

# What you should know about building permit



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# Why Code?

Constitution Law



Act



Code / By-Law



Standards



# ACTS



1

Planning  
Act

2

Building  
Code Act

# Planning

The background of the slide is a light blue, stylized illustration of a city street scene. It shows several multi-story buildings with windows, trees lining the streets, and a park area in the foreground with a bench and more trees. The illustration is rendered in a simple, line-art style with a light blue color palette.

- Greenbelt
- Oak Ridges Moraine
- Central Lake Ontario Conservation Authority (CLOCA)



# Planning

A faint, light blue background illustration of a city street scene. It shows several multi-story buildings with windows, trees, and a street with a sidewalk. The style is a simple line drawing with some shading.

- Maintain Official Plan
- Maintain Zoning By-law
- Urban design & landscape design services
- Official Plan amendments
- Processing (re)zoning amendments
- Site plan processing
- Subdivision processing and approval
- Condominium processing
- Land Division review
- Minor variance review (Committee of Adjustment)

# Official Plan

A faint, stylized background illustration of a city street scene. It shows several multi-story buildings with windows, trees of various sizes, and a street with a sidewalk. The illustration is in a light blue and grey color scheme, giving it a clean, architectural feel.

**An Official Plan is a document that sets out the land use policy directions for long-term growth and development in a municipality. It may needs to be approved by the provincial / regional government.**

# Zoning

- 1. How land and buildings may be used**
- 2. Where buildings and other structures can be located**
- 3. Lot sizes and dimensions, parking requirements and building heights**



# Zone Types

1. Residential zones
2. Office zones
3. Commercial zones
4. Institutional zones
5. Open space zones
6. Industrial zones
7. Others



# **Official Plan Amendments**

**Step 1 – Pre-submission consultation**

**Step 2 - Application submission**

**Step 3- Review and Report**

**Step 4 - Notification of Public Meeting**

**Step 5 - Council Decision**

**Step 6 - Preparation and Circulation of By-law**

**Step 7 - Consideration by Region**

**Step 8 - Appeal to the Ontario Municipal Board**

# **Zoning By-law amendments**

**Step 1 - Pre-consultation**

**Step 2 - Application**

**Step 3- Review and Report**

**Step 4 - Notification of Public Meeting**

**Step 5 - Council Decision**

**Step 6 - Preparation and Circulation of By-law**

**Step 7 - Appeal to the Ontario Municipal Board**



# **Site Plan Approval**

**Step 1 - Pre-consultation**

**Step 2 - Submission of application**

**Step 3 - Consideration by The Site Plan Approval Review Committee (SPARC)**

**Step 4 - Preparation of detailed Site Plan drawings**

**Step 5 - Agency circulation**

**Step 6 - Site Plan agreement**

**Step 7 - Execution of agreement**

# Site Plan Control

- Building siting and site design,
- The relationship of the to surrounding land
- Driveways, curbing and traffic direction signs,
- Loading and parking
- Emergency vehicle routes,
- All pedestrian accesses, such as walkways
- Landscaping,
- waste Control,
- Grading,
- Road widening.
- Exterior design of buildings



# Subdivision

A faint, light blue background illustration of a suburban neighborhood. It shows several houses of varying sizes, some with multiple stories and windows. There are trees and greenery interspersed among the buildings. The overall style is a simple line drawing or sketch.

**Step 1 - Pre-consultation**

**Step 2 - Application**

**Step 3 - Review and Report**

**Step 4 - Notification of Public Meeting**

**Step 5 - Council Decision**

**Step 6 - Appeal to Ontario Municipal Board**

**Step 7 - Registration**

# Committee adjustment

A faint, light blue background illustration of a residential street scene. It shows several houses of varying styles, some with multiple stories and gabled roofs. There are trees and bushes in front of the houses, and a sidewalk runs along the street. The overall style is a simple line drawing or sketch.

- 1. Approved**
- 2. Conditional Approval**
- 3. Tabled**
- 4. Rejected**



1983

1986

1990

1997

2006



DRAWINGS  
ARCHITECTURAL  
A00.0  
A00.1  
A01.1  
A01.2  
ELECTRICAL  
E00.0  
E00.1  
E01.1  
E01.2  
MECHANICAL  
M00.0  
M00.1  
M01.1  
M01.2  
PLUMBING  
P00.0  
P00.1  
P01.1  
P01.2  
ROOFING  
R00.0  
R00.1  
R01.1  
R01.2  
STRUCTURAL  
S00.0  
S00.1  
S01.1  
S01.2  
THERMAL  
T00.0  
T00.1  
T01.1  
T01.2  
WATER  
W00.0  
W00.1  
W01.1  
W01.2  
WIND  
W00.0  
W00.1  
W01.1  
W01.2  
WOOD  
W00.0  
W00.1  
W01.1  
W01.2  
ZONING  
Z00.0  
Z00.1  
Z01.1  
Z01.2



# When you need a permit?

- New construction
- Extension or addition
- Renovation
- Change of use





# Applicable laws

- Environmental Protection Act
- Conservation Authority Act
- Ontario Heritage Act
- Day Nurseries Act
- Development Charges Act
- Greenbelt Act
- Oak Ridges Moraine Protection Act
- Others

# Building Code Objectives

The background of the slide features a light green, semi-transparent overlay. It includes a rolled-up architectural blueprint with various technical drawings and text, and a 3D wireframe model of a building with multiple windows and a gabled roof. The overall aesthetic is professional and technical.

- **Safety**
- **Health**
- **Accessibility**
- **Protection**
- **Resource conservation**



# Occupancy Classification

Group	Division	Description of Major Occupancies
A	1	Assembly occupancies for the performing arts
A	2	Assembly occupancies not elsewhere classified in Group A
A	3	Assembly occupancies of the arena type
A	4	Assembly occupancies in the open air
B	1	Detention occupancies
B	2	Care and treatment occupancies
B	3	Care occupancies
C	—	Residential occupancies
D	—	Business and personal services occupancies
E	—	Mercantile occupancies
F	1	High hazard industrial occupancies
F	2	Medium hazard industrial occupancies
F	3	Low hazard industrial occupancies

# Part 3 or Part 9?

## Part 3

- **Big buildings**
- **All occupancies**
- **Architect or P. Eng.**

## Part 9

- **Small building**
- **Occupancies C,D,E,F2 and F3 only**
- **BCIN designer**



# Drawings

The background of the slide features a light green, semi-transparent overlay. It includes a rolled-up architectural blueprint with visible technical drawings, a 3D wireframe model of a house with a gabled roof and multiple windows, and a detailed floor plan with various rooms and structural lines.

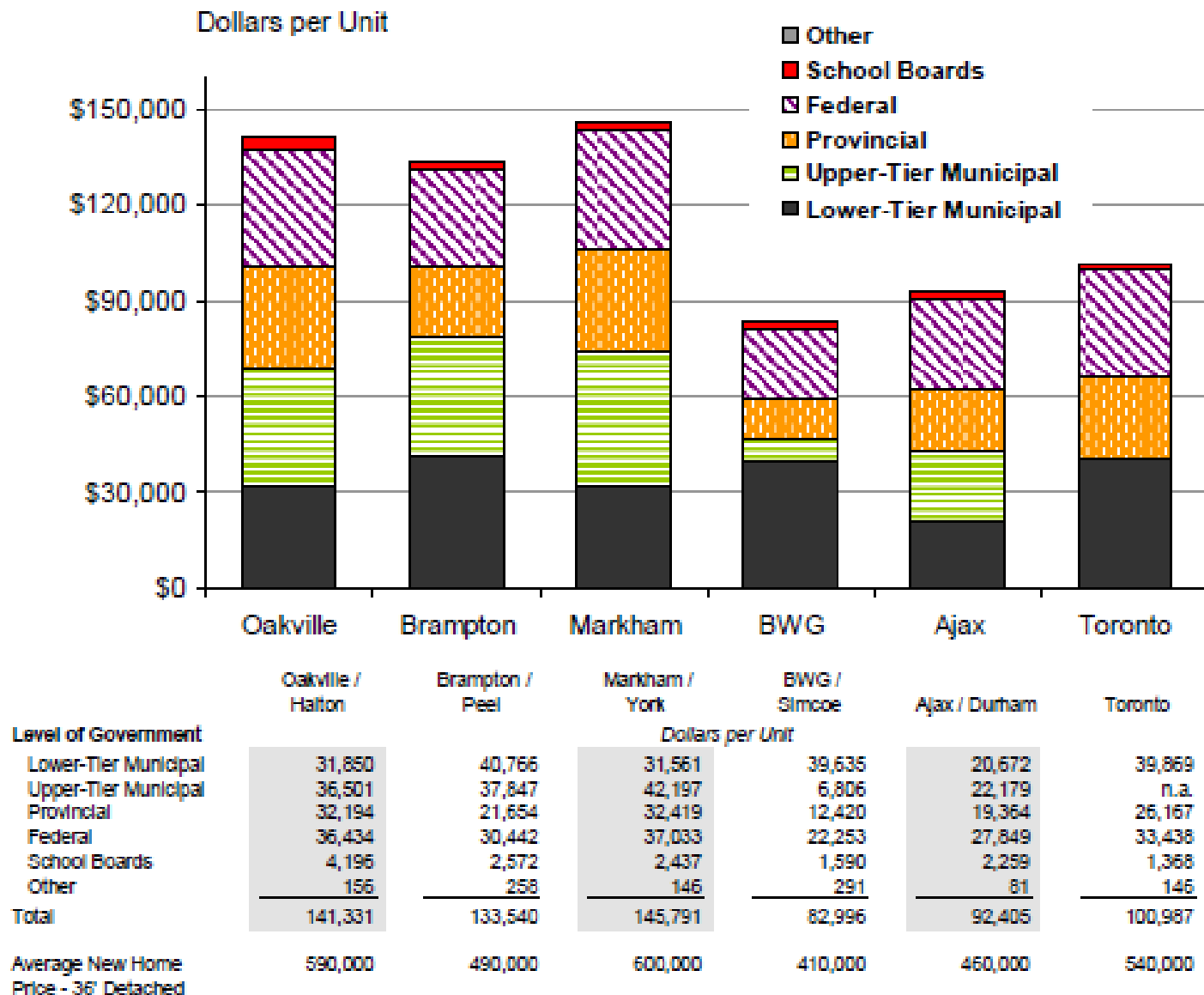
- **Architectural**
- **Structural**
- **Mechanical**
  - HVAC
  - Plumbing
  - Fire
- **Electrical**

# Fees

- 1. Design fee**
- 2. Permit fee**
- 3. Development charges**
- 4. School board**
  - Region**
  - City**
- 5. Construction**



## Government Charges per Low-Rise Home, by Level of Government, Selected GTA Municipalities



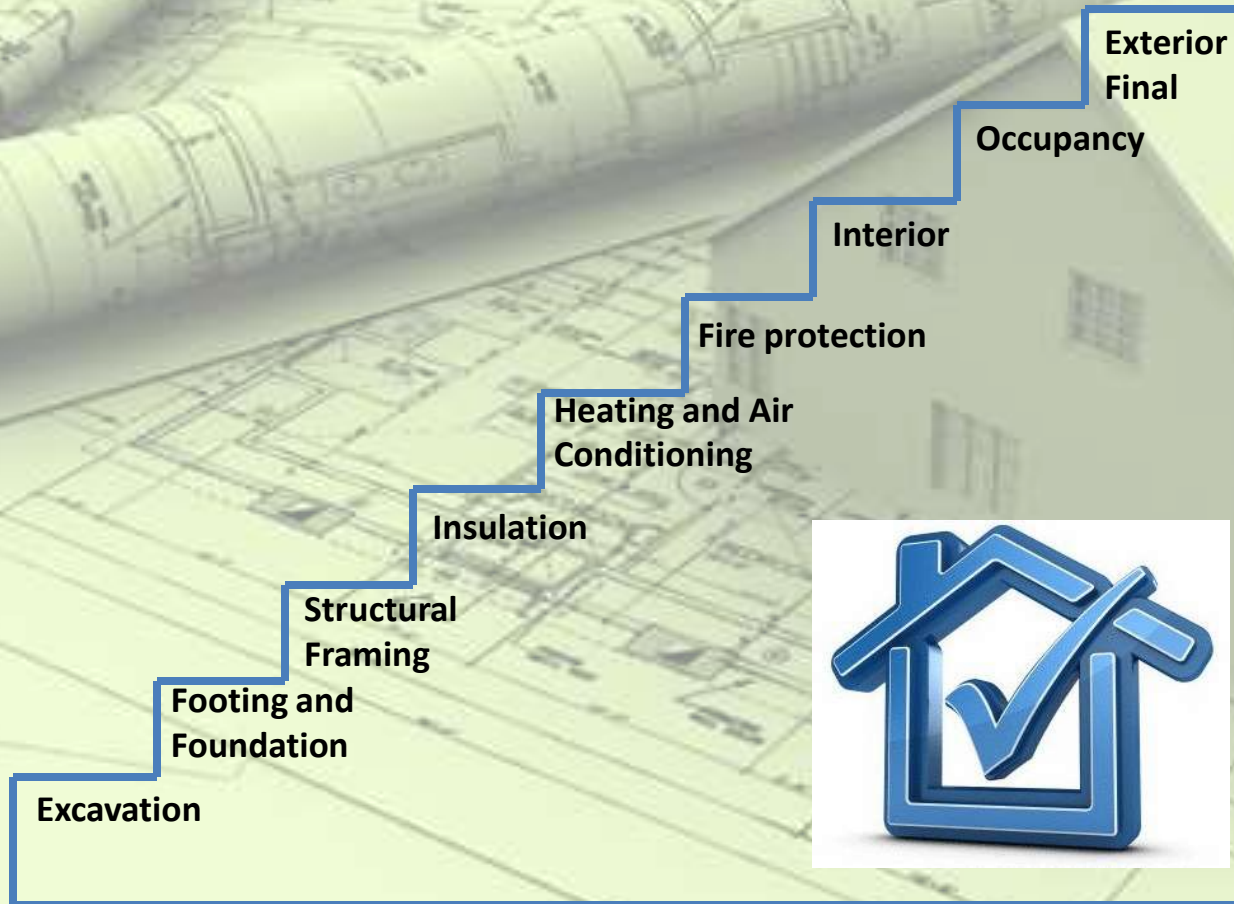
Upper-Tier Municipality	Town of Oakville	City of Brampton	City of Markham	Town of Bradford West Gwillimbury	Town of Ajax	City of Toronto
	Halton Region	Peel Region	York Region	Simcoe County	Durham Region	
	<i>Dollars</i>					
Average New Home Price - 36' Detached	590,000	490,000	600,000	410,000	460,000	540,000
<u>Government Charges by Type</u>	<i>Dollars / Unit</i>					
Lower-Tier/Single-Tier DCs	18,957	25,351	19,950	29,024	12,029	19,412
Upper-Tier DCs	35,275	35,532	40,107	6,172	20,940	n.a.
Education DCs	3,665	2,146	2,020	1,088	1,964	544
GO Transit DCs	1,032	476	314	n.a.	647	n.a.
Planning Review Fees	1,922	2,268	1,390	452	534	1,121
Building Permits	2,694	2,399	2,293	2,747	1,807	3,136
Engineering and Servicing	1,357	2,223	3,567	329	1,589	1,654
Property Tax	2,237	2,241	1,708	2,569	1,775	2,876
Hydro	2,049	3,000	1,900	1,900	2,049	1,396
Parkland Dedication	4,584	6,286	3,405	4,041	2,508	6,846
Tarion Enrolment	1,187	1,040	1,187	961	1,040	1,130
CMHC Mortgage Insurance	8,776	7,289	8,925	6,099	6,843	8,033
Harmonized Sales Tax	50,858	38,353	52,108	24,031	33,807	44,605
Land Transfer Tax	6,738	4,936	6,918	3,583	4,875	10,234
Total	141,331	133,540	145,791	82,996	92,405	100,987
	<i>Percent</i>					
Government Charges as % of Average New Home Price	24.0%	27.3%	24.3%	20.2%	20.1%	18.7%
<u>Charges Paid By</u>	<i>Dollars / Unit</i>					
Developer	72,910	79,962	75,940	47,383	44,832	36,719
Home Owner	68,421	53,578	69,851	35,613	47,573	64,268
<u>Share of Charges Paid By</u>	<i>Percent</i>					
Developer	52%	60%	52%	57%	49%	36%
Home Owner	48%	40%	48%	43%	51%	64%



# Time

- **House 10 BD**
- **Small buildings 15BD**
- **Big building 20 BD**
- **Complex building and Post-aster buildings 30BD**

# Inspection Steps



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