

## Permit Application Requirements

### Demolition of Residential Buildings.

#### Permit Application

**NOTE TO APPLICANT:** The demolition of residential properties in the City of Brampton is regulated by Section 33 of the Planning Act. A “residential property” means a building that contains one or more dwelling units, but does not include subordinate or accessory buildings, the use of which is incidental to the use of the main building. The Council of the City of Brampton issues a permit for the demolition of a “residential property”. The Chief Building Official issues a demolition permit for the demolition of all other buildings.

#### Permit Application

Submit the following documentation to the Building Department:

- completed permit application
- completed building data form (appendix)
- a recent photograph or copy of a photograph of the residential property to be demolished
- 2 copies of a site plan or survey indicating (1) title of plan (2) north arrow (3) street(s) abutting the property (4) location and use of all existing buildings and (5) designate clearly the building(s) to be demolished
- permit fee in the amount of \$1530.00

#### Approval Process

There are three (3) steps to the approval process prior to the issuance of the building permit:

1. Preparation of staff report for the Planning and Building Committee.

NOTE: The preparation of a report will commence upon the following:

- The applicant providing to the Chief Building Official proof of draft approval of the subdivision to be developed on which the residence is being demolished and upon submission of a copy of the executed pre-service agreement
- The applicant providing to the Chief Building Official proof that the land on which the dwelling is situated is the subject of a re-zoning and /or site plan agreement and the zoning by-law is approved and/or the site plan approval has been obtained
- An application has been submitted to the Building Department for a permit to construct a replacement dwelling unit
- Verification by the Chief Building Official that an unsafe condition exists

2. Planning Design and Development Committee Meeting

3. Council Meeting

The applicant will be advised of the dates of the meeting of Planning and Building Committee and Council.

#### Permit Issuance

Upon receipt of the notice from the Clerk of the resolution of Council the applicant will be notified (1) by telephone and, if required, (2) after 5 days, in writing, that the permit can issue.

#### PLEASE NOTE:

1. The applicant for a permit respecting the demolition of a building shall retain a professional engineer to undertake the general review of the project during demolition, where:
  - a) the building exceeds 3 storeys in building height or 600 m<sup>2</sup> (6460 ft<sup>2</sup>) in 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 any adjacent building and occur within the angle of repose of the soil, drawn from the bottom of such footings, or
  - d) explosives or a laser are to be used during the course of demolition
2. It is an offence, under the Planning Act, to demolish a residential property without first obtaining a permit. The municipality will take action where demolition is undertaken without a permit.
3. Permits are obtained at the Building Department.

#### Permits

Tel. 905-874-2401

Fax 905-874-2499

#### Inspections

Tel. 905-874-3700

Fax 905-874-3763

#### Zoning Services

Tel. 905-874-2090

Fax 905-874-2499



BUILDING DIVISION  
8850 McLaughlin Rd, Unit 1  
Brampton, ON L6Y 5T1

Phone: (905) 874-2401  
Fax: (905) 874-2499

# PERMIT APPLICATION

Date Received by Clerk of the Municipality	APPLICATION DATE	APPLICATION NUMBER
	ACCEPTED BY	BUILDING FILE #

TO THE CHIEF BUILDING OFFICIAL: Pursuant to The Planning Act, 1990, as amended, the undersigned hereby applies for a permit to carry out the works described on this application and the documentations submitted herewith

<b>PROJECT LOCATION</b>	Street No.	Street Name	Unit No.
	Lot/Block	Plan/Conc	Reference Plan (if applicable)
<b>WORK DESCRIPTION</b>	DEMOLITION OF A RESIDENTIAL PROPERTY		DATE OF CONSTRUCTION
			CONSTRUCTION TYPE
<b>OWNER</b>	PERSON OR COMPANY		
	Street No.	Street Name	Unit
	City	Province	Postal Code
			Phone No. ( )
			Fax No. ( )

<p><b>REASON FOR DEMOLITION</b> - In accordance with the demolition control by-law process approved by Council a recommendation to issue a permit to demolish a dwelling unit will be made if one of the following conditions exists. Please indicate which condition relates to the subject application by checking the appropriate box and providing the required information.</p> <p><input type="checkbox"/> 1 An unsafe condition exists. A building is unsafe if the building is structurally inadequate or faulty for the purpose for which it is used or in a condition which could be hazardous to the health or safety of persons in the normal use of the building.</p> <p>DOCUMENTATION REQUIRED: PROOF OF UNSAFE CONDITION</p> <p><input type="checkbox"/> 2 Replacement dwelling unit. An application has been submitted to the Building Department to construct a replacement dwelling unit.</p> <p>DOCUMENTATION REQUIRED: COPY OF PERMIT APPLICATION FOR REPLACEMENT DWELLING UNIT</p> <p><input type="checkbox"/> 3 Redevelopment of land - plan of subdivision. The land on which the dwelling unit is situated is part of a draft approval plan of subdivision for which a pre-servicing agreement has been executed.</p> <p>DOCUMENTATION REQUIRED: (a) Copy of notice of draft approval (b) Copy of executed pre-servicing agreement</p> <p><input type="checkbox"/> 4 Redevelopment of land - site plan application. The land on which the dwelling unit is situated is subject to the site plan control by-law and site plan approval has been obtained</p> <p>DOCUMENTATION REQUIRED: (a) Site plan application # and (b) Copy of site plan stamped site plan approval (photocopy accepted)</p>	<b>ATTACHMENTS</b>	
	<input type="checkbox"/> 2 COPIES OF LOCATION PLANS DESIGNATING THE SITE AREA (8 1/2" X14" max.)	
	<input type="checkbox"/> 2 COPIES OF SITE PLANS CLEARLY DESIGNATING THE DWELLING UNIT TO BE DEMOLISHED (8 1/2" x 14" max.)	
	<input type="checkbox"/> RECENT PHOTOS OF THE DWELLING UNIT TO BE DEMOLISHED	

**APPLICANT'S DECLARATION**

I, of	Last Name	First Name	Area Code and Phone No.
	Street No. and Name		Apt/Unit
	City	Province	Postal Code
		Area Code and Fax No.	
		Area Code and Mobile/Pager No.	

**Do hereby declare the following:**

- THAT I am  the owner as stated above  
 the owner's authorized agent  
 an officer/employee of \_\_\_\_\_ which is an authorized agent of the owner.
- THAT the statements made and the information provided herein are true and correct and are made and provided with full knowledge of the circumstances relating to this application.
- THAT I know of no reason why a permit should not be granted pursuant to this application.
- WHERE applicable only personnel licensed by the City of Brampton will be employed on this project

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

**OFFICE USE ONLY**

<b>BUILDING REVIEWED BY:</b>	<b>PLUMBING REVIEWED BY:</b>	COUNCIL RESOLUTION #:  SUBJECT TO DEMOLITION CONTROL BY-LAW	<b>FEES</b>	
Signature:	Signature:		PERMIT FEE BALANCE	\$
Date:	Date:		COPIES	\$
COMMENTS:			OVERTIME	\$
			OTHER	\$
ISSUANCE OF PERMIT AUTHORIZED			TOTAL	\$
DATE				

