (d) of the definition of *building* in subsection 1 (1) of the Act:
- (a) a retaining wall exceeding 1 000 mm in exposed height adjacent to,
 - (i) public property, (ii) access to a *building*, or (iii) private property to which the public is admitted,
 - (b) a pedestrian bridge appurtenant to a *building*,
 - (c) a crane runway,
 - (d) an exterior storage tank and its supporting structure that is not regulated by the *Technical Standards and Safety Act, 2000*,
 - (e) signs regulated by Section 3.15. of Division B that are not structurally supported by a *building*,
 - (f) a solar collector that is mounted on a *building* and has a face area equal to or greater than 5 m²,
 - (g) a structure that supports a wind turbine generator having a rated output of more than 3 kW,
 - (h) a dish antenna that is mounted on a *building* and has a face area equal to or greater than 5 m²,
 - (i) an *outdoor pool*,
 - (j) an outdoor *public spa*, and

(k) a *permanent solid nutrient storage facility* with supporting walls exceeding 1 000 mm in exposed height.

Step 2: Authorization for Applicant to Act as Agent

If someone else is applying for a building permit on your behalf or will be discussing your project with the Chief Building Official on your behalf, the following form will need to be signed by you – the landowner – and submitted with your application.

Agent for Registered Landowner

Step 3: Building Permit Application

All applicants must complete, sign and date the Application for a Permit to Construct or Demolish as well as the Roles & Responsibilities Declaration Form, and the Site & Drainage Plan Form.

The completed application form must be accompanied by the following:

1. **A deed** may be required indicating the name of the **current registered owner** of the property for which the permit is to be issued.
2. **A site plan** showing the **location of all existing and proposed buildings or additions, any hydro lines, water courses, pipelines, railway tracks and wells or septic systems and leaching beds** on the lot in relation to the property
3. Provide a reasonable and clear **plan showing water drainage** and run off, satisfactory to the Municipal Drainage Superintendent or Designate.
4. **Drawings (2 Sets)** of the proposed works, **fully dimensioned and showing sufficient detail** in order to determine compliance with the building code and any other applicable **One set of drawings are to be printed, the 2nd set is to be submitted in PDF format by email to kmorrell@augusta.ca.*
5. **Truss layout, truss package and joist system layout** must be submitted to the building department prior to the framing inspection request.

If you have any questions regarding any part of this process, please call or email the Chief Building Official, Karen Morrell at 613-925-4231 ext. 106, kmorrell@augusta.ca.

**SCHEDULE A
BY-LAW 3759-2025**

BUILDING

ITEM	FEE	NOTES
Compliance Letter	\$100.00	
Fast Tracked Compliance Letter	\$150.00	Within 48 hours
Occupancy Permit, (new construction)	\$95.00	
Residential Buildings	1.00/sq ft	
Partially finished basement, non-living space	\$.85/sq ft	Excludes building services mechanical area
Accessory Buildings	\$.50/sq ft	
Solar Panels	\$.30/sq ft	Plus, engineering report on structural adequacy of building
Designated Structures	\$10.00 per \$1,000.00 of evaluation cost	
Agricultural Use Structures	\$.25/sq ft	Max. \$750.00 Building up to 20,000 sq ft
Agriculture Use Structures	\$.05/sq ft	Building over 20,000 sq ft
Commercial/Industrial	\$.40/sq ft	
Demolition Permit	\$110.00	
Pool Permits	\$95.00	Pool only
Tents	\$95.00	Greater than 646 sq ft
Decks, pool decks, porches, gazebos	\$.50/sq ft	
Plumbing	\$11.00/fixture	
Woodstove permits	\$95.00	Does not include WETT
Conditional Permit	\$110.00	
Re-inspections/Plan re-examination	\$95.00	2nd + inspections/ 2nd + examinations
Change of use permit	\$.35/sq ft	
Transfer or Renewal permit	\$95.00	With no changes
Insulation/vapour barrier retrofit	\$95.00	
Hydronic heating or Radon Piping	\$95.00	
Misc. inspections	\$95.00	
Revision permit	\$95.00	Based on new construction fees or min amount.
Revocation of Permit	65% of permit value	Minimum \$95
Building without a permit	Double the cost of the Permit	
Refundable deposit, new residential	\$500.00	After final inspection Deductions may apply

Non-refundable deposit	\$95.00	Applied to permit cost
Orders issued under the Building Code Act	\$250.00	
Inspections required beyond two years from date of permit issuance	\$250.00	
Alternative Solutions	\$1,000.00	Plus, any third-party review costs.

Minimum fee \$95.00

The amount of fees that may be refunded shall be a percentage of the fees payable under this by-law, as follows:

- (a) 80% of the fees if administrative functions only have been performed;
- (b) 70% of the fees if administrative and zoning functions only have been performed;
- (c) 45% of the fees if administrative, zoning and plan examination functions have been performed;
- (d) 35% of the fees if the permit had been issued and no field inspections have been performed subsequent to permit issuance;
- (e) 5% of the fees shall additionally be deducted for each field inspections have been performed after the permit has been issued;
- (f) Notwithstanding Section 1 above, no refund shall be made of an amount less than \$25.00;
- (g) Refunds shall not be granted unless the owner requests a refund in writing to the CBO within six (6) months of issue of the permit; and
- (h) Requests for partial refunds due to changes in the estimated construction values must be submitted in writing to the CBO within six (6) months of substantial completion of the project.

**"SCHEDULE "B"
OF BY-LAW 3413**

RESPECTING PLANS OR WORKING DRAWINGS

List of Plans or Working Drawings (2 sets required) to accompany application for permits.

- 1) The Site Plan
- 2) Floor Plans
- 3) Foundation Plans
- 4) Framing Plans
- 5) Roof Plans/Truss Plans
- 6) Energy Efficiency Design Summary
- 7) Reflected Ceiling Plans
- 8) Sections and Details
- 9) Building Elevations
- 10) Electrical Drawings
- 11) Heating, Ventilations and Air Conditioning Drawings
- 12) Plumbing Drawings

NOTE: The Chief Building Official may specify that not all the above mentioned plans are required to accompany an application for permit.

DATE ISSUED
JULY 1, 2005

ONTARIO BUILDING CODE CONSTRUCTION DESIGN INFORMATION

C.D.I. NO.
S1.8

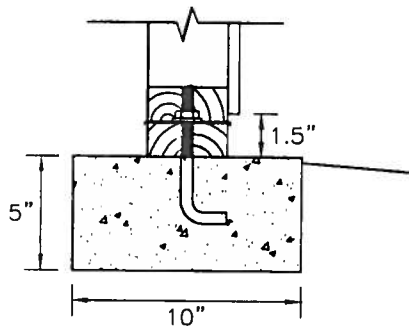
REVISIONS

GARDEN SHED ANCHORAGE SUGGESTED DETAILS*

O.B.C. REFERENCE
PART 9

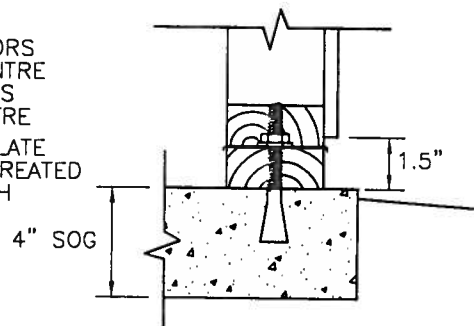
*THESE SUGGESTED ANCHORAGE DETAILS APPLY TO BUILDINGS NOT MORE THAN 14' IN WIDTH AND ARE ACCESSORY STORAGE FOR SINGLE DWELLING UNITS.

CONCRETE CURB MUD SILL

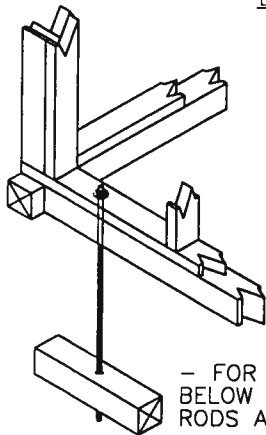


- MIN. 1/2" ANCHORS AT 7'-10" ON CENTRE OR 5/16" ANCHORS AT 4'-0" ON CENTRE
- SEPARATE TOP PLATE FROM PRESSURE TREATED BOTTOM PLATE WITH 4 MIL POLY

SLAB-ON-GRADE MUD SILL

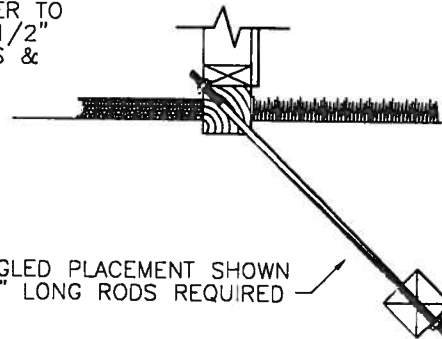


BURIED 4 x 4 x 18" LONG PRESSURE-TREATED ANCHORS



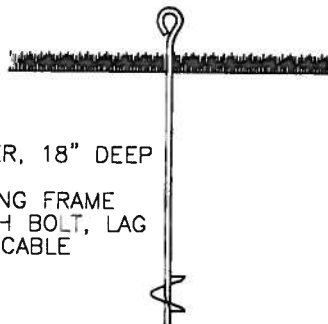
- ANCHOR AT EACH CORNER OF BUILDING
- CONNECT BURIED MEMBER TO FRAME OF BUILDING WITH 1/2" DIA. THREADED RODS, NUTS & WASHERS

- FOR PLACEMENT DIRECTLY BELOW MUD SILL, MIN. 24" LONG RODS ARE REQUIRED



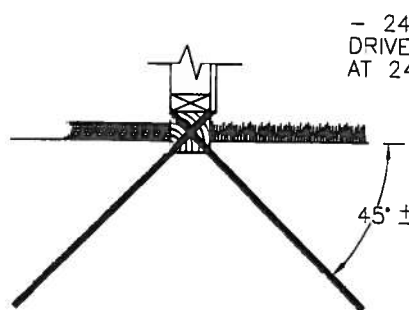
FOR ANGLED PLACEMENT SHOWN MIN. 36" LONG RODS REQUIRED

HELICAL OR AUGER STYLE EARTH ANCHOR



- MIN. 3" DIA. AUGER, 18" DEEP
- FASTEN TO BUILDING FRAME EACH CORNER WITH BOLT, LAG SCREW OR STEEL CABLE

1/2" DIA. STEEL ROD ANCHORAGE



- 24" LONG RODS DRIVEN IN PAIRS AT 24" ON CENTRE



Authorization to Act as Agent

For the purposes of making an “Application for a Permit to Construct or Demolish” in compliance with the 2024 Ontario Building Code Agreement between:

Owner: _____

and

Representative: _____

concerning an Application for a Permit to Construct or Demolish at the following property:

Property Address: _____

Scope of Project: _____

the owner hereby authorizes the Representative to act as its agent for the purpose of submitting an Application for a Permit to Construct or Demolish for the above-referenced project.

It is agreed that the Representative shall be the authorized agent of the owner in respect of the property on which the construction or demolition will take place, solely and exclusively for the purpose of an application for a permit under Section 8 of the Building Code Act, 1992, as amended and Division C, Section 1.3.1.2 of the 2024 Ontario Building Code, O.Reg. 163/24 as amended and shall not be an authorized agent of the owner for any other purpose than as specifically provided for in this agreement. “Owner” includes, in respect of the property on which the construction or demolition will take place, the registered owner, a lessee and a mortgagee in possession. This agreement supersedes any other agreement that may relate to the agency of the Representative respecting an application for a permit to construct or demolish or to any other application made by the Representative on behalf of the owner.

Owner: _____

Date: _____

Representative: _____

Date: _____

Application for a Permit to Construct or Demolish

This form is authorized under subsection 8(1.1) of the *Building Code Act, 1992*

For use by Principal Authority				
Application number:		Permit number (if different):		
Date received:		Roll number:		
Application submitted to: _____ (Name of municipality, upper-tier municipality, board of health or conservation authority)				
A. Project information				
Building number, street name		Unit number	Lot/con.	
Municipality	Postal code	Plan number/other description		
Project value est. \$		Area of work (m ²)		
B. Purpose of application				
New construction	Addition to an existing building	Alteration/repair	Demolition	Conditional Permit
Proposed use of building		Current use of building		
Description of proposed work				
C. Applicant				
		Applicant is:	Owner or	Authorized agent of owner
Last name	First name	Corporation or partnership		
Street address		Unit number	Lot/con.	
Municipality	Postal code	Province	E-mail	
Telephone number	Fax		Cell number	
D. Owner (if different from applicant)				
Last name	First name	Corporation or partnership		
Street address		Unit number	Lot/con.	
Municipality	Postal code	Province	E-mail	
Telephone number	Fax		Cell number	

E. Builder (if known)				
Last name		First name	Corporation or partnership (if applicable)	
Street address			Unit number	Lot/con.
Municipality		Postal code	Province	E-mail
Telephone number		Fax		Cell number
F. New home construction licensing requirement				
i. Is the proposed construction for a new home as defined in the <i>New Home Construction Licensing Act, 2017</i> ? If no, go to section G.			Yes	No
ii. Is a licence required under the <i>New Home Construction Licensing Act, 2017</i> ?			Yes	No
iii. If yes to (ii) provide licence number(s): _____				
G. Required Schedules				
i) Attach Schedule 1 for each individual who reviews and takes responsibility for design activities.				
ii) Attach Schedule 2 where application is to construct on-site, install or repair a sewage system.				
H. Completeness and compliance with applicable law				
i) This application meets all the requirements of clauses 1.3.1.3 (5) (a) to (d) of Division C of the Building Code (the application is made in the correct form and by the owner or authorized agent, all applicable fields have been completed on the application and required schedules, and all required schedules are submitted). Payment has been made of all fees that are required, under the applicable by-law, resolution or regulation made under clause 7(1)(c) of the <i>Building Code Act, 1992</i> , to be paid when the application is made.			Yes	No
ii) This application is accompanied by the plans and specifications prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the <i>Building Code Act, 1992</i> .			Yes	No
iii) This application is accompanied by the information and documents prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the <i>Building Code Act, 1992</i> which enable the chief building official to determine whether the proposed building, construction or demolition will contravene any applicable law.			Yes	No
iv) The proposed building, construction or demolition will not contravene any applicable law.			Yes	No
I. Declaration of applicant				
I _____ declare that: (print name)				
1. The information contained in this application, attached schedules, attached plans and specifications, and other attached documentation is true to the best of my knowledge.				
2. If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership.				
_____		_____		
Date		Signature of applicant		

Personal information contained in this form and schedules is collected under the authority of subsection 8(1.1) of the *Building Code Act, 1992*, and will be used in the administration and enforcement of the *Building Code Act, 1992*. Questions about the collection of personal information may be addressed to: a) the Chief Building Official of the municipality or upper-tier municipality to which this application is being made, or, b) the inspector having the powers and duties of a chief building official in relation to sewage systems or plumbing for an upper-tier municipality, board of health or conservation authority to whom this application is made, or, c) Director, Building and Development Branch, Ministry of Municipal Affairs and Housing 777 Bay St., 12th Floor. Toronto, ON M7A 2J3 (416) 585-6666.

Schedule 1: Designer Information

Use one form for each individual who reviews and takes responsibility for design activities with respect to the project.

A. Project Information			
Building number, street name	Unit no.	Lot/con.	
Municipality	Postal code	Plan number/ other description	
B. Individual who reviews and takes responsibility for design activities			
Name	Firm		
Street address	Unit no.	Lot/con.	
Municipality	Postal code	Province	E-mail
Telephone number	Fax number		Cell number
C. Design activities undertaken by individual identified in Section B. [Building Code Table 3.5.2.1. of Division C]			
House	HVAC – House	Building Structural	
Small Buildings	Building Services	Plumbing – House	
Large Buildings	Detection, Lighting and Power	Plumbing – All Buildings	
Complex Buildings	Fire Protection	On-site Sewage Systems	
Description of designer's work			
D. Declaration of Designer			
<p>I _____ declare that (choose one as appropriate):</p> <p style="text-align: center;">(print name)</p> <p>I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.</p> <p>Individual BCIN: _____</p> <p>Firm BCIN: _____</p> <p>I review and take responsibility for the design and am qualified in the appropriate category as an "other designer" under subsection 3.2.5. of Division C, of the Building Code.</p> <p>Individual BCIN: _____</p> <p>Basis for exemption from registration: _____</p> <p>The design work is exempt from the registration and qualification requirements of the Building Code.</p> <p>Basis for exemption from registration and qualification: _____</p> <p>I certify that:</p> <ol style="list-style-type: none"> 1. The information contained in this schedule is true to the best of my knowledge. 2. I have submitted this application with the knowledge and consent of the firm. <p style="text-align: center;"> _____ Date Signature of Designer </p>			

NOTE:

1. For the purposes of this form, "individual" means the "person" referred to in Clause 3.2.4.7(1) (c) of Division C, Article 3.2.5.1. of Division C, and all other persons who are exempt from qualification under Subsections 3.2.4. and 3.2.5. of Division C.
2. Schedule 1 is not required to be completed by a holder of a license, temporary license, or a certificate of practice, issued by the Ontario Association of Architects. Schedule 1 is also not required to be completed by a holder of a license to practise, a limited license to practise, or a certificate of authorization, issued by the Professional Engineers Ontario.



Application submitted to: The Corporation of the Township of Augusta
3560 County Rd. 26, Prescott, ON, K0E 1T0
T 613-925-4231 F 613-925-3499
www.augusta.ca

Roles and Responsibilities of the Builder or to Whom a Permit is Issued

- Comply with BCA/OBC; 8.(11)
- Complete applications with required info.; BCA 7., 8.(2e), [C]1.3.1.3.(5)
- Obtain permit prior to construction; 1.(1)
- Obtain permit prior to Change of Use unless exempt by [C]1.3., BCA1.(2), 8.(1), 34. (1)
- Post permit; BCA 34.(1), [C]1.3.2.1(1)
- Copy of drawings on site; BCA 34.(1), [C]1.3.2.2.(1a.b)
- Notify CBO of changes; BCA 8.(12)
- Adhere to plans, specs; BCA 8.(13)
- Fences to enclose site; BCA 7.(1i,j)
- Notify on stages of construction; BCA 10.(2), [C]1.3.5.1.(2)
- Occupy unfinished bldg. after inspection; BCA [C]1.3.3.1.(2), 1.3.3.2.(1)
- Provide as constructed plans; [C]1.3.6., BCA 7.(1g)
- Not hinder but assist; BCA 19.
- Obey Stop Work Order; BCA 14.(4)
- Respect posted orders; BCA 20.1.

Before the work starts ensure that all contractors have WSIB clearance numbers (1-800-387-0750) The law has changed. Failing to register with the WSIB by January 2014 and working without a clearance number means penalties and significant fines for contractors and those who hire them. www.wsib.on.ca

- Minimum clearance to hydro lines or poles is 5 meters horizontally or vertically. Electrical Safety Authority (ESA) 1-877-372-7233
- Minimum clearance to railway tracks are as described in section 6.38 and 6.42.1 of Zoning By-Law #2965.
- Canadian National Railway runs through Augusta Township. (CNR) 1-888-888-5909
- Minimum clearance to pipelines is 30 meters from the pipeline right of way. Pipeline Public Awareness 1-855-458-6715
- New residential development shall be setback a minimum distance in accordance with MDS calculations as per section 6.42.3. of Zoning By-Law #2965.

Call Before You Dig – It's Free. In Ontario: 1-800-400-2255 or
www.clickbeforeyoudig.com Ontario One Call: 1-800-400-2255.
www.on1call.com

Pipeline Emergency: 1-888-982-7222
Pipeline Landowner Inquiries: 1-866-372-1601



Application submitted to: The Corporation of the Township of Augusta
3560 County Rd. 26, Prescott, ON, K0E 1T0
T 613-925-4231 F 613-925-3499
www.augusta.ca

DECLARATION OF BUILDER, APPLICANT OR OWNER

I, _____ declare that I have read and understood
the information and agree to abide by these roles and responsibilities listed above.

Signature

Date