

RURAL AREA Building Permit Requirements

Please confirm that all applicable requirements have been provided:

- **Prior to Building Services involvement or permit application, documented project approval from the Municipal Planning Department is required. Municipal Planners must be contacted at the Development Team Office – 905.885.2431**
- Site plan showing location of building(s) on the property and their distance to the property lines, the height of all proposed structures, and percentage of lot coverage.
- Two sets of construction plans, including specs for heating and ventilation equipment (HRVs, furnace and exhaust fans), engineering (floors, lintels, roof etc.)
- Complete [Building Permit Application](#) accompanied with [Designer Information Form](#) and Energy Efficiency Design Summary ([Performance](#) or [Prescriptive](#))
- Northumberland County approval for septic system, if necessary – 905.372.1929
- Entrance Permit if frontage is on a Municipal road – 905.885.2431
- Entrance permit and setback permit if frontage is on a County road or Provincial highway – (County) 905.372.3329 ext. 344 (MTO) 1-800.267.0295 x 4744
- Ganaraska Region Conservation Authority approval if building site is in or near an environmental-constraint area or fill-restricted area – 905.885.8173
- Copy of deed may be required
- CSA approval for manufactured homes
- Requirements of subdivision agreements for River Park, Woodlands and Briarwood
- Development Charges as per By-law 54/2014 Schedules “B1” and “B2”, as amended
- Building Permit fees per the Fees and Charges By-law 20/2019 Schedule “D”, as amended
- [Plumbing Permit Application](#) and fees; \$100.00 base fee plus \$15.00 per fixture
- Site Plan Agreement as per fees outlined in the Site Plan Application requires a survey and building location with services
- Building Refundable Deposit of \$3000.00
- Municipal number includes sign, post, and installation - \$75.00
- Survey with elevations may be required

**Other fees may be applicable.
Please refer to By-law 20/2019 Schedule “D”**

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- Building Refundable Deposit of \$3000.00
- Atomic Energy of Canada Limited – Low Level Radioactive Waste Management Office for Inspection of soil 905.885.9488

**Other fees may be applicable.
Please refer to By-law 20/2019 Schedule “D”**