

EXCLUDED FROM SITE PLAN CONTROL LIST

CATEGORY OF EXCLUSION	EXAMPLES	NOTES/LINKS
a. Activities that are subject to other control mechanisms, regulations and review processes.	Residential Draft Plan of Subdivision - Architectural/Subdivision Control , including subdivision proposals in Mature Neighbourhood Areas.	All non-residential development activities in residential subdivisions require a Site Plan Review.
	Development Permit System - Development Permit Control + Building Permit	Includes: no variances; site plan-type review.
	Potential development activities that are regulated by the Federal Government . Examples (include but not limited to): - Installation of rooftop antennas - Up to 25% increase in height of previously approved existing cell towers	All new cell towers require a Concurrence Letter issued by the City through a Basic Site Plan Review application submission.
	Potential development activities that are controlled by other Provincial Government regulation. Examples (include but not limited to): - The erection of new portable classrooms at District School Board school sites, that existed prior to January 1, 2007. - Some Energy Conservation Initiatives, such as rooftop solar panel arrays where the system inverter is located within the existing structure.	All other "green" initiatives require consultation with Planning to determine the need for and/or the appropriate stream of Site Plan Review.
	Custom Home and new residential dwellings reviewed via Building Permit process requiring Grading Plan and Architectural approval .	Refer to: http://www.brampton.ca/EN/residents/Building-Permits/Documents/Homebuilders/Custom%20Built%20Home%20Package.pdf
	Temporary Structures - Sales Offices, Popup Banks, etc. reviewed via Building Permit and/or Temporary Zoning processes.	
	Residential driveway modifications that comply with Zoning requirements and are approved through the Road Occupancy Permit process.	
b. Residential Buildings (outside of the Mature Neighbourhood Areas) of less than 5 dwellings.	The installation of new and modifications to existing signs that are governed by Zoning and Building permit processes.	Refer to: http://www.brampton.ca/EN/residents/building-permits/sign-permits/Pages/welcome.aspx
	Construction of new single and semi-detached, duplex, triplex dwellings and buildings <u>containing less than 5 dwellings</u> .	See <u>Section f. Notes</u> regarding Condominium townhouses
c. Residential Buildings or Additions (inside of the Mature Neighbourhood Areas) of less than 50 square metres.	Residential Landscaping as defined in Section 5 of the Zoning Bylaw .	Refer to: http://www.brampton.ca/EN/Business/planning-development/zoning/COB%20Zoning/TYPE/Section%205%20Definitions.pdf
	For projects that are less than 50 square metres in floor area.	Projects involving an addition, new or replacement dwelling of 50 square metres or greater, or involving a detached garage, require a Site Plan Review. All new residential dwellings on lots established after January 1, 1996 within the Crescent Hill Drive area require a Site Plan Review.
d. Residential dwellings, additions or accessory buildings (inside the Main Street South District) of 24 square metres or less.	Residential Landscaping as defined in Section 5 of the Zoning Bylaw.	Refer to: http://www.brampton.ca/EN/Business/planning-development/zoning/COB%20Zoning/TYPE/Section%205%20Definitions.pdf
	For projects that are 24 square metres or less in floor area.	Refer to: http://www.brampton.ca/EN/Business/planning-development/zoning/COB%20Zoning/TYPE/Section%205%20Definitions.pdf

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<p>e. Residential Projects that do not require a Building Permit, generally do not require a Site Plan Review.</p>	<p>Examples as listed in Building Division's published list of activities that do not require a Building Permit.</p>	<p>Refer to: http://www.brampton.ca/EN/residents/Building-Permits/homeowners/Pages/WhenaPermitisNotRequired.aspx</p> <p>If you are unsure if you need a Building Permit for your project, please contact the City of Brampton Building Division.</p>
<p>f. Existing Multi-Residential (Apartments, Townhouses, etc.)</p>	<p>Removal and replacement of existing elements or mechanical equipment without a change to the existing footprint or form. Examples (include but not limited to):</p> <ul style="list-style-type: none"> - balcony components - windows - doors - rooftop units - playground equipment - paint, etc. <p>Projects associated with existing townhouses abutting an un-assumed road.</p>	<p>Apart from the remove and replacement exclusion, all proposals that consider additions/changes to a site covered by a Plan of Condominium require a Site Plan review and consent from the condominium corporation.</p>
<p>g. Agricultural Buildings</p>	<p>Any building or structure used or to be used directly in connection with a farming or agricultural operation.</p>	
<p>h. Cemeteries</p>	<p>Cemeteries (include a mausoleum, columbarium or other structure intended for the interment of human remains).</p>	<p>All non-cemetery related structures and works require a Site Plan Review.</p>
<p>i. Industrial, Commercial and Institutional Projects – Changes to existing properties and buildings that have <u>no or only minimal impact</u> on use, appearance, grading of the site or gross floor area.</p>	<p>Removal and replacement of existing rooftop mechanical equipment without significantly changing the size of the equipment or its footprint.</p> <p>New rooftop mechanical equipment installations, if equipment and associated ductwork are not visible from public view.</p> <p>Changes to existing landscaping that have no change on grading or drainage, property use, gross floor area or required landscaping elements.</p> <p>Alterations to existing building which do not affect the built form, structure, roof line, general traffic circulation or the use of the building. Examples include, but not limited to: replacement of doors and windows, paint, etc.</p> <p>New secondary means of egress that are required by Ontario Building Code.</p> <p>Minor outdoor amenities. Examples include, but not limited to: vending machines; free libraries; etc.</p> <p>Temporary perimeter barriers around vacant land, e.g. temporary fencing, jersey barriers, etc.</p>	
<p>j. Interior Changes</p>	<p>Interior changes that may or may not require a Building Permit and do not have an impact on the exterior of the building and the functioning of outdoor space (example: redirecting pedestrian movement) or traffic circulation.</p>	
<p>k. Ambiguous Situations</p>	<p>Where there is ambiguity about whether a specific proposal qualifies for a Site Plan Control Exclusion an applicant may visit with a Development Planner at the Planning Division on the 3rd Floor of City Hall at 2 Wellington Street W. Planning staff will review the proposal and advise as to which stream of Site Plan review is appropriate: <u>Excluded from Site Plan Control</u>, <u>Limited</u>, <u>Basic</u> or <u>Full</u>.</p> <p>If Planning staff determine that the proposal qualifies for an Exclusion then a Confirmation of Exclusion from Site Plan Control will be sent to the Building Division confirming its excluded status. The Applicant may request a courtesy stamp on their drawings indicating that the proposal is: “Not Subject to Site Plan Control”.</p>	