



**SEVERN**

Administration Office 1024 Hurlwood Lane, Severn  
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# Building Permit Guide

A guide to help you complete  
your permit application

[severn.ca](http://severn.ca)





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# General Information

## Before you start

The information contained herein is intended only as a guide. Building permits ensure that all work meets the requirements outlined in the [Ontario Building Code \(OBC\)](#) and the Township of Severn's [Zoning By-law](#) at: [severn.ca/zoning](http://severn.ca/zoning).

Please contact our Planning department before you apply for a building permit to learn about the zoning requirements for your property. If your project does not comply with our Zoning By-law, you may have options such as applying for a minor variance to the Committee of Adjustment. In some cases, more extensive re-zoning may be required for your project. This is why it is strongly recommended that you take a planning-first approach.

Contact our Customer Care Assistant

Phone: 705 325-2315 x246

Email: [planning@severn.ca](mailto:planning@severn.ca)

## Applicable law

The Ontario Building Act prescribes a number of regulations that must be considered before some project may be issued a building permit. These regulations are called applicable law and vary based on each type of project and location.

The most common in the Township of Severn are detailed on the following pages.



## Planning and development

This typically involves an internal Township of Severn review for the proposed use of your property. As previously mentioned, a planning first approach is typically suggested before the formal approval process with the building permit review process.

## Road corridors

Ministry of Transportation (MTO)

If your project is near a provincial road or highway, you may require a permit from the MTO. Please visit <https://www.hcms.mto.gov.on.ca/> to determine if a permit is required.

County of Simcoe and Township of Severn

Each may have similar requirements for approval of projects within specified road corridors.

## Entrance permits

If you are adding an entrance to your property from a municipal road, the property owner or authorized agent must complete an entrance permit application form with our Public Works department when on a municipal-maintained roadway. If on a county road, you will need to contact the County of Simcoe directly. Visit our Roads and Parking page at: [severn.ca/roadsandparking](http://severn.ca/roadsandparking).

## Drinking Water Source Protection Program

The [Clean Water Act, 2006](#) is part of the approach to ensure clean, safe and sustainable drinking water for Ontarians, by protecting sources of municipal drinking water such as waterways and well water. Under this legislation, the



Drinking Water Source Protection Program was established by the Government of Ontario. An assessment of the proposed project may be required if your project is located within a surface water or well intake area.

## **Shoreline Works**

If you are thinking of building or repairing along the shoreline, including docks, boat ports, boat lifts, and boathouses, you must first obtain permission from [Trent Severn Waterway](#) and/or the [Ministry of Northern Development, Mines, Natural Resources and Forestry](#).

### ***Contact information***

Trent Severn Waterway

Phone: 705-750-4900

Website: <https://www.pc.gc.ca/en>

Ministry of Natural Resources

Phone: 705-725-7500

Website: <https://www.ontario.ca/page/crown-land-work-permits>

## **Water meter and connection charge**

Please inquire with the Public Works Department for additional information on Severn's water and sewer connection requirements and fees.

Contact our Customer Care Assistant

Phone: 705-325-2315

Email: [customercare@severn.ca](mailto:customercare@severn.ca)



# Development Charges and Building Permit Fees

## Development charges for residential projects

Township of Severn development charges apply to residential land that has been vacant for three or more years.

The County of Simcoe and the two school Boards (Simcoe County District School Board, and the Simcoe Muskoka Catholic School Board) collect development charges on residential land that has been vacant for five or more years.

Development charges assist in financing the long-term capital and operating costs for the infrastructure required to provide municipal services to the new development, including:

- development-related studies
- long-term care and senior services
- paramedic services
- public works
- roads and related maintenance
- social housing
- transit
- waste management

Development charges are subject to adjustment and indexing. Area-specific charges may also apply if applicable. You may need to pay development charges for new residential units or commercial, industrial, and institutional floor space. These charges are paid at the time a building or planning permit is issued. View our [Development Charges Background Study](#).



**Table 1. Example of residential development charges for a single dwelling unit, municipal and school services**

Municipality or School Board	Development charges (example only)
Township of Severn	\$17,758
County of Simcoe	\$14,975
Simcoe County District School Board*	\$3,711
Simcoe Muskoka Catholic District School Board*	\$2,372
<b>Total Development Charges</b>	<b>\$38,816</b>

\*[County of Simcoe Development Charges](#) effective January 1, 2026.

\*\*School Board fees are updated to represent the [Education Development Charges](#) effective October 30, 2025, to October 29, 2026.

**Table 2. Example residential area-specific development charges for a single dwelling unit, municipal water and wastewater services**

Area	Septage/ hauled treatment	Water	Wastewater services	Total
Westshore	\$0	\$11,400	\$23,493	\$34,893
Coldwater	\$0	\$3,389	\$18,162	\$21,551
No water or wastewater service	\$105	\$0	\$0	\$105



## **Building, demolition, pool fence, and event tent fees**

Fees are based on estimated construction value. It costs \$180 as a base rate plus the additional fees listed when fees are based on square foot (sqft). If work is suspended for one year or not started within six months of issuance, the Chief Building Official may revoke the permit.

**Table 3. Permit types, fees, and cost**

Permit type	Cost
Garage and accessory buildings (e.g., boathouse, shed, garage)	\$0.55 per sqft
Residential docks and decks	\$0.44 per sqft
Residential dwellings and additions	\$1.44 per sqft
Basement and crawlspace, unfinished	\$0.44 per sqft
Basement and crawlspace, finished	\$0.90 per sqft
Agricultural accessory building (maximum of \$2,560)	\$0.55 per sqft
Demolition Class A (simple house or cottage, no base fee)	\$133 each
Demolition Class B (requiring engineering, no base fee)	\$358 each
Pool fence (no base fee)	\$180 each
Event tent (no base fee)	\$133 each
Plumbing fee	\$12.50 per fixture



Permit type	Cost
If based on construction value (e.g., renovations)	\$180 for first \$1,000 in value, plus \$12.20 for every \$1,000

## Septic permits

Your project may require upgrades to your existing septic or the installation of a new septic.

**Table 4. Septic permit types and cost**

Septic Permit type	Cost per each
New septic system	\$723
Sewage system repair	\$481
Holding tank – new (Class 5)	\$554
Leaching pit (Class 2)	\$397
Septic change of use	\$108 per hour of review*

*\*Review for projects considering the continued use of an existing sewage system, as the system will need to be assessed to determine if the increased daily flow will remain within the capacity of the system design.*



# New Dwellings and Cottages: Engineered Lot Grading Plan

All new or rebuilt homes or cottages require a lot grading plan, completed as detailed below.

## **Lots within a subdivision**

Prepared by the subdivision engineer (if not assumed), or by another qualified grading engineer if the subdivision is assumed. The plan must be completed by a Professional Engineer.

## **Outside of a subdivision**

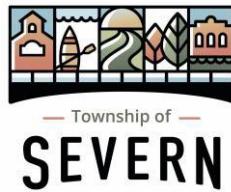
The plan can be completed by a Professional Engineer, Certified Engineer Technologist, Landscape Architect, or Ontario Land Surveyor.

## **Outside of a subdivision and larger than two hectares**

For lots larger than two hectares that meet all of the following conditions:

- located outside of a subdivision
- not on a waterfront
- free of any Environmental Protection designation
- new buildings set more than 10 metres from neighbouring properties

the lot grading plan may be prepared by a competent individual, such as a qualified designer or an Ontario Land Surveyor. The plan must include all information required by the Township of Severn.



## Lot grading deposit

A lot grading deposit of \$3,647 will be required with your building permit. In addition, a minimum \$216 review fee will apply for most applications.

If review, re-review, or complaints are received regarding the grading, additional fees may be applied and either added to the review fee or deducted from the grading deposit.

If grading remains incomplete and uncertified within the time specified in our Building Permits and Fees By-law, this deposit amount may be expended to complete the grading. Grading refunds will require certification from the qualified designer who took responsibility for the grading design.

To book your grading inspection, please complete our online form at: [severn.ca/inspections](http://severn.ca/inspections). You will need to attach a digital file of your completed grading certificate to your online inspection request.

Lot grading inspections are weather-dependent and cannot be conducted with snow on the ground. The lot grading refund process may take two to four weeks.

Contact us if you have any questions.

Customer Care Assistant

Phone: 705-325-2315 x224

Email: [building@severn.ca](mailto:building@severn.ca)

## Lot grading refund payment advisory

Severn will only refund the lot grading deposit to the individual noted on the receipt at the time of payment. If an agent pays on the property owner's behalf, the agent must provide written documentation stating that the property owner is to be reimbursed the grading refund. Otherwise, only the original payer will receive the grading refund.



# How to apply and the permit application process

Upon compiling a complete permit application (please reference **Attachment A** for a permit checklist per project).

Your permit application and supporting documents are currently accepted in the following ways:

- email at [buildingpermits@severn.ca](mailto:buildingpermits@severn.ca)
- in-person at our Administration Office (1024 Hurlwood Lane, Severn) by pre-scheduled appointment

To book an appointment, contact our Building department and your appointment will be scheduled within two business days of your request. Applicants must submit the digital construction drawings by email to [buildingpermits@severn.ca](mailto:buildingpermits@severn.ca) before the scheduled appointment.

***Please note: We no longer require hard copies of drawings for building permit applications. All drawings can be submitted digitally by email to [buildingpermits@severn.ca](mailto:buildingpermits@severn.ca).***

Drawings that are submitted by email will be stamped digitally and provided back to the applicant in PDF format by email upon permit issuance. If you require printed copies of your stamped drawings, additional printing charges may apply.

## Permit review process

Departments do not review any permits until a complete application is submitted, including a digital submission of your project drawings. If your application is sent incomplete, you will be notified of any missing requirements preventing the review of your application. When we receive all



the required documents, your application will begin to be reviewed by the applicable departments.

Upon your permit approval, staff will contact you to outline your permit number, total cost, and to arrange for permit obtainment.

Once a complete application is received, your application will be reviewed. Please note that during the summer months, we may experience higher permit volumes. As a result, your review times may be affected. In general, it is highly recommended to apply for your permit well in advance of your anticipated start date.

Once approved, you can obtain your permit in the following ways.

#### Contactless option

- Upon receipt of a submitted cheque (mailed and made payable to the Township of Severn, or placed in our secure drop box), you may have your permit package sent to you by email
- If you want us to mail your permit package, please indicate the address you wish the package to be sent

#### In person

- Payment for the permit can be made by Mastercard, Visa, cheque (payable to the Township of Severn), cash, or debit
- To book an appointment for permit obtainment, contact our Building department by email at [building@severn.ca](mailto:building@severn.ca).

## Inspections

Once your permit has been issued, a series of inspections are required to ensure your project meets all safety regulations and complies with OBC and other applicable laws. It is your responsibility to arrange for the required inspections. To book your inspection, please complete the online



form at: [severn.ca/inspections](http://severn.ca/inspections). Inspection requests require two business days' notice.

When booking your building inspection, you'll need:

- permit number
- type of inspection
- phone number and name of inspection contact
- preferred inspection date

Please include any special instructions related to your request when completing the form, such as if the location is water-access only, or how to enter the property (gate codes, phone number to request access, etc.).

It is the responsibility of the owner to have any deficiencies corrected and re-inspected by our Building Inspector. A reinspection fee may be charged for deficient construction (inspections that have failed).

Permits are valid for active construction only and will be revoked when work is discontinued.

If your project is proposing to use any innovative material (e.g., composite decking or guards) please submit your received [Building Materials Evaluation Commission \(BMEC\)](#), [Canadian Construction Materials Centre \(CCMC\)](#), or Ontario Engineer assessment to Severn for review as part of your application.



# Building permit checklist

This checklist has been provided as a guide only.

Additional information, materials, or submissions may be required for other permit types such as change of use, commercial, industrial, institutional, multi-residential, and or other situations which trigger additional provisions listed under 'Applicable Law'.

It is strongly recommended that a competent (qualified) designer be involved with completing the construction drawing for your projects. Should your project require multiple or extra reviews, permit fees will be adjusted based on an hourly review charge.

All permit submissions are preferred by email to [buildingpermits@severn.ca](mailto:buildingpermits@severn.ca).

## Contact us

Customer Care Assistant

Phone: 705-325-2315 x224

Email: [building@severn.ca](mailto:building@severn.ca)



**Administration Office**  
**Mailing address**  
**Email**  
**Phone**

1024 Hurlwood Lane, Severn  
PO Box 159, Orillia, Ontario L3V 6J3  
[info@severn.ca](mailto:info@severn.ca)  
705-325-2315

## Building Permit application checklist

A checked box indicates that the document or form is required as part of your submission. If the area is empty, this does not apply to your application. The 'If Applicable (\*)' to the side of the checkbox means that this item may also be required, depending on your specific project. If you need more information, please contact us.

It is recommended that a qualified designer be involved with completing the construction drawings for your projects.

**Digital submissions are preferred. Email your complete submission to [buildingpermits@severn.ca](mailto:buildingpermits@severn.ca).**

Document or form	New Single Dwelling Unit	Other structure	Addition, renovation, or repair	Septic	Demolition
Application form: A separate form is required for each proposed structure, septic or demolition	<input checked="" type="checkbox"/>				
Schedule 1: Designer information	<input checked="" type="checkbox"/>				
Site plan: Showing all structures on property with setbacks to lot line, septic and well if applicable	<input checked="" type="checkbox"/>				
Floor plan: Interior projects require a floor plan in addition to a site plan as applicable (wall sections, door and window placement, fire safety systems)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> *	<input checked="" type="checkbox"/> *		
Digital construction drawings	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Digital engineered Lot Grading Plan	<input checked="" type="checkbox"/>				
Letter of Authorization: Required for any applicant who is not the property owner of the project location	<input checked="" type="checkbox"/> *				
Heating, Ventilation, and Air-conditioning (HVAC) plan: Include heat loss/gain calculations and layout	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/> *		

Document or form	New single dwelling unit	Other structure	Addition, renovation, or repair	Septic	Demolition
Engineered truss and floor package: Includes layouts and member reports (joists, beams, profiles)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> *	<input checked="" type="checkbox"/> *		
<u>Energy Efficiency Design Summary (EEDS)</u>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/> *		
Engineered material specifications: (e.g., guards and railings (glass, aluminum, steel), helical piles	<input checked="" type="checkbox"/> *	<input checked="" type="checkbox"/> *	<input checked="" type="checkbox"/> *		
Plumbing drawings: Include layout, fittings, valves, equipment, and fixtures	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/> *		
<u>Schedule 2: Septic designer information</u>	<input checked="" type="checkbox"/> *		<input checked="" type="checkbox"/> *	<input checked="" type="checkbox"/>	
Septic system design drawings	<input checked="" type="checkbox"/> *		<input checked="" type="checkbox"/> *	<input checked="" type="checkbox"/>	
<u>Septic system flow calculations</u>	<input checked="" type="checkbox"/> *		<input checked="" type="checkbox"/> *	<input checked="" type="checkbox"/>	
<u>Septic Change of Use application</u>	<input checked="" type="checkbox"/> *		<input checked="" type="checkbox"/> *		
Other applicable law: <u>Ministry of Transportation</u> (MTO) Permit or MTO No Permit Required confirmation	<input checked="" type="checkbox"/> *				
Other applicable law: <u>Ministry of Natural Resources and Forestry</u> or <u>Trent Severn Waterway for Shoreline / In Water Works</u>	<input checked="" type="checkbox"/> *				

## Staff contact

Customer Care Assistant | Phone: 705-325-2315 x224 | Email: [building@severn.ca](mailto:building@severn.ca) | severn.ca

**Note: This is a guide only. Additional information, materials, or submissions may be required for other permit types such as Change of Use, Commercial, Industrial, Institutional, Multi-Residential, etc., and/or situations that trigger additional provisions.**