



Applicable Law

Approvals from other agencies may be required before a building permit can be issued. These approvals are not administered by Building Services. Where required approval has not been obtained, the applicable agencies listed below must be contacted to obtain approval and included with the building permit application.

1. Planning Approvals

Contact Planning Services at 519-599-3131 extension 263 or email planning@thebluemountains.ca

Under the Planning Act s.34, 34(5), 45 and Part 6, if your project does not comply with any part of the zoning by-law, a minor variance or rezoning must be obtained before any building permit can be issued. Zoning by-laws also restrict the issuance of permits until any associated land division, subdivision or municipal servicing is complete.

Under s.41, Site Plan Approval is required for most new buildings and additions other than houses and accessory structures. The site plan agreement must be registered before site plans will be approved.

2. Municipal Land Use Permits

Contact Operations at 519-599-3131 extension 276 or email operationsinfo@thebluemountains.ca

An Entrance and/or Frontage permit is required to install any works on or over Town lands, for staging, to encroach or occupy a building on Town lands, for deposit of ice and snow, or to operate steel track vehicles.

3. Conservation Authorities

Contacts

1. **Grey Sauble Conservation Authority** at 519-376-3076 or visit the [GSCA website](#)
2. **Nottawasaga Valley Conservation Authority** at 705-424-1479 or visit the [NVCA website](#)

Development within certain conservation regulated areas requires a construction and fill permit from the conservation authority before any building permit can be issued. The Building Services Zoning Coordinator can advise if your property falls within a conservation authority jurisdiction, or contact the authority directly for confirmation.

4. Niagara Escarpment Commission

Contact the **Niagara Escarpment Commission** at 519-371-1001 or visit the [NEC website](#)

Development within certain regulated areas under the Niagara Escarpment Planning and Development Act requires a development permit from the NEC before any building permit can be issued. The Building Services Zoning Coordinator can advise if your property falls within the NEC jurisdiction, or contact the NEC directly for confirmation.

5. Ministry of Transportation Building and Land Use Permits

Contact **Ministry of Transportation** at the [MTO website](#)

Ministry authorization is required for construction of buildings within certain distances of a highway or intersection. The MTO website has an application wizard for all applications, and for confirmation if a permit is required.

6. Ministry of Environment Approvals

Contact **Ministry of the Environment** at 1-800-461-6290 or visit the [MOE website](#)

Ministry of Environment approvals under the Environmental Protection Act and the Environmental Assessment Act are required where a property of industrial or commercial use is changed to a more sensitive residential or parkland use, for major government, industrial and commercial projects where defined by regulation, properties formerly used for landfill or waste disposal, or renewable energy projects.

7. Electrical Safety Authority

Contact **Electrical Safety Authority** at 1-877-372-7233 or visit the [ESA website](#)

Certain minimum distances must be maintained from overhead electrical conductors, depending on their voltage.

8. Ministry of Agriculture and Food

Contact **Ministry of Agriculture, Food and Rural Affairs** at 1-877-424-1300 or visit the [OMAFRA website](#)

Buildings or structures that house animals or store manure may trigger a requirement for a nutrient management strategy approved by the Ministry. The Ministry must determine that a milk processing plant is necessary and authorize it before a building permit can be issued.

9. Heritage Properties

For more information, contact planningdept@thebluemountains.ca