

## Building Permit Requirements

### Model Homes (Dwelling Units for Display Purposes)

#### Application Requirements

##### Qualifications

- The land must be zoned for residential purposes
- The dwelling units shall be for display purposes only and shall not be occupied until the land is included in a subdivision which has been registered within the meaning of the Planning Act
- The land must be located within a proposed plan of subdivision which has been draft approved within the meaning of the Planning Act
- The number of dwelling units erected shall not exceed 1 dwelling unit for every 4 hectares or part thereof of the land within the plan of subdivision draft approved within the meaning of the Planning Act, to a maximum of 10 dwelling units

##### Authorization to make Application

- Submit a written request to the attention of the Manager of Plans and Permits. The request must specify the number of dwelling units proposed and the location of the proposed dwelling units (lot # and 21T number).

The request must be accompanied by the following documents:

1. A copy of the notice of the passing of a zoning by-law.
  2. A copy of the notice of confirmation of draft plan approval.
  3. A copy of the draft plan highlighting the location of the lots (indicate the overall lot area of the plan)
  4. A letter provided by the "owner's" solicitor verifying the name of the registered owner of the lots for which applications are being submitted and the TARION registered "builder / vendor" company name and registration number.
  5. Provide certification from the subdivision engineer of all lots and blocks in the plan of subdivision with engineered fill together with the soils engineer's compaction report.
  6. Provide certification from the acoustical engineer that the builder's plans for dwelling units shows all of the noise attenuation works required by the approved acoustical report and approved plans, including locating the air conditioning units on the sitings.
- Applications will not be accepted until all of the above noted documentation is provided and verified by the Manager of Plans and Permits

##### Permit Application Requirements

- Completed certified model application for each model type (including certified model application fee of \$11.90 /m<sup>2</sup> GFA plus \$108.24 per optional feature). A certified model includes drawings for a base model plus optional features.
- Completed permit application for each dwelling unit proposed (substitute 21T # for registered plan # on the application), schedules and applicable law checklist
- A complete set of the following plans and specifications:
  - 2 copies of a site plan stamped approved by the subdivision engineer, the subdivision control architect and The City's Engineering and Development Services.
  - 1 set of architectural plans with elevations stamped by the subdivision control architect (separate drawings for optional features).
  - 1 set of HVAC layout and calculations for base model and for each optional feature.
  - 1 set of trusses and all other engineered or pre-engineered elements
  - 1 copy of Water Pipe Size Plumbing Data Sheet for the certified model (to be completed online and printed).
  - Subdivisions not serviced by municipal water or sanitary sewers are subject to additional approvals. Confirm these requirements **before** filing an application.
  - Plans must include designer qualifications and registered BCIN.
- Building Permit Fee deposit of \$1500.00 per dwelling unit. The balance is payable upon permit issuance.

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#### Building Permit Issuance

The applicant will be contacted upon completion of the plans review and advised of any outstanding issues including:

1. Balance of fees owing (Fees are \$12.81/ m2 based upon gross floor area, the minimum fee is \$1828.71). GFA is exclusive of garage and unfinished basement.
2. Confirmation of payment of development charges from the Finance Department. (For information contact the Finance Dept. at Admin.Development@brampton.ca.

### PLEASE NOTE

Separate permits must be obtained for signage including flags.  
If it is intended to operate a sales office from a model home other approvals may be required. Please inquire prior to commencing sales operations.

**Permits**  
Tel. 905-874-2401

**Book Inspections**  
[www.brampton.ca/inspections](http://www.brampton.ca/inspections)

**Zoning Services**  
[ZoningInquiries@brampton.ca](mailto:ZoningInquiries@brampton.ca)