



# Commonly Used Applicable Laws & Building Permits

This form is used to confirm approvals from other departments/external agencies that are required before a building permit can be issued

Address	Application No.	Date Received
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	YES	NO
<b>Zoning Bylaws ♦ City Planning Department</b>		
Is/was zoning relief required through the Committee of Adjustment for your proposal?	<input type="checkbox"/>	<input type="checkbox"/>
Is/was rezoning required to permit the proposed building or land use?	<input type="checkbox"/>	<input type="checkbox"/>
Is this property subject to a Minister's Zoning Order or Provincial Zoning Regulation?	<input type="checkbox"/>	<input type="checkbox"/>
Is a land division or subdivision required and not yet fully completed?	<input type="checkbox"/>	<input type="checkbox"/>
<b>Planning Approval ♦ City Planning Department</b>		
Does this development require site plan approval from the Planning Department?	<input type="checkbox"/>	<input type="checkbox"/>
<b>Heritage ♦ City Planning Department</b>		
Are you demolishing a building that is listed on the City's heritage inventory?	<input type="checkbox"/>	<input type="checkbox"/>
Is the building designated or in the process of being designated?	<input type="checkbox"/>	<input type="checkbox"/>
Is the property located in a heritage district or study area?	<input type="checkbox"/>	<input type="checkbox"/>
<b>Construction and Fill Permits ♦ Toronto and Region Conservation Authority</b>		
Is the property within the regulated area of the Toronto and Region Conservation Authority?	<input type="checkbox"/>	<input type="checkbox"/>
<b>Building &amp; Land Use Permits ♦ Ministry of Transportation</b>		
Is the property within 45 m of a highway or 180 m from any highway intersection?	<input type="checkbox"/>	<input type="checkbox"/>
Is the property within 395 m of a controlled highway intersection?	<input type="checkbox"/>	<input type="checkbox"/>
Is this a major traffic generating project located within 800 m of a highway?	<input type="checkbox"/>	<input type="checkbox"/>
<b>Environmental Approvals ♦ Ministry of Environment, Conservation and Parks</b>		
Is a Record of Site Condition (RSC) required to be filed because of a change to more sensitive land use?	<input type="checkbox"/>	<input type="checkbox"/>
Is the property a former waste disposal site?	<input type="checkbox"/>	<input type="checkbox"/>
Is this project a major industrial, commercial or government project?	<input type="checkbox"/>	<input type="checkbox"/>
Is this a renewable energy project?	<input type="checkbox"/>	<input type="checkbox"/>
<b>Clean Water Act, Section 59 (Source Water Protection) ♦ Region of York</b>		
Does the project involve construction of a new building or addition within Wellhead Protection Area A, B, or C?	<input type="checkbox"/>	<input type="checkbox"/>
Is a Section 59 Notice required?	<input type="checkbox"/>	<input type="checkbox"/>
<b>Agriculture and Farms ♦ Ministry of Agriculture, Food and Rural Affairs</b>		
Is this a farm building that will house animals or manure?	<input type="checkbox"/>	<input type="checkbox"/>
Is this a milk processing plant?	<input type="checkbox"/>	<input type="checkbox"/>
<b>Education / Child Care Centres ♦ Ministry of Education</b>		
Is a daycare proposed in any part of the building?	<input type="checkbox"/>	<input type="checkbox"/>
Is this permit for the demolition of a school operated by the public or separate school boards?	<input type="checkbox"/>	<input type="checkbox"/>
<b>Seniors Centres ♦ Ministry of Children, Community and Social Services</b>		
Is this a senior's project where Ontario Government Funding is being sought?	<input type="checkbox"/>	<input type="checkbox"/>

## DECLARATION

I understand that the above is a partial list of typical Applicable Laws. A full list is prescribed in Division A, Article 1.4.1.3. of the Building Code. I have considered the list of applicable laws in the Ontario Building Code 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:

Signature:

Date

# Common Department and External Applicable Laws & Building Permits

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. 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 Standards Department. 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 Department 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 & Heritage**

Contact: City of Vaughan Development Planning at 905-832-8565 developmentplanning@vaughan.ca  
Urban Design and Cultural Heritage Division at 905-832-8565 developmentplanning@vaughan.ca

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

Zoning bylaws 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. Zoning by-laws also restrict the issuance of permits until any associated land division, subdivision or municipal servicing is complete.

### Planning Act, s.41

Site Plan Approval is required for most new buildings and additions including some 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;

Vaughan 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 and Region Conservation Authority (TRCA) at 416-661-6600 planning&permits@trca.on.ca

### Conservation Authorities Act clause 28 (1)(c)

Development within TRCA regulated areas may require a permit from the TRCA before any building permit can be issued. TRCA will confirm if your property falls within their jurisdiction

## **Highway Corridor Building & Land Use Permits**

Contact: Ministry of Transportation www.mto.gov.on.ca, Central Region at 416-235-5412

### 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 the Environment, Conservation and Parks at 1-800-461-6290

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

Ministry of Environment, Conservation and Parks 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.

## **Source Water Protection**

Contacts: York Region at 1-877-464-9675 sourcewaterprotection@york.ca

### Clean Water Act, 2006 s. 59

Special land use restrictions may apply if a water source protection plan is in effect in the area where the building is located. Uses affected by these restrictions require the approval of the designated risk management official. Properties located within Wellhead Protection Areas (WHPA) A, B and C are to contact York Region.

## **Agriculture and Farms**

Contact: Ministry of Agriculture, Food and Rural Affairs at 1-877-424-1300

### Nutrient Management Act 2002 s. 11, O. 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 at 1-877-510-5333

### Child Care and Early Years Act, 2014 s. 14, O. Reg. 137/15

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.

## **Seniors Centres**

Contact: Ministry of Children, Community and Social Services at 1-888-789-4199

### Elderly Persons Centres Act s. 6 of Reg. 314 R.R.O. 1990

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

The above is a partial list of typical Applicable Laws. A full list is prescribed in Division A, Article 1.4.1.3. of the Building Code.