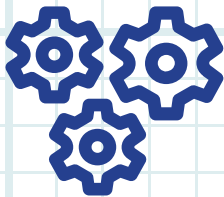




Building a Home

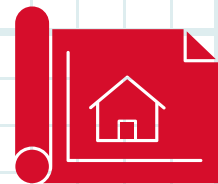
in Greater Sudbury?



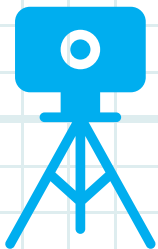
Engineers



Designers



Architects



Surveyors



Contractors



Energy



Build Your Team!

It would be best to work with a team of qualified professionals like engineers, qualified designers, architects, surveyors, contractors, energy advisors and consultants.



Engineers



Designers



Architects



Surveyors



Contractors



Energy

Documentation and Steps to Build a Home

- Check your zoning and applicable by-laws to determine your property's requirements such as setbacks by visiting [greatersudbury.ca/do-business/zoning](https://www.greatersudbury.ca/do-business/zoning). If you don't comply with these you may be required to alter your design or apply for a Minor Variance.
- Prepare an application and make sure to gather all the required forms, drawings and other documents. To see the list of what must be included, visit [greatersudbury.ca/live/building-and-renovating/checklists](https://www.greatersudbury.ca/live/building-and-renovating/checklists).
- Contact Building Services to submit the plans and any extra documentation mentioned to a plans examiner for review and approval. Visit [greatersudbury.ca/live/building-and-renovating/building-permits1](https://www.greatersudbury.ca/live/building-and-renovating/building-permits1).
- If using a greywater or septic system contact Public Health for approval. To see the list of what must be included, visit [phsd.ca/health-topics-programs/sewage-systems/sewage-systems-application-permit-build-repair-change-system](https://www.phsd.ca/health-topics-programs/sewage-systems/sewage-systems-application-permit-build-repair-change-system).
- You may be asked for additional information or approvals depending on your project location (especially if it is near a wetland, lake, watercourse, floodplain, steep slope) from Conservation Sudbury [conservationssudbury.ca/en/permits-and-planning.html](https://www.conservationssudbury.ca/en/permits-and-planning.html).
- If your project or construction methods fall outside of the Ontario Building Code's scope, you may be asked for a qualified consultant such as an engineer.

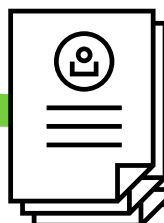
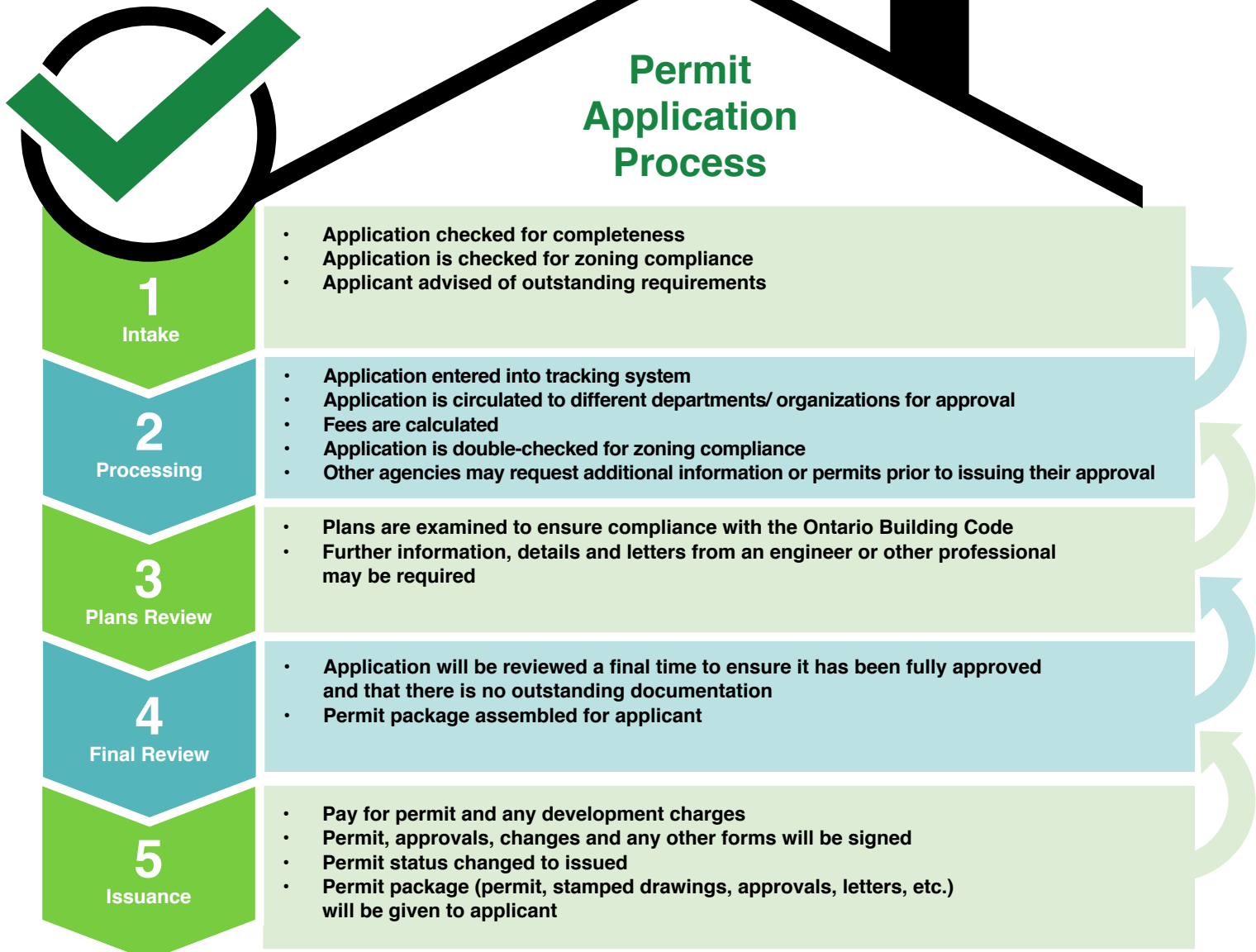




Extra Approvals, Permits and Documentation You May Need

- Public Health Sudbury and Districts (PHSD) approval
- Source Water Protection approval
- Survey / Lot Grading Plan
- Minor Variance
- Electrical Safety Authority approval
- Plumbing Permit
- Demolition Permit
- Energy Efficiency Design and Modeling by qualified consultant
- Conservation Sudbury approval

Permit Application Process



If more information is required or an aspect is incomplete, the application may be sent back a step until it is complete enough to advance through the process.





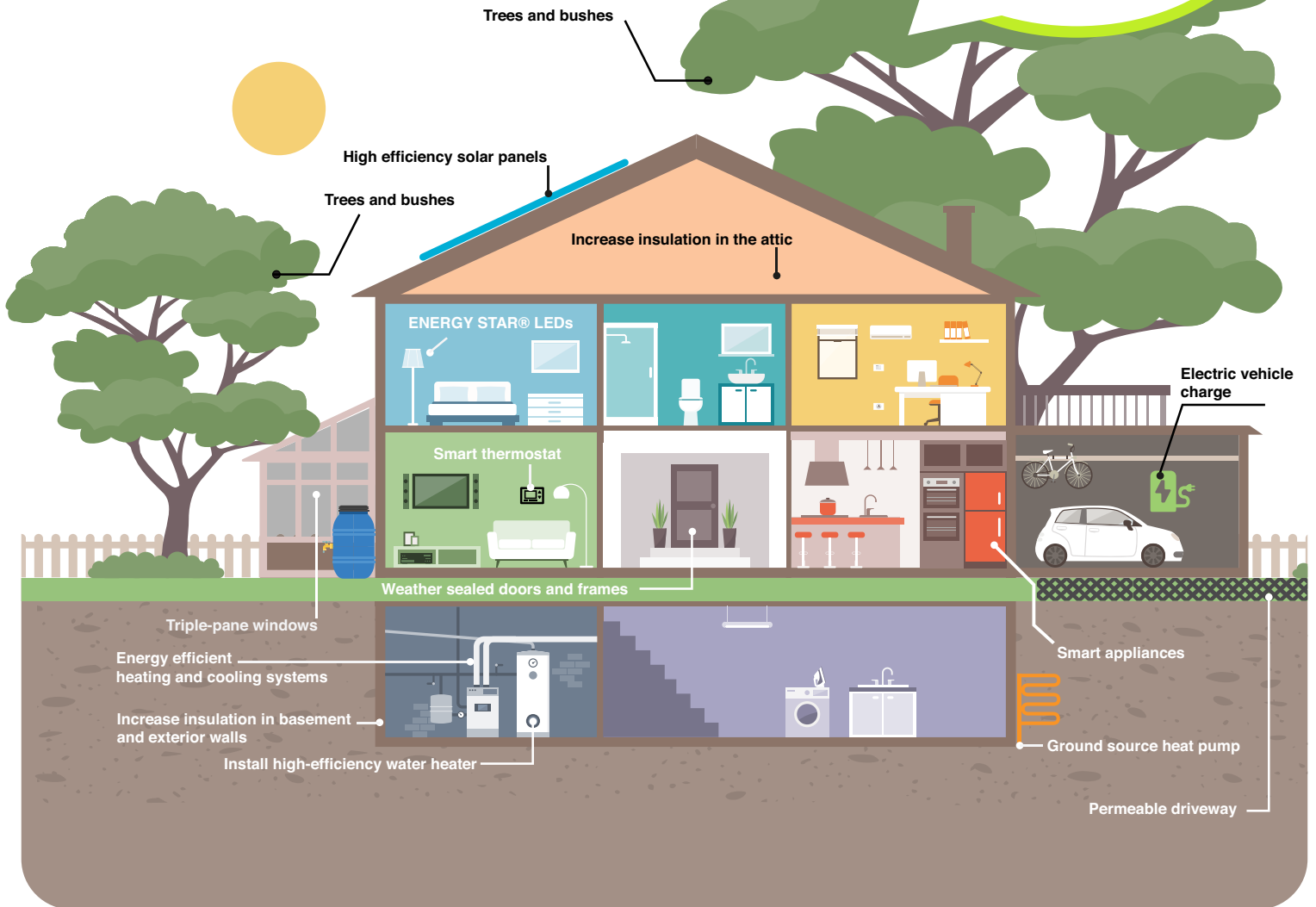
Interested in Building a Net-Zero Home?

Many people are looking for ways to save on energy costs within their homes. More home builders are now asking what they must do to build a net-zero home since the City of Greater Sudbury has released a Community Energy and Emissions Plan (CEEP) with a goal of becoming a net-zero emissions community by 2050. This pamphlet will provide a few guidelines to help.

What is a Net-Zero Home?

A net-zero home uses very little energy and has very low greenhouse gas (GHG) emissions. To compensate for any energy used or GHG emitted, the property would have a method to produce its own energy. If any GHG are emitted, there are ways to sequester (capture) carbon by having trees and other vegetation.

A net-zero energy home is very efficient and has renewable energy on-site to produce as much energy as it uses.



What Does a Net-Zero House Include?

- Stormwater management – rain barrels and rain gardens
- Grey water systems – requires permission from PHSD
- Orientation of the home to make the best of exposures
- Thermally efficient windows and doors and the best location for them
- Increased insulation in attics, basement floors, and walls
- Airtight building envelope
- Water saving appliances and plumbing fixtures – like toilets and showerheads
- Energy Star appliances
- Strategic landscaping to provide passive cooling and heating with shade
- Solar collection systems
- Cool roofs
- High efficiency ventilation, cooling and heating systems
- Innovative energy sources such as heat pumps (ground or air source)
- High efficiency or tankless hot water systems
- Home automation systems
- LED lighting systems

Why Should I Go Net-Zero?

- Increase the value of your home
- Enjoy a healthier, more comfortable and quieter home
- Reduce your home's greenhouse gas emissions and environmental impact
- Lower noise levels
- Reduce heating and cooling costs
- Increase indoor air quality levels
- Distribute temperature evenly
- Higher quality construction methods and materials

Provided By:

EarthCare Sudbury, City of Greater Sudbury

EarthCare Sudbury is the City of Greater Sudbury's sustainability program that works to enhance our environment, create a healthier community, and strengthen the local economy.

Contact Us

- 705-674-4455, ext. 4398 or earthcare@greatersudbury.ca

Greater Sudbury Resources:

Building Services

- 705-674-4455, extension 4278
- greatersudbury.ca/live/building-and-renovating

Public Health

- 705-522-9200
- phsd.ca/health-topics-programs/sewage-systems

Conservation Sudbury

- 705-674-5249
- conservationsudbury.ca/en

Electrical Safety Authority

- 1-877-372-7233
- esasafe.com

Sudbury & District Home Builders' Association

- 1 877-858-0468
- sudburyhomebuilders.com

Other Online Resources:

Better Homes TO

- betterhomesto.ca

CHBA's Net-Zero Homes

- chba.ca

Enbridge Rebates

- enbridgegas.com/residential/rebates-energy-conservation

SaveOnEnergy Energy Affordability Program

- saveonenergy.ca/For-Your-Home/Energy-AffordabilityProgram

Passive House Canada

- passivehousecanada.com

Canada Green Building Council

- cagbc.org

Zero Carbon Building Standards

- cagbc.org/our-work/certification/zero-carbon-building-standard



Purchase with a green eye!

Here are several common labels to look for when purchasing items.

Paper Products



This paper product was harvested and processed in an environmentally responsible manner.

Recyclable Products



This item is recyclable. (Only plastic packaging containers containing the #1, 2, 4, 5, or 6 recyclable in the City of Greater Sudbury.)

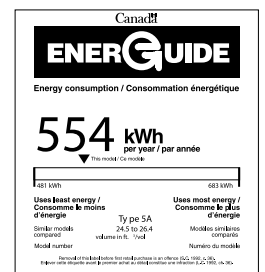
Recycled Products



PAPER MADE FROM 100% RECYCLED FIBER, 95% POST-CONSUMER FIBER

This product was made from recycled material (Post-consumer means people like YOU had used the material and recycled it already)

Appliances



This appliance meets Canada's minimum energy performance levels.

Energy Efficient Equipment



This equipment is energy efficient

Food



This food is from Ontario

Water



This product is water efficient

Accommodations



This hotel is certified for its environmental practices