

TOWNSHIP OF LAKE OF THE WOODS

BUILDING CODES & PERMITS INFORMATION SHEET

OVERVIEW:

The Ontario Building Code is a regulation made under the *Building Code Act*, which, by law, must be enforced by all municipalities.

The Code is essentially a set of minimum provisions respecting the safety of buildings with reference to public health, fire protection and structural sufficiency. Its primary purpose is the promotion of public safety through the application of appropriate uniform building standards.

BUILDING PERMITS:

A Building Permit is a license issued by a municipality which grants legal permission to begin a construction project. Permits are typically required for new building(s), additions, prefabricated structures and alterations to heating, ventilation, air-conditioning (HVAC) and plumbing systems, and some renovations.

It is unlawful to start a building project without having first obtained a Building Permit.

APPLYING FOR A BUILDING PERMIT:

1. Ensure that your project complies with the municipality's Zoning By-Law(s) - which regulate the use, size, required setbacks, etc., of land and buildings - and with other applicable law, regulations and policies of various Ministries and agencies (i.e. MNR, MTO, Hydro One, Northwestern Health Unit), New Home Warranty, etc. If you have questions or require further information or clarification, contact Chief Building Official **Stewart Books 204 206-0018 email lowdawsonbuildingpermits@gmail.com**.
2. You require a permit from MTO building within 45 metres of a Provincial Hwy & within 180m of the centre point of an intersection with a King's Hwy or 395m of an intersection of a Controlled Access Highway.
3. Fill out all applicable areas of the Application Form. Sign and date the form in the areas indicated.
4. Adequate drawings and related information which clearly show the building's structure and services as well as the location of all buildings and services on the property must be provided with your application.
5. Submit the completed application form together with the drawings, information and required fee (see below) to the municipality for review by the Chief Building Official.
6. Keep the municipality informed as your project progresses so appropriate inspections can be done. Remember, it is your responsibility to call for inspections to ensure Code compliance.

Local Approval Agencies:

Northwestern Health Unit (Fort Frances).....	807-274-9827
Ministry of Natural Resources (Fort Frances).....	807-274-5337
Ministry of Transportation (MTO Emo).....	807-482-1362
Ministry of Labour (Dryden).....	807-223-4898
Electrical Safety Authority.....	877-372-7233
Township of Lake of the Woods.....	807-852-3529

LAKE OF THE WOODS FEE SCHEDULE: Minimum Fee.....\$50.00

Base fee for first \$1000.....\$50.00

Each Additional \$1000 of value or part thereof.....\$7.00

Demolition permits fee.....\$25.00

Construction Cost Calculations: Main floor including basement/foundation \$250.00 /sq ft. Second Floor \$125.00 /sq ft. Garages (attached or detached) \$100.00 /sq ft. Accessory & farm buildings, deck, platforms \$50.00 /sq ft.

Payments can be made at the office or mail or by e-transfer: lakeofthewoodstwp@tbaytel.net

Effective October 20 2026