



## Zoning By-law and You

### Are there height restrictions on fences?

Yes. In a rear or side yard, your fence can be no higher than 2 metres (6 feet, 6 inches) tall. In the front yard, it can be up to 1 metre (39 inches) tall.

### Can I widen my driveway?

There are restrictions on maximum driveway widths, depending on the width of your lot. Please visit our booth for more information, or call Zoning Services at 905.874.2090.

### Can I place a shed anywhere on my property?

There are both size and placement requirements for storage sheds on residential property. Visit our booth for more information or contact Zoning Services at 905.874.2090 for site-specific requirements.

## City of Brampton Contact Information

### Permits

Phone: 905.874.2401

Fax: 905.874.2499

### Inspections

Phone: 905.874.3700

Fax: 905.874.3763

### Zoning Services

Phone: 905.874.2090

Fax: 905.874.2499

[www.brampton.ca/en/residents/Building-Permits](http://www.brampton.ca/en/residents/Building-Permits)

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TTY 905.874.2130

Alternative formats available upon request



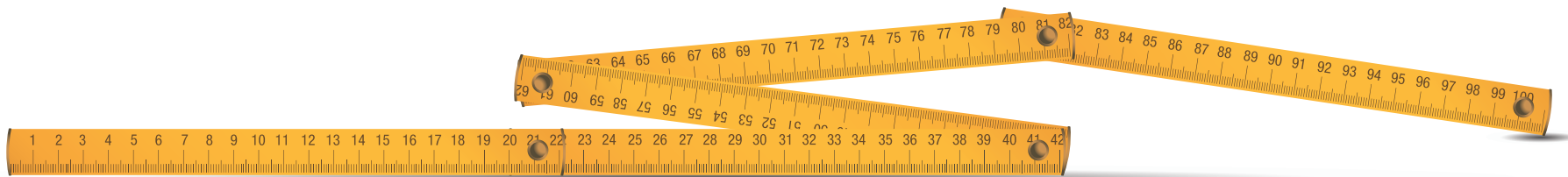
# Planning a Home Improvement Project?



## Start on a solid foundation.

Stop by our in-store information booth today for answers to all your questions on permit applications and zoning for fences, driveways, sheds and more.





## Building Permit FAQs

### What is a building permit?

A building permit is permission from the City to construct in accordance with the Ontario Building Code and the City's Zoning By-law.

### What are the benefits of getting a permit?

Getting a building permit ensures that:

- construction is safe and complies with the minimum construction standards of the Ontario Building Code
- the contractor is not taking "short cuts" to avoid costs associated with code compliance
- plans are reviewed by qualified plans examiners
- construction is regularly inspected by qualified inspectors
- you avoid problems related to illegal construction and home insurance claims or with resale of your home

### When do I need a building permit?

You need a permit if you plan to:

- construct a new building greater than 10 square metres (108 sq. ft.)
- conduct interior renovations or repairs (with some exceptions – see next section)
- add to, demolish or remove all or part of a building
- change how you use a building
- install, change or remove partitions and load-bearing walls
- make new openings for, or change the size of, doors and windows
- build a garage or carport
- dig a basement or construct a foundation

- install new or modify existing heating, plumbing or air conditioner systems
- install or reconstruct chimneys
- install a deck more than 600mm (24 inches) above the ground
- install new basement entrances
- finish a basement
- install new or alter existing plumbing

### When do I NOT need a building permit?

You don't need a permit if you plan to:

- install siding on a small residential building, depending on how far back it is from the property lines
- replace asphalt shingles on a roof, as long as you don't need to alter the structure of the roof or building
- install eavestroughs, as long as the water drains only on your property
- replace or increase insulation, dry-wall or plaster
- damp-proof basements
- paint or decorate
- install kitchen or bathroom cupboards without changing existing plumbing
- erect a fence (except for fences around swimming pools)
- replace existing forced air furnace (no duct work or venting alterations)
- do electrical work (note that the Electrical Safety Authority must inspect electrical installations)  
Electrical Safety Authority 1.877.372.7233  
[www.esainspection.net](http://www.esainspection.net)

If you're not sure if you need a building permit for your project, contact the City of Brampton Building Division at 905.874.2401

### As a homeowner, can I do my own drawings for a building permit?

Yes, you may do your own drawings. The drawings must be drawn to scale (i.e.  $\frac{1}{4}" = 1'$ ) and show all of the information that is requested on the checklist for your particular scope of work.

### Can the contractor do the drawings for the building permit?

Yes, but only if they are qualified to do so by the Ministry of Municipal Affairs and Housing. Anyone other than the homeowner who is doing designs for submission for a building permit must have a Building Code Identification Number (BCIN) and have the qualifications required by the Ministry of Municipal Affairs and Housing. Note: Architects and Engineers are exempt from requiring a BCIN.

Ministry of Municipal Affairs and Housing  
416.585.6666 [www.obc.mah.gov.on.ca](http://www.obc.mah.gov.on.ca)

### How long does it take to get a building permit?

The City will review residential applications within 10 business days. We do offer an expedited service for an additional fee.

### What other approvals are required?

Your project must meet the requirements of the City's Zoning By-law. Some projects will also require Conservation Authority and/or Heritage approval. You must have these approvals before the Building Division is allowed to issue a permit.