

# Township of Laird

## Building Permit Application

### Information Sheet

- Please supply a Site Plan noting the distance from the property lines and other related items with your application.
- For buildings over 484 sq. ft., please supply Drawings from a qualified person with a BCIN # or from the homeowner if he/she has code knowledge.
- Also, as of Jan. 1/12, all addition or new homes must supply drawings of heating & HRV layout with energy or to meet Energy Rating, etc. "See Form"

- A) Please contact the **Algoma Health Unit** @ (705)-759-5287 to determine if a Certificate of Approval is required.
- B) The **Chief Building Official** (Glen Irwin) @ (705)541-7152, requires three (3) days notice prior to the following inspections:
- 1) Sight Inspection
  - 2) Form Inspection
  - 3) Plumbing Ground Run
  - 4) Foundation Inspection (before backfill)
  - 5) Framing Inspection
  - 6) Plumbing Inspection – Rough-in with Test on (Water or Air) by Master Plumber
  - 7) Insulation, Air and Vapour Barrier Inspection
  - 8) Mechanical Inspection (i.e. air exchangers, furnace)
  - 9) Final Inspection
- C) The **Ontario Building Code** requires that:
- 1) Foundations are 4'6" into the ground with 6" exposed above ground
  - 2) Footings are a minimum of 6" deep X 18" wide – 1 storey buildings
  - 3) Soft Ground, Slab On Grade Dwellings, Two Storey Garages and Garage Slabs wider than 32' may require a P. Eng.
- D) **Laird Township Zoning By-law 531** requires the following setbacks:
- Areas zoned AGRICULTURAL and SUMMER COTTAGE:
- Dwelling - Front yard - 15 metres or 49.21 feet minimum
  - Side yards - 8 metres or 26.25 feet minimum
  - Rear yards - 15 metres or 49.21 feet minimum
- Areas zoned HAMLET:
- Dwelling - Front yard - 15 metres or 49.21 feet minimum
  - Side yards - 5 metres or 16.40 feet minimum
  - Rear yards - 15 metres or 49.21 feet minimum
- Accessory Building for ZONES LISTED ABOVE:
- Front yard - 15 metres or 49.21 feet minimum
  - Side yards - 2 metres or 6.56 feet minimum
  - Rear yards - 2 metres or 6.56 feet minimum

- PLEASE NOTE:**
- The property owner is responsible to make sure to Building Inspector has been notified for any inspections.
  - Any contractor engaged by property owners will held responsible for damage caused to municipal roadways.
  - No person shall cause drainage problems on abutting lands by altering the topography of the land.