

Application # _____

Date _____

Address _____

The *Building Code Act* prohibits the issuance of a building permit if the proposed construction or demolition will contravene an applicable law as defined by the building code. The questions below will help you to determine if an applicable law applies to your project. No timeframe for building permit review can be established until all required applicable law approvals are completed and the approval documents are submitted to the City Development Department, Building Services Section.

If the answer is yes to any question, the relevant approval documents must be submitted with this permit application. Where any required approval has **not** been obtained, the agencies listed on pages 3 and 4 of this form must be contacted to obtain approval, and the declaration on the bottom of this form must state accordingly.

City of Pickering

**Approval
Submitted**

Zoning By-laws

- Is/was relief required to permit a minor zoning variance in your proposal? Yes No _____
- Is/was rezoning required to permit the proposed building or land use? Yes No _____
- Is a land division or subdivision required and not yet fully completed? Yes No _____
- Are municipal services required but not yet completed or available? Yes No _____

Planning Approval

- Does this development require site plan approval from the planning section? Yes No _____

Heritage

- Are you demolishing a building that is listed on the City's heritage inventory? Yes No _____
- Is the building designated or in the process of being designated? Yes No _____
- Is the property located in a heritage district or study area? Yes No _____

Toronto Region Conservation Authority/Central Lake Ontario Conservation Authority

Construction and Fill Permits

- Does the property abut a ravine, watercourse, wetland or shoreline? Yes No _____

Ontario Ministry of Transportation

Building and Land Use Permits

- Is the property within 45m of a highway or 180m from any highway intersection? Yes No _____
- Is the property within 395m of a controlled highway intersection? Yes No _____
- Is this a major traffic generating project located within 800m of a highway? Yes No _____

Ontario Ministry of Environment

**Approval
Submitted**

Environmental Approvals

Is a Record of Site Condition (RSC) required to be filed because of a change to more sensitive land use? Yes No _____

Is the property a former waste disposal site? Yes No _____

Is this project a major industrial, commercial or government project? Yes No _____

Is this a renewable energy project? Yes No _____

Electrical Safety Authority

Electrical Conductor Clearances

Are any overhead electrical conductor wires within 3.7m of the proposed building? Yes No _____

Ontario Ministry of Agriculture, Food and Rural Affairs

Agriculture and Farms

Is this a farm building that will house animals or manure? Yes No _____

Is this a milk processing plant? Yes No _____

Ontario Ministry of Education

Child Care Centres

Is a daycare proposed in any part of the building? Yes No _____

Ontario Ministry of Community and Social Services

Seniors Centres

Is this a seniors project where Ontario Government funding is being sought? Yes No _____

Declaration

I have considered the list of applicable laws in the Ontario Building Code and as described on the following pages, and do hereby declare that:

- 1. None of these applicable law approvals apply to this project.
- 2. Applicable laws checked with a **yes** apply to this project, and approval documents are submitted with this application.
- 3. Applicable laws checked with a **yes** apply to this project, however, all approval documents have not yet been obtained.

The information provided on this form is true to the best of my knowledge. I have authority to act on behalf of the owner, corporation or partnership with respect to this application (if applicable).

Name (please print)

Signature

Date

Applicable Laws & Building Permits

Approvals from other agencies are required in many instances before a building permit can be processed and issued. These approvals are **not** administered by the Building Services section. The fastest way to obtain a building permit is to ensure all these other approvals are completed (or do not apply) before applying for a building permit. The Building Services section is required by law to prioritize applications that are fully complete in terms of applicable law approvals and document submissions. Building permit documents must be consistent with applicable law approvals.

Zoning, Planning and Heritage

Contact City of Pickering, City Development Department at 905.420.4631 or citydev@pickering.ca

Planning Act, s.34, 34(5), 45 and Part VI

Zoning by-laws restrict such things as land use, lot size, building size and setbacks. If your project doesn't comply with any part of the zoning by-law, a minor variance or rezoning must be obtained before any building permit can be issued.

Planning Act, s.41

Site Plan Approval is required for most new buildings and additions other than houses and accessory structures. The site plan agreement must be registered before site plans will be approved.

Ontario Heritage Act, s.27, 30, 33, 34, 40.1 & 42

Pickering has designated certain heritage buildings and maintains a listing of buildings of heritage interest. Specific areas have also been established as Heritage Conservation Districts. Planning and/or City Council approval for demolition, alteration and construction is required if your property is affected.

Conservation Authority Permits

Contact Toronto Region Conservation Authority at 416.661.6600 or planning&permits@trca.on.ca

Contact Central Lake Ontario Conservation Authority at 905.579.0411 or mail@cloca.com

Conservation Authorities Act, s.28 (1)(c), regulation 166/06

Development within certain conservation regulated areas requires a construction and fill permit from the conservation authority before any building permit can be issued. The appropriate agency will confirm if your property falls within their jurisdiction.

Highway Corridor Building & Land Use Permits

Contact Ministry of Transportation or visit their [Website](#)

Public Transportation and Highway Improvement Act, s.34, 38

Ministry authorization is required for construction of all buildings within certain distances of a highway or intersection. The requirement for Ministry authorization extends to 800m from a highway where development will generate major traffic, such as a shopping centre.

Environmental Approvals

Contact Ministry of Environment 1.800.461.6290

Environmental Protection Act, s.46, 47.3, 168 and the *Environmental Assessment Act* s.5

Ministry of Environment approvals are required where a property of industrial or commercial use is changed to more sensitive residential or parkland use, for major government, industrial and commercial projects where defined by regulation, properties formerly used for landfill or waste disposal, or renewable energy projects.

Electrical Conductor Clearances

Contact Electrical Safety Authority 1.877.372.7233

Certain minimum distances must be maintained from overhead electrical conductors, depending on their voltage.

Agriculture and Farms

Contact Ministry of Agriculture, Food and Rural Affairs 1.877.424.1300

Nutrient Management Act 2002, s.11.1 reg 267/03, *Milk Act* s.14

Buildings or structures that house animals or store manure may trigger a requirement for a nutrient management strategy approved by the Ministry. The Ministry must determine that a milk processing plant is necessary and authorize it before a building permit can be issued.

Child Care Centres

Contact Ministry of Education 905.895.9192

Day Nurseries Act s.5.of reg 262

Ministry plan approval is required if a new building is proposed to be used as a day nursery, an existing building is proposed to be used, altered or renovated for a day nursery, or if an existing day nursery is altered or renovated.

Education

Contact Ministry of Education 416.325.2015

Demolition of Schools Education Act, s.194

Ministry approval is required where a school is proposed to be demolished.

Seniors Centres

Contact Ontario Ministry of Community and Social Services 1.888.789.4199

Elderly Persons Centres Act, s.6 of reg 314

Reports must be submitted to the Minister and approval obtained for all seniors centres to which government funding applies.

Alternate formats available upon request at 905.683.7575.