



Applicable Law Checklist

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

Application No.	Address	Date
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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 Building Approvals 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 the back of this form must be contacted to obtain approval, and the declaration on the bottom of this form must state accordingly.

Zoning Bylaws ♦ Town Planning Services	Yes	No
Is/was relief required to permit a minor zoning variance in your proposal?	☐	☐
Is/was rezoning required to permit the proposed building or land use?	☐	☐
Is a land division or subdivision required and not yet fully completed?	☐	☐
Are municipal services required but not yet completed or available?	☐	☐
Planning Approval ♦ Town Planning Services	Yes	No
Does this development require site plan approval from the Planning Department?	☐	☐
Heritage ♦ Town Planning Services	Yes	No
Are you demolishing a building that is listed on the City's heritage inventory?	☐	☐
Is the building designated or in the process of being designated?	☐	☐
Is the property located in a heritage district or study area?	☐	☐
Construction and Fill Permits ♦ TRCA/CLOCA	Yes	No
Does the property abut a ravine, watercourse, wetland or shoreline?	☐	☐
Building & Land Use Permits ♦ Ontario Ministry of Transportation	Yes	No
Is the property within 45m of a highway or 180m from any highway intersection?	☐	☐
Is the property within 395m of a controlled highway intersection?	☐	☐
Is this a major traffic generating project located within 800m of a highway?	☐	☐
Environmental Approvals ♦ Ontario Ministry of Environment	Yes	No
Is an RSC required to be filed because of a change to more sensitive land use?	☐	☐
Is the property a former waste disposal site?	☐	☐
Is this project a major industrial, commercial or government project?	☐	☐
Is this a renewable energy project?	☐	☐
Electrical Conductor Clearances ♦ Electrical Safety Authority	Yes	No
Are any overhead power lines located above or within 5.5 metres of the proposed building?	☐	☐
Clean Water Act ♦ Region of Durham	Yes	No
Does a water source protection plan restrict the land use you are proposing?	☐	☐
Agriculture and Farms ♦ Ontario Ministry of Agriculture and Food	Yes	No
Is this a farm building that will house animals or manure?	☐	☐
Is this a milk processing plant?	☐	☐

Child Care Centres ♦ Ministry of Education	Yes	No
Is a daycare proposed in any part of the building?	☐	☐

Seniors Centres ♦ Ontario Ministry of Community and Social Services	Yes	No
Is this a seniors project where Ontario Government funding is being sought?	☐	☐

DECLARATION

I have considered the list of applicable laws in the Ontario Building Code and as described above, 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:

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 Building Approvals. 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. Building Approvals 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: Town of Ajax Planning Services at 905-61-2529 ext. 3631

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 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

Ajax 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 Town Council approval for demolition, alteration and construction is required if your property is affected.

Conservation Authority Permits

Contact: Toronto Region Conservation Authority (TRCA) at 416-660-6600
planning&permits@trca.on.ca

Conservation Authorities Act s.28 (1)(c), reg. 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. TRCA will confirm if your property falls within their jurisdiction.

Conservation Authorities Act, reg. 42/06

Contact: Central Lake Ontario Conservation Authority (CLOCA) at 905-579-0411 mail@cloca.com

Filling activities in fill regulated areas, construction of buildings or structures within the Regulatory flood plain and alterations to watercourses is regulated by CLOCA and requires a permit before any building permit can be issued. CLOCA will confirm is your property falls within their jurisdiction.

Highway Corridor Building & Land Use Permits

Contact: Ministry of Transportation www.mto.gov.on.ca

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 at 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 change 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 at 1-877-372-7233

Subsection 3.1.19. of the Ontario Building Code prohibits buildings being located beneath or within certain minimum distances of overhead electrical conductor wires, other than the power feed to the building.

Source Water Protection

Contact: Durham Region at 1-905-668-7711

Clean Water Act 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.

Agriculture and Farms

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

Nutrient Management Act 2002 s. 11 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 416-325-2929

Child Care and Early Years Act s. 14 of 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: Ontario Ministry of Community and Social Services at 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.