

EVERYTHING YOU NEED TO KNOW ABOUT: Planning & Development



Planning & Development includes Planning, Heritage, GIS, Economic Development & the

Building Division

NUMBER OF STAFF

8 full time staff members which include the Chief Building Official, Building Officials, and Permit Clerks



WHAT DO WE DO?

The primary role of the Building Division is the administration and enforcement of the Building Code Act and its Regulations.

KEY FACTS



Key Facts from 2017:

- 1013 Building Permits Issued
- 350 new residential units created
- \$139,195,595.00 Total Construction Value
- 5958 Building Inspections Conducted
- \$1,340,772.00 Total Permit Fee Revenue
- 90 By-Law Complaints Investigated

CURRENT & UPCOMING PROJECTS

- New Groves Memorial Community Hospital
- New Four Storey Condominium Building in Elora
- Various Pearle Hospitality Projects
- New University of Guelph Beef Research Facility
- New Subdivision Activity about to commence (Summerfields Phase 2 and Story Brook Phase 1 – Sorbara)
- Various projects throughout Centre Wellington across all major construction sectors

TOP QUESTIONS ASKED

1. What is the process for getting a building permit? How long will it take to review? How long are permits good for?

Visit the Building Permit page of the website. There you will find permit application forms, guides and general information. When ready, apply to the Building Department in person. A permit can take 10-20 business days to review depending on the complexity and completeness of an application. Once a permit is issued, construction must begin within 6 months; the permit is valid as long as construction is ongoing.

2. When do I need a building permit?

Contact Township building staff or visit the website (see “Do I need a permit?” on the Building Permit page). All decks regardless of height require a permit. Accessory buildings larger than 107 sq ft require a permit.

3. How do I find out the zoning of my property? Where can I build? How large can I build?

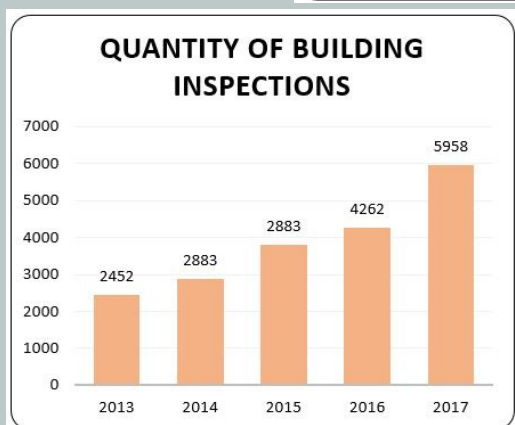
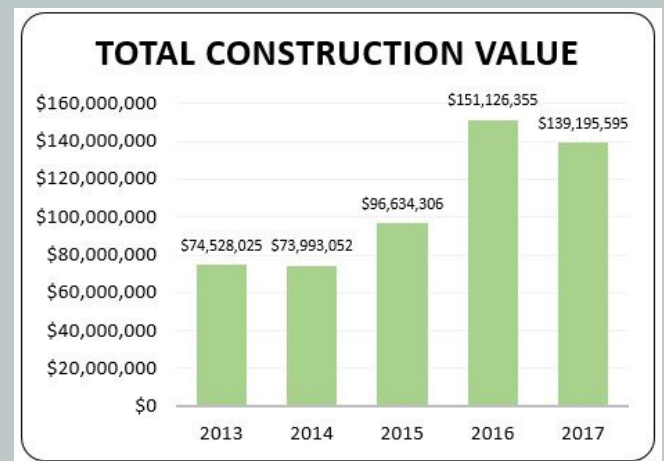
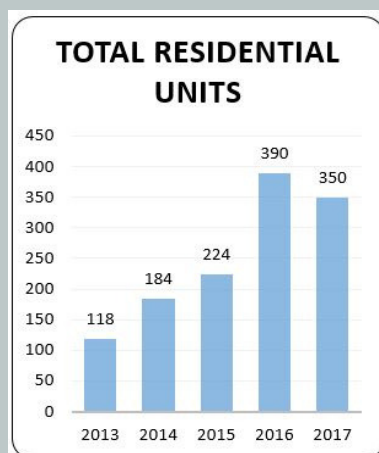
Contact Township building or planning staff or visit the website (see “Zoning Information” on the Planning page) to determine what your property is zoned and what the setbacks and lot coverage percentages are.

4. Do you have information on my property (survey, septic information, etc.)?

Contact Township building staff to see if the information is within the property file. Depending on the nature, some documents cannot be shared or copied.

5. I am a homeowner building my own deck/shed. What are the technical requirements I must comply with?

Visit the website (see “Permit Forms and Guides” on the Building Permit page. There are many permit guides which include common Building Code minimums.



Centre
Wellington