OTTAWA DEMOLITION CONTRACTORS

# Utility Sign-Offs

Gas, hydro, water, sewer, septic and the City clearances form before a demolition.

4 Expert Answers from Demolition IQ

ottawademolitioncontractors.ca/construction-brain

# Table of Contents

1. Do Bell and Rogers have to sign off on an Ottawa demolition too?
2. Does Hydro Ottawa charge to remove the service before a house comes down?
3. Can the gas line to a detached garage in Orleans stay live during demolition?
4. The Barrhaven house has an oil tank. What must happen before demolition?

Q1

## Do Bell and Rogers have to sign off on an Ottawa demolition too?

Yes, Bell Canada and Rogers both appear on the City of Ottawa's Demolition Permit Clearances Form, alongside Enbridge Gas, Hydro Ottawa, Hydro One, the City's water and sewer sections, and the Rideau Valley Conservation Authority's septic office.

The City's Demolition Permit Application Guidelines (revised March 6, 2026) state that it is the responsibility of the owner to contact every utility connected to the property, and that fees may be levied by each. The clearances form needs a sign-off box completed and authorized by each appropriate authority before the permit application is complete. Building By-law 2014-220 s.7 requires the owner to file proof that arrangements have been made for the cutting off and capping of all water, sewer, gas, electric and private services.

A few things worth knowing before you contact them:

- We did not find published lead times for Bell or Rogers disconnections, so contact them early and ask how long they need.
- We did not find what, if anything, Bell or Rogers charge for a residential disconnection.
- The longest published wait on the clearances form is Enbridge Gas, which requires 44 days from time of payment to disconnect natural gas service. If the property has gas, that is the line to arrange first.
- O. Reg. 213/91 s.214(3) binds the people doing the demolition work: all gas, electrical and other services that may endanger persons shall be shut off and disconnected before demolition begins and shall remain disconnected throughout.

The clearances form is submitted with the permit application through a My ServiceOttawa account, so every sign-off box needs to be filled before the application goes in.
Start by calling Bell and Rogers directly to ask what their disconnection process is and how far in advance they need notice, then bring those answers to your contractor so the timeline for the permit application is clear.

---

Q2

## Does Hydro Ottawa charge to remove the service before a house comes down?

Hydro Ottawa's Conditions of Service say that a permanent removal of a 120/240V 200A or less service for a residential single family or duplex home is provided to the customer free of charge at the request of the homeowner. If the service is larger than that, Hydro Ottawa charges on a cost recovery basis.

Two things are worth confirming before you assume the free removal applies. First, check whether your property is served by Hydro Ottawa or Hydro One: the two are separate utilities, and the Conditions of Service quoted above are Hydro Ottawa's. We did not find a published fee schedule for Hydro One service removals. Second, confirm that your service is 200A or less, since anything above that falls into the cost recovery category even on a residential property.

The City's Demolition Permit Clearances Form requires a sign-off from whichever utility serves the property before the permit is issued. The form lists both Hydro Ottawa and Hydro One, and the City notes that fees may be levied by each utility. It is the owner's responsibility to contact the utility directly to arrange the disconnection and get the clearances form signed.

We did not find a published lead time for either Hydro Ottawa or Hydro One, so ask the utility how far in advance you need to make the request. Enbridge Gas, which is also on the clearances form, publishes a 44-day wait from payment.

Once you know which utility serves the property and what the disconnection involves, ask the contractor whether arranging the utility sign-offs is included in their scope or whether that stays with you as the owner.

---

**Q3**

## Can the gas line to a detached garage in Orleans stay live during demolition?

No, the gas line cannot stay live. Ontario's construction regulation, O. Reg. 213/91 s.214(3), states that all gas, electrical and other services that may endanger persons who have access to a building or structure shall be shut off and disconnected before, and shall remain shut off and disconnected during, the demolition.

That rule binds the constructor, meaning the contractor doing the work. It is not a matter of preference or timing: the line must be off and physically disconnected before demolition begins.

The practical constraint is Enbridge Gas. The City's Demolition Permit Clearances Form requires Enbridge to sign off before the City issues the permit, and Enbridge Gas Distribution requires 44 days from time-of-payment to disconnect natural gas service. That is the longest wait in the process for any utility on the form, so contacting Enbridge and making payment is the first utility step to take after you decide to proceed. We did not find a published disconnection fee from Enbridge; ask them directly what they charge.

A few other points specific to a garage demolition:

- The clearances form also has sign-off boxes for Hydro Ottawa or Hydro One (ask which one serves the garage), Bell Canada and Rogers if any lines run to the structure, and the City's water and sewer utilities if the garage

has a drain or water supply.

- The oil tank "Home Heating Fuel" box on the form applies if the garage has a fuel-fired heater with a tank; the owner certifies the tank has been emptied.
- O. Reg. 213/91 s.214(4) also requires that toxic, flammable or explosive substances be removed before demolition begins. Ask how any stored fuel will be removed.

The clearances form is the owner's responsibility: the City's guidelines state that it is the responsibility of the owner to contact the utility provider for each and every utility connected to the property. Before signing a demolition contract, confirm in writing which party, you or the contractor, will contact each utility, make each payment and collect each signed clearance, because the permit application cannot proceed until the form is complete.

---

Q4

## The Barrhaven house has an oil tank. What must happen before demolition?

The City's Demolition Permit Clearances Form has a box specifically for home heating fuel. The owner must confirm the oil tank "has been emptied (if applicable)" before the clearances form can be completed and submitted with the permit application.

Ontario's construction regulation adds a rule for the people doing the work: O. Reg. 213/91 s.214(4) requires that toxic, flammable or explosive substances be removed before demolition begins. Ask the contractor how they handle that requirement and who confirms the tank is safe to proceed around.

The clearances form also requires sign-offs from every utility connected to the property: City water, City sewer, Enbridge Gas if gas is connected, Hydro Ottawa or Hydro One, Bell, and Rogers. The City's demolition page notes that "it is the responsibility of the owner to contact the utility provider for each, and every utility connected to the property."

Ask the contractor how they handle the designated substances list, and whether an asbestos test has been done. Asbestos removal is work for an abatement contractor; see ottawaabatement.com.

A fair quote for this job should spell out who arranges the tank emptying and any tank removal, who contacts each utility for the clearances form sign-offs, who applies for the demolition permit, and where the debris goes. Ask who confirms the tank is empty, in writing.

The one question worth putting to any contractor before you sign: what is your process for the oil tank, and does your quote cover everything needed to get the clearances form signed off?

---

**Disclaimer:** This guide is provided for informational purposes only by Ottawa Demolition Contractors. It does not constitute professional advice. Always consult qualified contractors and your local building authority (the City of Ottawa) before any demolition. The City requires a permit to demolish a building or structure, and every utility connected to the property signs off before the permit is issued. Information is current as of November 22, 2026 and may change. Visit **ottawademolitioncontractors.ca** for the latest answers.