

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 Division:

- 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 \$375

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 m² (6460 ft²) 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

PROJECT LOCATION	Street No.	Street Name	Unit No.		
	Lot/Block	Plan/Conc	Reference Plan (if applicable)		
WORK DESCRIPTION	DEMOLITION OF A RESIDENTIAL PROPERTY		DATE OF CONSTRUCTION	CONSTRUCTION TYPE	CONSTRUCTION VALUE
			GFA (M ²)	# OF STOREYS	OCCUPIED <input type="checkbox"/> Yes <input type="checkbox"/> No
OWNER	PERSON OR COMPANY				
	Street No.	Street Name	Unit	Phone No. ()	
	City	Province	Postal Code	Fax No. ()	

REASON FOR DEMOLITION - 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.	<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. DOCUMENTATION REQUIRED: PROOF OF UNSAFE CONDITION	<input type="checkbox"/> 2 COPIES OF LOCATION PLANS DESIGNATING THE SITE AREA (8 1/2" X14" max.)
	<input type="checkbox"/> 2 Replacement dwelling unit. An application has been submitted to the Building Department to construct a replacement dwelling unit. DOCUMENTATION REQUIRED: COPY OF PERMIT APPLICATION FOR REPLACEMENT DWELLING UNIT	
	<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. DOCUMENTATION REQUIRED: (a) Copy of notice of draft approval (b) Copy of executed pre-servicing agreement	<input type="checkbox"/> 2 RECENT COLOR PHOTOS OF THE DWELLING UNIT TO BE DEMOLISHED (8 1/2" X 11")
	<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 DOCUMENTATION REQUIRED: (a) Site plan application # and (b) Copy of site plan stamped site plan approval (photocopy accepted)	

APPLICANT'S DECLARATION

I, Last Name First Name Area Code and Phone No.

of Street No. and Name Apt/Unit Area Code and Fax No.

City Province Postal Code Email Address

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

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

**SUPPORTING DOCUMENTATION
for an
APPLICATION TO DEMOLISH A RESIDENTIAL PROPERTY**

PERMIT APPLICATION NUMBER

DATE STAMP

Section 33 of the Planning Act regulates the demolition of residential properties in the City of Brampton. 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.

THE FOLLOWING DOCUMENTATION MUST BE PROVIDED TO PROCESS THIS APPLICATION. AN INCOMPLETE APPLICATION WILL NOT BE PROCESSED

- 1 COMPLETED PERMIT APPLICATION
- 2 2 – 8½ x 11 OR 8½ x 14 LOCATION PLANS designating the site area
- 3 2 – 8½ X 11 or 8½ X 14 SITE PLANS clearly designating the dwelling unit to be demolished
- 4 Photograph (recent) of the dwelling unit
- 5 **Parts 1, 2 and 3 of this form fully completed**

1. LOCATION Municipal Address _____
_____ street

Legal Description _____
Lot/Blk _____ Con/Plan _____

2. BUILDING DATA Date of construction _____

GFA _____ # storeys _____

Construction type _____

Occupied yes no

3. REASON FOR DEMOLITION – 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.

- 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
DOCUMENTATION REQUIRED: PROOF OF UNSAFE CONDITION
- 2 **Replacement dwelling unit.** An application has been submitted to the Building Department to construct a replacement dwelling unit.
DOCUMENTATION REQUIRED: COPY OF PERMIT APPLICATION FOR REPLACEMENT DWELLING UNIT
- 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.
DOCUMENTATION REQUIRED: (1) Copy of notice of draft approval (b) Copy of executed pre-servicing agreement
- 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.
DOCUMENTATION REQUIRED: (1) Site plan application # and (b) Copy of site plan stamped site plan approval (photocopy acceptable)



FINANCIAL CONTRIBUTIONS (FORM C-2)

Redevelopment of a Building or Site - Demolition and Reconstruction
 NOTE: If you are only demolishing at this time, please fill in only Sections 1-5. If demolishing and building, then also fill in Section 6. If redevelopment credit is being applied for for a past demolition, please provide us with a copy of the demolition permit.

The owner must complete and provide proof of the demolition no later than 4 months after the issuance of the building permit or the amount for which the development charge credit was provided shall become fully payable. Site Plan # _____

1 Property Location
 Municipal Address: # _____ Street _____ Unit _____
 Legal Description: Lot/Block _____ Plan _____ Reference Plan Description _____

2 Permit Application No.: _____ **FOR OFFICE USE ONLY**

3 Property Owner:
 Contact: (Applicant/Agent): _____
 Address: # _____ Street _____ Unit _____ Town/City _____ Province _____ Postal Code _____
 Telephone: _____ Fax: _____
 Email: _____

4 Past Use of Demolished Area:
 (Please check one) Industrial Office Residential Non-Industrial/Non-office Mixed-Use
 [SEE DEFINITIONS ON REVERSE]

New Use of Redeveloped Floor Area:
 (Please check one) Industrial Office Residential Non-Industrial/Non-office Mixed-Use
 [SEE DEFINITIONS ON REVERSE]

If building is Industrial or Office, please provide a more detailed description on the back of this form [Section 7], or attach a detailed letter of intended use.

5 Existing Floor Area Verification
 (To be completed by applicant/agent)

		Office Use - Checked by
A. "Total Floor Area"/"Gross Floor Area" of Area To Be Demolished [SEE DEFINITIONS ON REVERSE]	sq.m.	
B. Deductible Area of Demolition or Conversion:		
City, Region & School Board By-laws B-1. Any part of the building or structure used for mechanical equipment related to the operation or maintenance of the building or structure, stairwells, elevators and washrooms	sq.m.	-
City, Region & School Board By-laws B-2. Any part of the building or structure above or below grade, used exclusively for the temporary parking of a motor vehicle or used for the provision of loading spaces	sq.m.	-
City, Region & School Board By-laws B-3. The area of any self contained structural shelf and rack storage facility approved by the <i>Building Code Act</i>	sq.m.	-
School Board By-laws B-4. Parts of the building below established grade other than that used for retail, commercial, office, industrial, institutional or warehousing purposes.	sq.m.	-
City, Region & School Board By-laws B-5. Parts of the building above or below grade used for non-commercial parking	sq.m.	-
C. # of Dwelling units to be Demolished or Converted: (RESIDENTIAL ONLY)	(write in the number of units beside the type)	
_____ Singles _____ Semis _____ Row _____ Lrg Apt > 750 sq.ft. _____ Sm Apt <= 750 sq.ft.		-

6 NEW Floor Area Verification

		Office Use - Checked by
D. "Total Floor Area"/"Gross Floor Area" of New Space [SEE DEFINITIONS ON REVERSE]	sq.m.	-
E. Deductible Area of Redeveloped or Converted space:		
City, Region & School Board By-laws E-1. Any part of the building or structure used for mechanical equipment related to the operation or maintenance of the building or structure, stairwells, elevators and washrooms	sq.m.	-
City, Region & School Board By-laws E-2. Any part of the building or structure above or below grade, used exclusively for the temporary parking of a motor vehicle or used for the provision of loading spaces	sq.m.	-
City, Region & School Board By-laws E-3. The area of any self contained structural shelf and rack storage facility approved by the <i>Building Code Act</i>	sq.m.	-
School Board By-laws E-4. Parts of the building below established grade other than that used for retail, commercial, office, industrial, institutional or warehousing purposes.	sq.m.	-
City, Region & School Board By-laws E-5. Parts of the building above or below grade used for non-commercial parking	sq.m.	-
I, hereby declare that I have verified this information and certify that the statements made herein are correct to the best of my knowledge.	Signature of Applicant:	Name (Please print):
		Date:

7	<p>SPECIFIC INTENDED USE: [Please fill out if building is Industrial or Office as selected in Section 4]</p>

DEFINITIONS:

[THE FOLLOWING DEFINITIONS APPLY TO THE CITY OF BRAMPTON BY-LAWS ONLY.](#) FOR GREATER CLARIFICATION ON ANY DEFINITIONS PERTAINING TO DEVELOPMENT CHARGES, PLEASE REFERENCE THE MOST CURRENT DEVELOPMENT CHARGE BY-LAWS FOR THE CITY OF BRAMPTON, REGION OF PEEL, PEEL DISTRICT SCHOOL BOARD AND THE DUFFERIN-PEEL CATHOLIC DISTRICT SCHOOL BOARD.

"Total Floor Area" / "Gross Floor Area" means the total of the areas of the floors in a building or structure, whether at, above or below grade measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating two uses, or from the outside edge of a floor where the outside edge of the floor does not meet an exterior or common wall.

Where a building or structure does not have any walls, the total floor area shall be the sum total of the area of land directly beneath the roof of the building or structure and the total areas of the floors in the building or structure.

Also includes:

- a) Floor area of a mezzanine and air supported structure and space occupied by interior walls and partitions. (City, Region and School Board By-laws).
- b) Below grade, only that floor area used for retail, commercial, office, industrial or warehousing purposes (Region and School Board By-laws).

Less the deductible areas [Section B] on front

"Industrial Use" means land, building or structures* used or designed or intended for use for or in connection with manufacturing, producing or processing of raw goods, storage and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include a building used exclusively for office or administrative purposes unless it is attached to an industrial building or structure as defined above and does not include a retail warehouse.

"Non-Industrial/Non-Office Use" means the use of land, buildings or structures* or parts thereof, used, designed or intended to be used for any use other than for residential use or for industrial use, or for office use, as those terms are defined below, and a non-industrial use includes a retail warehouse.

"Non-Residential Use" means the use of land, buildings or structures* or portions thereof used, designed or intended to be used for any use other than for residential use as that term is defined in this section.

"Office Use" means the use of land, buildings or structures used primarily for, or designed or intended for use primarily for or in connection with office or administrative purposes, provided that the building or structure has an office or administrative component equal to or greater than 50 percent of the total gross floor area of the building or structure. For the purposes of this by-law office use excludes office or administrative uses located in a shopping centre, except where the building or structure has an office or administrative component equal to or greater than 75 percent and is equal to or greater than 3 storeys in height, and excludes office or administrative uses where such uses are accessory to an industrial use".

* "Buildings or Structures" means a structure occupying an area greater than 10 square metres consisting of a wall, roof, and floor or any of them or a structural system serving the function thereof, and includes an air-supported structure, mezzanine, and an exterior storage tank, but does not include: a farm building, or a canopy, or an exterior storage tank where such exterior storage constitutes an accessory use.

"Temporary Parking" means an area used for the parking or temporary storage of one motor vehicle for a period of not more than twenty-four (24) hours.

"Non-Commercial Parking" means an area at, above or below establishment grade, other than a street, used for the temporary parking of motor vehicle(s), including an accessory purpose related to a residential purpose, and available for public use, for which no price is paid or a charge made.

CITY OF BRAMPTON - BUILDING DIVISION

SECTION G*í*. DOCUMENTS ESTABLISHING COMPLIANCE WITH APPLICABLE LAW (OBC Div. A - 1.4.1.3.)

Permit Application No. _____	Project Location # _____ street _____ unit/suite _____
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Explanation:

Applicable Law - Applicable law is other regulations for which approval must be obtained before a building permit can issue. A complete list of Acts and Regulations that are "Applicable Law" is set out in Article 1.4.1.3 of Division A of the Ontario Building Code.

Instructions:

The most common Acts and Regulations are listed below with the documentation that must be provided before a building permit can issue. Check those that apply to your permit application and complete the declaration. The customer service plans examiner will assist you with any questions you may have about the regulations listed. The documents noted must be provided before a building permit can issue.

Details and Contact Information

A list of agencies and contact information is available at the Building Division or on the City of Brampton website

APPLICABLE LAWS (Note: This list provides only the most common approvals)

ACT	Description	REQUIRED DOCUMENTS (Provide copy)	Required Yes/No	Received
Planning Act s.41	(Site Plan Control)	Site plan approved drawings		
Planning Act s.34	(Zoning By-law)	Final & binding amendment		
Planning Act Pt. V1	(Division of Land)	Registered Plan or Deed		
Planning Act s.45	(Minor Variance)	Final Decision from City Clerk		
Planning Act s.33	(Demolition of Residential Property)	Council Approval		
Ontario Heritage Act ss.27 (3), 30(2), 33, ss.34.40.1 & 40.2		Heritage Permit		
Ontario Heritage Act s.34.5 and s. 34.7.(2)		Ministry of Culture approval		
Development Charges Act s.28 and s.53, Education Act s.257.83 & 257.93	(Financial Contribution)	Confirmation of payment from City of Brampton Finance Department		
Planning Act s.42(6)	(Cash in Lieu of Parkland)	Confirmation of payment from City of Brampton Finance Department		
Conservation Authorities Act	(Flood plain or fill regulated area)	Construction and Fill Permit		
Child Care & Early Years Act, 2014, S.). 2014, c.11 Sched. 1,0. Reg. 137/15 s.13 & 25	(Daycare centre with more than 5 children)	Approval from Ministry of Children and Youth Services		
Education Act s.194	(Demolition of all or part of a school)	Approval from Ministry of Education		
Environmental Protection Act s.168.3.1 & 168.6(1) change of use of land	(Industrial or commercial to agricultural, residential or park)	File Record of Site Condition (RSC) and/or provide Certification of Property use (CPU)		
Public Transportation Act s.34 and s. 38 10	(Construction within 45m of the road or within 395m of an intersection of Hwys, 410 or 407)	Building and Land Use Permit issued by MTO		
Other:				

APPLICANT'S DECLARATION

I, _____ (print name) certify that the applicable laws designated on the above noted chart are, to the best of my knowledge, all of the "applicable law" for which this application for a permit must comply before a permit is issued.

_____ Date

_____ Signature

FOR OFFICE USE ONLY
