Building DivisionAgricultural Farm Building Permit Application Guide



Description

A building permit for a Agricultural Farm building including silos, barns, manure storage facilities, grain bins, shops, etc.

General Information

A building permit is required for an Agricultural Farm building larger than 10 m2. The Ontario Building Code (OBC) together with The National Farm Building Code of Canada (NFBC), regulates the construction of farm buildings in Ontario.

The OBC defines farm buildings as all or part of a building,

- a) That does not contain any areas used for residential occupancy,
- b) That is associated with and located on land devoted to the practice of farming, and
- c) That is used essentially for the housing of equipment or livestock or the production, storage or processing of agricultural and horticultural produce or feeds.

The design of Farm buildings should be undertaken by individuals who are experienced in agricultural building design. Special design consideration include some of the following; loads on floors due to heavy machinery, equipment and livestock. Large roof truss spans can be susceptible to snow drift factors. Tall and partially open walls with large door openings can be susceptible to the effects of wind loading, etc.

Required Drawings

Survey or Site Plan

Survey or site plan, referenced to a current survey, showing the size and location of all existing and proposed structures with distances to property lines, bodies of water, water wells as well as structures on adjacent properties. The location of existing and proposed septic tank(s) and leaching bed must be shown (*where applicable).

Floor Plans & Elevations - Architectural & Structural

Floor plans fully dimensioned for each level showing architectural and structural details including footings, foundation walls, slab, exterior walls, joists, rafters/trusses, lintels and beams. Plans to show the use of all spaces including the location of all washrooms, type of plumbing fixtures and floor drains. Drawings of all four exterior elevations with floor to ceiling heights and overall building height.

Sections & Details

Cross section(s) to show building construction specifications of all floor, wall and roof assemblies. Identify required fire resistant ratings for such wall, floor, ceiling and roof assemblies where applicable. The design of larger farm buildings must include fire safety requirements, fire and spatial separations, fuel storage tanks, exits and health requirements such as waste disposal and ventilation in compliance with the Ontario Building Code.

Note: Drawings prepared by a qualified Designer as defined by the Ontario Building Code, must include designer's name, Building Code Identification Number (BCIN), signature, and statement that the designer has reviewed and takes responsibility for the design and meets the qualifications set out in the Ontario Building Code as a Designer or other/independent Designer.

Required Forms

- Application for a Permit to Construct or Demolish
- Schedule 1 Designer Information * if required
- Schedule 2, Sewage System Installer Information * if required
- Commitment to General Review by Engineer
- Owner's Authorization Form
- Zoning Declaration Form

Exemptions - Schedule 1

If drawings are prepared, stamped and signed by a qualified Engineer or Architect, they are exempt from submitting a Schedule 1.

Required Fees

Building permit application fees can be found on the Townships website here: Fees and Charges By-Law

Permit Fee	As Per Fees and Charges By-Law
Road Damage Deposit - all Municipal roadways *if applicable	\$1,000 - \$5,000

Apply Online

All applications for building permits are to be submitted online. To submit an application for building permit applicants will be asked to provide the above forms, fees and digital copies of the specified drawings. For further information regarding online submission application requirements please visit our Website page Electronic Building Permit Application.

Additional Requirements/Approvals/ Applicable Law

The Building Code Act prohibits the issuance of a Building permit if the proposed construction or demolition will contravene applicable law as defined in the Ontario Building Code.

Please verify all approvals that may be necessary to submit a complete application. The following are examples:

- Site Plan Development Approval/Agreement (Township Planning Department)
- Approved Nutrient Management Strategy (NMS)
- Minimum Distance Separation (MDS) Calculation
- Site Characterization Study
- Approval or Permit from Lake Simcoe Region Conservation Authority or Toronto Region Conservation Authority

Should you have any questions or require clarification please contact the Building Division, King Township, 2585 King Road, King City, L7B 1A1 (905) 833-5321

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 Authorit	у								
Application number:			Permit number (if different):						
Date received:				Roll nun	nber:				
Application submitted to:(Nan	ne of municipalit	ty, upper-tiei	r muni	cipality, bo	ard of health or conse	ervatior	authority)		
A. Project information									
Building number, street name							Unit number	Lot/con.	
Municipality		Postal co	ode		Plan number/othe		cription		
Project value est. \$					Area of work (m ²)				
B. Purpose of application									
New construction	Addition to existing built	lding		Alteration			Demolition	Conditiona Permi	
Proposed use of building Curre		ent use of building							
Description of proposed work									
	Applicant is:	Owne		Au	thorized agent of c				
Last name		First name C		Corporation or pa	irtners	Thership			
Street address							Unit number	Lot/con.	
Municipality		Postal code			Province		E-mail		
Telephone number		Fax				Cell number			
D. Owner (if different from a	pplicant)								
Last name		First name			Corporation or partnership				
Street address		l		l			Unit number	Lot/con.	
Municipality		Postal co	ode		Province		E-mail		
Telephone number		Fax			Cell num		Cell number	umber	

E. Builder (optional)						
Last name	First name	Corporation or partners	hip (if applic	able)		
Street address				Unit number Lo		
Municipality	Postal code	Province	E-mail			
Telephone number	Fax		Cell numb	er		
F. Tarion Warranty Corporation (Ontario	New Home Warrant	y Program)				
 i. Is proposed construction for a new hom Plan Act? If no, go to section G. 	ne as defined in the Onta	ario New Home Warranties	s [Yes	No	}
ii. Is registration required under the Ontar	io New Home Warrantie	s Plan Act?		Yes	No	á
iii. If yes to (ii) provide registration number	(s)·					
G. Required Schedules	(0):					
i) Attach Schedule 1 for each individual who rev	views and takes respons	ibility for design activities.				
ii) Attach Schedule 2 where application is to con	·					
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 Building Code Act, 1992, to be paid when the						
application is made. ii) This application is accompanied by the plans and specifications prescribed by the applicable by-law, Yes No						
resolution or regulation made under clause 7(1)(b) of the Building Code Act, 1992.						
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.						
iv) The proposed building, construction or demolition will not contravene any applicable law.					1	
I. Declaration of applicant						
1				dec	are that:	
(print name)						
 The information contained in this application, attached schedules, attached plans and specifications, and other attached documentation is true to the best of my knowledge. 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., 2nd Floor. Toronto, M5G 2E5 (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	responsibilit	y 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 in Division C]	ndividual ider	ntified in Section B. [Buil	ding Code Table	3.5.2.1. of	
House	□HVAC	- House	Building Str	uctural	
Small Buildings	☐Buildir	ng Services	Plumbing –	House	
Large Buildings		tion, Lighting and Power		All Buildings	
Complex Buildings	Fire P	rotection	☐On-site Sev	vage Systems	
Description of designer's work					
D. Declaration of Designer					
1		de	clare that (choose o	ne as appropriate):	
(print name	e)				
1.22	for the desired		and a decomposite out	0.04 (D)	
I review and take responsibility C, of the Building Code. I am qu					
Individual BCIN:			-		
Firm BCIN:			_		
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.					
Individual BCIN:		5	_		
Basis for exemption from re	egistration:				
The design work is exempt from	ո the registratior	n and qualification requiremer	nts of the Building Co	ode.	
Basis for exemption from re	egistration and c	qualification:			
I certify that:	3				
<u> </u>					
2. I have submitted this application w					
Date		Signature of Designer			

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 Association of Professional Engineers of Ontario.

Schedule 2: Sewage System Installer Information

A. Project Information						
Building number, street name			Unit number	Lot/con.		
Municipality	Municipality Postal code Plan number/		iption			
B. Sewage system installer	,					
Is the installer of the sewage system engaged in the business of constructing on-site, installing, repairing, servicing, cleaning or emptying sewage systems, in accordance with Building Code Article 3.3.1.1, Division C? Yes (Continue to Section C) No (Continue to Section E) Installer unknown at time of application (Continue to Section E)						
			application application	on (Continue to Section E)		
C. Registered installer informatio	n (where answ	er to B is "Yes")	BCIN			
Name			BCIN			
Street address			Unit number	Lot/con.		
Municipality	Postal code	Province	E-mail	,		
Telephone number	Fax		Cell number			
D. Qualified supervisor information	on (where ansv	ver to section B is "Yes'	·)			
Name of qualified supervisor(s)		Building Code Identification Number (BCIN)				
E. Declaration of Applicant:						
••						
I declare that:						
(print name) declare that:						
I am the applicant for the permit to construct the sewage system. If the installer is unknown at time of application, I shall submit a new Schedule 2 prior to construction when the installer is known;						
<u>OR</u>						
I am the holder of the permit to construct the sewage system, and am submitting a new Schedule 2, now that the installer is known.						
I certify that:						
1. The information contained in this schedule 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						

COMMITMENT TO GENERAL REVIEW BY ARCHITECT AND ENGINEER

PART A TO BE COMPLETED BY OWNER Project Description:	Permit Application No.
Address of Project:	Municipality:
WHEREAS the building code requires that the project described above be designed and reviewed during architect, a professional engineer or both that are licensed to practice in Ontario, and WHEREAS Ontario law prohibits the construction or demolition of a building if a permit has not been issued WHEREAS architects and engineers are prohibited by law from undertaking general review of construction if NOW THEREFORE the Owner, who intends to construct or demolish or have the building constructed or demolished 1. The undersigned architect and/or professional engineers have been retained to provide general review of the const to determine whether the work is in general conformity with the plans and other documents that form the base accordance with the performance standards of the Ontario Association of Architects (OAA) and/or Professional En 2. All general review reports by the architect and/or professional engineers will be forwarded to the Chief Building Off 3. Should any retained architect or professional engineer cease to provide general review for any reason during consultation Building Official will be notified in writing immediately, and another architect or engineer will be appointed so the interruption; and 4. Construction or demolition will only be undertaken if an architect and/or professional engineers are retained to undertaken if an architect and/or professional engineers are retained to undertaken if an architect and/or professional engineers are retained to undertaken if an architect and/or professional engineers are retained to undertaken if an architect and/or professional engineers are retained to undertaken if an architect and/or professional engineers to the above the proposed construction or demolition has been issued. The undersigned hereby certifies that he/she has read and agrees to the above the professional engineers.	to authorize it, and f a permit has not been issued, I, hereby confirms that: struction or demolition of the building sis for the issuance of a permit, in Igineers Ontario (PEO); icial; construction or demolition, the Chief at general review continues without dertake general review, and a permit
Owner's Name:	ə:
Owner's Address: Tele	ephone:
Signature of Owner: Print Name: Fax: (or authorized agent)	:
Coordinator of the work of all consultants:	ephone:
Address: Fax:	:
PART B TO BE COMPLETED BY CONSULTANTS The undersigned architect and/or professional engineers hereby certify that they have been retained to provi construction or demolition of the building indicated, to determine whether the work is in general conformity with the pthe basis for the issuance of a permit, in accordance with the performance standards of the OAA and/or PEO. ARCHITECTURAL STRUCTURAL MECHANICAL ELECTRICAL SITE SERVICES Consultant Name: Signature: Print Name:	ide general review of the parts of blans and other documents that form OTHER: Date:
Telephone: Address:	
ARCHITECTURAL STRUCTURAL MECHANICAL ELECTRICAL SITE SERVICES Consultant Name: Signature: Print Name:	OTHER:Date:
Telephone: Address:	
ARCHITECTURAL STRUCTURAL MECHANICAL ELECTRICAL SITE SERVICES Consultant Name: Signature: Print Name:	OTHER: Date:
Telephone: Address:	
ARCHITECTURAL STRUCTURAL MECHANICAL ELECTRICAL SITE SERVICES Signature: Print Name:	OTHER:Date:
Telephone: Address:	

Building DivisionLetter of Authorization



Information	
Property Address:	
Legal Description:	
Roll Number:	
Personal Information	
Name:	
Phone No.:	
Address:	
Email:	
Authorizing Letter	
To Whom it May Concern:	
I/We, the above, do give permission to act our agent in applying to the Township of King for a building permit for the following projects:	as
(check all that apply)	
 □ Demolition of Accessory Structure □ Demolition of Residential Building □ Demolition of Commercial/Industrial Building □ Construction of Dwelling □ Addition to Dwelling □ Construction of Accessory Structure □ Construction of a Deck □ Construction of Commercial/Industrial Building □ Renovation to Existing Building □ Other: (please specify) 	
Property Owner Signature: Date:	
Property Owner Signature: Date:	_
Authorized Agent Signature: Date:	_

Building Division Zoning Review Declaration



General Information

Zoning review is a detailed review of proposed construction, demolition and/or development intended to support a building permit application. This review determines zoning compliance and confirms compliance with other applicable law and by-laws. Zoning review is completed by the Planning Department.

Project Information:	AGENT/ APPLICANT	OWNER				
OWNER NAME:						
	First		Last			
APPLICANT NAME:						
(IF DIFFERENT THAN ABOVE)	First		Last			
PROPERTY ADDRESS:						
LEGAL DESCRIPTION:	Street No. and Name	City	Postal Code			
LEGAL DESCRIPTION.	Lot No.	Plan No.	Concession			
MAILING ADDRESS						
(IF DIFFERENT THAN ABOVE)	Street No. and Name	City	Postal Code			
TELEPHONE NUMBER:	EPHONE NUMBER: EMAIL ADDRESS:					
Declaration and Acknow	wledgement of Appl	licant				
I hereby declare and acknowled	dge the following:					
l a	am, 🗖 the owner as state	d above				
	the owner's author					
	an officer/employe	e of	which is an authorized agent of the owner			
			rt 1, Division C, cannot be established until all required iments are returned to the Building Division.			
The Building Code Act prohibits defined in the Building Code.	the issuance of a buildin	g permit if proposed cons	truction or demolition will contravene applicable law as			
This review does not relieve the c	owner from complying with	the Ontario Building Code,	the Act, all applicable by-laws and regulations.			
I hereby certify that I have read	and agree to the informa	tion presented on this pa	ge.			

Personal information collected on this form is under the authority of the Municipal Act, s. 11. The purpose of this collection is to administer the Service Connection Permit Application Process. Personal information provided on this form is protected in accordance with Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) Part II. Should you have any questions or concerns regarding the collection of personal information, please contact the Building Division, King Township, 2585 King Road, King City, ON L7B 1A1 (905) 833-4078.