



Applicable Law Checklist

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

Address	Application No.	Date Received:
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	YES	NO
Zoning Bylaws ■ Township Planning Department		
Is/was relief required to permit a minor zoning variance in your proposal?	<input type="checkbox"/>	<input type="checkbox"/>
Is/was rezoning required to permit the proposed building or land use? <i>(Provide completed pre-zoning form)</i>	<input type="checkbox"/>	<input type="checkbox"/>
Is the project/development subject to a section 37 agreement?	<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"/>
Are municipal services required but not yet completed or available?	<input type="checkbox"/>	<input type="checkbox"/>
Planning Approval ■ Township of Ramara Planning Department		
Does this development require site plan approval from the Planning Department? <i>(Provide completed site plan approval)</i>	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Services ■ Township of Ramara Infrastructure Department		
Are municipal services required but not yet completed or available?	<input type="checkbox"/>	<input type="checkbox"/>
Does the property require a rural mailbox permit?	<input type="checkbox"/>	<input type="checkbox"/>
Does the property require a new 911 municipal address?	<input type="checkbox"/>	<input type="checkbox"/>
Does the property require a new driveway entrance?	<input type="checkbox"/>	<input type="checkbox"/>
Construction and Development Permits ■ Lake Simcoe Region Conservation Authority		
Does the property abut a ravine, watercourse, wetland or shoreline or is it located in a regulated area?	<input type="checkbox"/>	<input type="checkbox"/>
Building & Land Use Permits ■ Ontario Ministry of Transportation		
Is the property within 45 m of a highway or 180 m from any 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"/>
Is the property located within a Transit Corridor or within 30 m from any Transit Corridor?	<input type="checkbox"/>	<input type="checkbox"/>
Environmental Approvals ■ Ontario Ministry of Environment		
Is an RSC (Record of Site Condition) 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"/>
Clean Water Act ■ Township Infrastructure Department		
Is a Containment Management Plan required to be filed due to bulk fuels or chemical handling?	<input type="checkbox"/>	<input type="checkbox"/>
Does the project involve construction of a new building or addition within a Well Head Protection Area?	<input type="checkbox"/>	<input type="checkbox"/>
Agriculture and Farms ■ Ontario Ministry of Agriculture and Food		
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"/>
Education / Child Care Centres ■ Ontario Ministry of Education		
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"/>
Seniors Centres ■ Ontario Ministry of Community and Social Services		
Is this a seniors project where Ontario Government Funding is being sought?	<input type="checkbox"/>	<input type="checkbox"/>
Electrical Conductor Clearances ■ Electrical Safety Authority		
Are any overhead electrical conductor wires within 3.7 m of the proposed building?	<input type="checkbox"/>	<input type="checkbox"/>
<p>Declaration</p> <p>I have considered the list of applicable laws in the Ontario Building Code and as described above, and do hereby declare that:</p> <ul style="list-style-type: none"> <input type="checkbox"/> None of these applicable law approvals apply to this project. <input type="checkbox"/> Applicable laws checked with a 'yes' apply to this project, and approval documents are submitted with this application. <input type="checkbox"/> Applicable laws checked with a 'yes' apply to this project, however all approval documents have not yet been obtained. <p>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).</p>		
Name of Applicant:	Signature:	Date:

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 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

Contact: Township of Ramara Planning Department at 705-484-5374 Ext. 243 planning@ramara.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 some new buildings and additions. Please contact our Planning Department if you are unsure if the property is in a site plan controlled area. All waterfront properties and most properties in Lagoon City, Bayshore Village, Atherley, Brechin, Udney and Washago are under site plan control.

[Planning Act, s.37.](#)

Development charges <https://www.ontario.ca/laws/statute/90p13#BK59>

Municipal Services/Infrastructure

Contact: Township of Ramara Infrastructure Department at 705-484-5374 Ext. 232 hwalton@ramara.ca

[Application for Water Service:](#)

Municipal water service for properties within Brechin, Lagoon City, Bayshore Village, Heritage Farms, Val Harbour, Park Lane Crescent, Davy Drive, and Bayview Drive. Once permit is issued you are ready a water meter package can be picked up at our office and installed by your plumber. The meter must be installed and activated prior to occupancy being granted on your home.

[Application for Rural Mailbox Location Permit:](#)

In the event you are developing a vacant lot that will require the installation of the rural mailbox; form must be completed and submitted to the Public Works Department. You may keep the bylaw portion which indicates the proper locations for your mailbox.

[911 Municipal Addressing:](#)

In the event you are developing a vacant lot which does not already have a 911 municipal address you are required to complete form in its entirety. The fee for the new installation will be collected with your permit fees.

[Application for the Construction of Driveway Entrances:](#)

This application is used when you require either a driveway or a culvert. You must stake out the driveway before Works/Water Departments can do a locate check. A fee will be determined by the Works Department, which will include the cost of the installation of the culvert if applicable.

Conservation Authority Permits

Contact: Lake Simcoe Region Conservation Authority Check regulation mapping [here](#) or contact at 1-800-465-0437 info@LSRCA.on.ca

[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. LSRCA will confirm if your property falls within their jurisdiction, or view interactive map on www.lsrca.on.ca

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 45m of, or 180m from the intersection of a highway. The requirement for Ministry authorization extends to 800m from a highway where development will generate major traffic, such as a subdivision or shopping centre.

Transit Corridor Building & Land Use Permits

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

[Building Transit Faster Act, 2020, s.o. 2020, c. 12](#)

Ministry authorization is required for construction or alteration of a building or other structure within certain distances of a transit corridor. The requirement for Ministry authorization within transit corridor land or lands within 30 meters of a transit corridor.

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 changed to a 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

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

Source Water Protection

Contacts: Lake Simcoe Region Conservation Authority at 1-800-465-0437 info@LSRCA.on.ca

[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 infrastructure department. Contact Dyana Marks at dmarks@ramara.ca or by phone at xt 285

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 1-877-510-5333

[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.

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.