



Building Guide – Demolition of a Structure

Phone: 705-728-4784 EXT 2017
Email: building@springwater.ca
Email: zoning@springwater.ca

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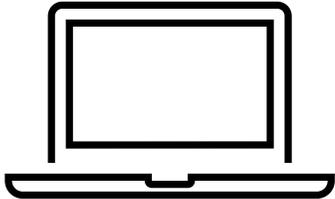
General Information:



Do I need a Demolition Permit?

With very few exceptions, if you are planning to demolish an existing structure or any part of an existing structure in the Township of Springwater, you will require a building permit to do so.

Online Submissions:



All permit applications are to be submitted online via our [Web Portal](#). Before you begin, please ensure that all required documents are complete and signed (as applicable). Scan each document separately and give it a recognizable file name and save it to your computer. For further assistance please see our [Digital Permit Submission Guide](#).

Permit Issuance:



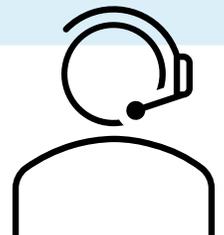
Once the permit has been completely reviewed by all internal and external agencies the applicant will be contacted via email and informed of any action required for the permit to be issued. **Permit fees are payable upon issuance.**

Building permit fees are determined by an established cost per square foot, and/or by established flat fees as detailed in the Township of Springwater

[Fees and Charges By-law.](#)

Scheduling Inspections:

After the permit has been issued it is the responsibility of the applicant to schedule inspections throughout the completion of the work. The required inspection(s) will be outlined on the permit card provided at the time of issuance.



BUILDING GUIDE – DEMOLITION OF A STRUCTURE

Please note although every attempt has been made to provide accurate information throughout this guide, it is subject to change without notice and is provided **as a guide only**. It is not intended to be used instead of the current Municipal By-laws or the current Ontario Building Code.

Permit Submission Checklist:

1. Completed Building Permit Application:



- Application for a Permit to Construct or Demolish & Schedule 1: Designer information

2. Required Supporting Documents:

- Site Plan; provide dimensions of property and lot size clearly identifying which structures will be demolished and, which structures will remain if any.
- Letter of Authorization (if other than the property owner)
- Letter addressed to the Township of Springwater stating where the materials will be taken following the demolition e.g., landfill site.
- Commitment to General Review by a Professional Engineer for the following circumstances;
 - a) The building exceeds 3 stories in building height or 600m² in the building area,
 - b) The building structure includes pre-tensioned or post-tensioned members,
 - c) It is proposed that the demolition will extend below the level of the footings of an adjacent building and occur within the angle of repose of the soil. As drawn from the bottom of such footings, or
 - d) Explosives or a laser are to be used during the course of the demolition.