



Township of
Leeds and the
Thousand Islands

Indoor & Outdoor Solid Fuel Burning Appliance

Building Permit Application and Information Guide

Municipal Office

1233 Prince Street
P.O. Box 280
Lansdowne, Ontario
K0E 1L0
Phone: 613-659-2415
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Office Hours

Mon – Fri 9:00 am – 4:30 pm

Inspections

buildinginspections@townshireeds.on.ca

General Inquiries and Application Submissions

Building Assistant
Ext. 206
buildingassistant@townshireeds.on.ca

Building Code Inquiries

Chief Building Official
Ext. 210
cbo@townshireeds.on.ca

Building Permit Application Checklist

Items Required for a Complete Building Application Submission

A building permit application is required for the installation, repair or replacement of the following:

- Fireplace (masonry, insert, pre-manufactured)
- Woodstove
- Pellet stove
- Chimney of any type
- Outdoor solid fuel combustion appliance (See By-law 90-01 for setbacks)

- Completed Application
- Copy of Deed (if not registered owner on file)
- Owner/Authorized Agent Responsibility Form
- Agent Authorization Form (required if the property owner is not submitting the application)
- Manufacturer's installation guide for the appliance (must be ULC, INTEK, CSA, or Warnock Hersey certified). If you do not have a copy of the manufacturer's specifications, the appliance must meet the requirements of the CAN/CSA B365 01 Installation Code for Solid Fuel Appliances and Equipment
- Floor plan demonstrating the location of the appliance in the room, including ceiling height (refer to sample drawing)
- Drawing showing location of chimney on roof (refer to sample drawing)
- Plot Plan is required if the appliance or chimney extends beyond the exterior of the building (sample attached). A plot plan may be hand drawn but it must be clear and drawn to scale.
- Indicate if the existing chimney is being used or if a new chimney is being installed. If the existing chimney is being used, confirmation will be required that the chimney is adequate.
- If a smoke pipe is to be connected to the existing masonry chimney, show the method of connection
- Location of smoke alarms (one on each level; one for each bedroom)
- Location of CO alarms (one on each level; one for each bedroom)

Application for a Permit to Construct or Demolish

This form is authorized under subsection 8(1.1) of the Building Code Act.

| For use by Principal Authority | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|--------------------------------|-------------|
| Application number: | Permit number (if different): | | |
| Date received: | Roll number: | | |
| Application submitted to: <u>The Township of Leeds and the Thousand Islands</u> | | | |
| A. Project information | | | |
| Building number, street name | | Unit number | Lot/con. |
| Municipality | Postal code | Plan number/other description | |
| Project value est. \$ | | Area of work (m ²) | |
| B. Purpose of application | | | |
| <input type="checkbox"/> New construction <input type="checkbox"/> Addition to an existing building <input type="checkbox"/> Alteration/repair <input type="checkbox"/> Demolition <input type="checkbox"/> Conditional Permit | | | |
| Proposed use of building | Current use of building | | |
| Description of proposed work | | | |
| C. Applicant | | | |
| Applicant is: <input type="checkbox"/> Owner or <input type="checkbox"/> Authorized agent of owner | | | |
| Last name | First name | Corporation or partnership | |
| Street address | | | Unit number |
| Municipality | Postal code | Province | E-mail |
| Telephone number () | Fax () | Cell number () | |
| D. Owner (if different from applicant) | | | |
| Last name | First name | Corporation or partnership | |
| Street address | | | Unit number |
| Municipality | Postal code | Province | E-mail |
| Telephone number () | Fax () | Cell number () | |

| | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|--------------------------------------------|-----------------------------|
| E. Builder (optional) | | | |
| Last name | First name | Corporation or partnership (if applicable) | |
| Street address | | Unit number | Lot/con. |
| Municipality | Postal code | Province | E-mail |
| Telephone number () | Fax () | Cell number () | |
| F. Tarion Warranty Corporation (Ontario New Home Warranty Program) | | | |
| i) Is proposed construction for a new home as defined in the <i>Ontario New Home Warranties Plan Act</i> ? If no, go to section G. | | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| ii) Is registration required under the <i>Ontario New Home Warranties Plan Act</i> ? | | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| iii) If yes to (ii) provide registration number(s): _____ | | | |
| G. Required Schedules | | | |
| i) Attach Schedule 1 for each individual who reviews and takes responsibility for design activities. | | | |
| ii) Attach Schedule 2 where application is to construct on-site, install or repair a sewage system. | | | |
| H. Completeness and compliance with applicable law (See the attached guide for assistance) | | | |
| i) This application meets all the requirements of clauses 1.3.1.3 (5) (a) to (d) of Division C of the Building Code (the application is made in the correct form and by the owner or authorized agent, all applicable fields have been completed on the application and required schedules, and all required schedules are submitted). | | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Payment has been made of all fees that are required, under the applicable by-law, resolution or regulation made under clause 7(1)(c) of the <i>Building Code Act, 1992</i> , to be paid when the application is made. | | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| ii) This application is accompanied by the plans and specifications prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the <i>Building Code Act, 1992</i> . | | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| iii) This application is accompanied by the information and documents prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the <i>Building Code Act, 1992</i> which enable the chief building official to determine whether the proposed building, construction or demolition will contravene any applicable law. | | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| iv) The proposed building, construction or demolition will not contravene any applicable law. | | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| I. Declaration of applicant | | | |
| I _____ declare that: (print name) | | | |
| <ol style="list-style-type: none"> 1. The information contained in this application, attached schedules, attached plans and specifications, and other attached documentation is true to the best of my knowledge. 2. If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership. | | | |
| Date | Signature of applicant | | |

Personal information contained in this form and schedules is collected under the authority of subsection 8(1.1) of the *Building Code Act, 1992*, and will be used in the administration and enforcement of the *Building Code Act, 1992*. Questions about the collection of personal information may be addressed to: a) the Chief Building Official of the municipality or upper-tier municipality to which this application is being made, or, b) the inspector having the powers and duties of a chief building official in relation to sewage systems or plumbing for an upper-tier municipality, board of health or conservation authority to whom this application is made, or, c) Director, Building and Development Branch, Ministry of Municipal Affairs and Housing 777 Bay St., 2nd Floor, Toronto, M5G 2E5 (416) 585-6666.

Applicable Law Requirements

J. Email Authorization

All contacts with email addresses provided in this application have agreed to their email addresses being added to the Municipality's Contact List.

K. Heritage Designation (for alterations, repair, renovation, demolition projects only)

Has this property been designated under the Ontario Heritage Act? Yes No

L. Agricultural Operation – New or Expansion of a Livestock Facility

Is this application for a new or expanded livestock facility? Yes No

If yes, have you provided the Minimum Distance Separation Calculation or Nutrient Management Plan? Yes No

M. Agency Approvals

Cataraqui Region Conservation Authority approval required if construction is within the regulatory boundary defined by the CRCA. Yes No

St. Lawrence Parks Commission approval required if the construction is within 150 feet of, or fronts or backs onto, the 1000 Islands Parkway. Yes No

Ministry of Transportation approval required if construction is within the MTO area of control. Yes No

Leeds, Grenville and Lanark District Health Unit approval is required if the new proposal relates to food services. Yes No

Other Agency Indicate Agency: _____ Yes No

N. Entrance Permit Approval

An approved Entrance Permit from the applicable road authority is required to be submitted with the application for any property that is vacant and being developed or if a new entrance is proposed to access the new construction. This does not include private lanes. Yes No

O. Civic Address Approval – Required prior to the Issuance of a Building Permit

Does this property have a civic address? If no, please contact staff for an application form. Yes No

Does this property have a blue civic address blade installed on the property? If no, one must be purchased upon the issuance of the building permit. Installation of the blade/post on site is required prior to the first inspection. Yes No

P. Owner's Authorization

I, _____ am the owner of the land that is subject to this application for a building permit and I authorize _____ to make this application on my behalf.

Date: _____ Signature of Owner(s): _____

Important Information

The Municipality notifies the following agencies concerning the approval of your building permit:

- Municipal Property Assessment Corporation
- Leeds, Grenville and Lanark District Health Unit
- Statistics Canada
- Canada Mortgage and Housing

It is your responsibility to notify the following agencies concerning the approval of your building permit and obtain all required permits from their office prior to starting construction.

- Tarion New Home Warranty (New Dwellings)
- Electrical Safety Authority (All project involving electrical)
- Ministry of Labour (projects valued \$50,000 and greater)

**** Failure to submit any of the required information may result in the application being returned. ****

Records of Site Condition O.Reg. 153/04

When a property is being proposed for a more sensitive land use than its current or most recent use then a Record of Site Condition (RSC) per the Environmental Protection Act (EPA) is required prior to land use change.

Please indicate ('x') if the lands in respect of which the building permit application is made have been used for any of the following uses:

| X | Potentially Contaminating Activity | X | Potentially Contaminating Activity |
|---|---------------------------------------------------------------------------------------|---|------------------------------------------------------------------------------------------------------------------------------------------------------|
| | Acid and Alkali Manufacturing, Processing and Bulk Storage | | Importation of Fill Material of Unknown Quality |
| | Adhesives and Resins Manufacturing, Processing and Bulk Storage | | Ink Manufacturing, Processing and Bulk Storage |
| | Airstrips and Hangars Operation | | Iron and Steel Manufacturing and Processing |
| | Antifreeze and De-icing Manufacturing and Bulk Storage | | Metal Treatment, Coating, Plating and Finishing |
| | Asphalt and Bitumen Manufacturing | | Metal Fabrication |
| | Battery Manufacturing, Recycling and Bulk Storage | | Mining, Smelting and Refining; Ore Processing; Tailings Storage |
| | Boat Manufacturing | | Oil Production |
| | Chemical Manufacturing, Processing and Bulk Storage | | Operation of Dry Cleaning Equipment (where chemicals are used) |
| | Coal Gasification | | Ordnance Use |
| | Commercial Autobody Shops | | Paints Manufacturing, Processing and Bulk Storage |
| | Commercial Trucking and Container Terminals | | Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications |
| | Concrete, Cement and Lime Manufacturing | | Petroleum-derived Gas Refining, Manufacturing, Processing and Bulk Storage |
| | Cosmetics Manufacturing, Processing and Bulk Storage | | Pharmaceutical Manufacturing and Processing |
| | Crude Oil Refining, Processing and Bulk Storage | | Plastics (including Fibreglass) Manufacturing and Processing |
| | Discharge of Brine related to oil and gas production | | Port Activities, including Operation and Maintenance of Wharves and Docks |
| | Drum and Barrel and Tank Reconditioning and Recycling | | Pulp, Paper and Paperboard Manufacturing and Processing |
| | Dye Manufacturing, Processing and Bulk Storage | | Rail Yards, Tracks and Spurs |
| | Electricity Generation, Transformation and Power Stations | | Rubber Manufacturing and Processing |
| | Electronic and Computer Equipment Manufacturing | | Salt Manufacturing, Processing and Bulk Storage |
| | Explosives and Ammunition Manufacturing, Production and Bulk Storage | | Salvage Yard, including automobile wrecking |
| | Explosives and Firing Range | | Soap and Detergent Manufacturing, Processing and Bulk Storage |
| | Fertilizer Manufacturing, Processing and Bulk Storage | | Solvent Manufacturing, Processing and Bulk Storage |
| | Fire Retardant Manufacturing, Processing and Bulk Storage | | Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems |
| | Fire Training | | Tannery |
| | Flocculants Manufacturing, Processing and Bulk Storage | | Textile Manufacturing and Processing |
| | Foam and Expanded Foam Manufacturing and Processing | | Transformer Manufacturing, Processing and Use |
| | Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles | | Treatment of Sewage equal to or greater than 10,000 litres per day |
| | Gasoline and Associated Products Storage in Fixed Tanks | | Vehicles and Associated Parts Manufacturing |
| | Glass Manufacturing | | Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners |
| | | | Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products |

Schedule 1: Designer Information

Use one form for each individual who reviews and takes responsibility for design activities with respect to the project.

| | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|---------------------------------------------------|----------|
| A. Project Information | | | |
| Building number, street name | | Unit no. | Lot/con. |
| Municipality | Postal code | Plan number/ other description | |
| B. Individual who reviews and takes responsibility for design activities | | | |
| Name | | Firm | |
| Street address | | Unit no. | Lot/con. |
| Municipality | Postal code | Province | E-mail |
| Telephone number () | Fax number () | Cell number () | |
| C. Design activities undertaken by individual identified in Section B. [Building Code Table 3.5.2.1. of Division C] | | | |
| <input type="checkbox"/> House | <input type="checkbox"/> HVAC – House | <input type="checkbox"/> Building Structural | |
| <input type="checkbox"/> Small Buildings | <input type="checkbox"/> Building Services | <input type="checkbox"/> Plumbing – House | |
| <input type="checkbox"/> Large Buildings | <input type="checkbox"/> Detection, Lighting and Power | <input type="checkbox"/> Plumbing – All Buildings | |
| <input type="checkbox"/> Complex Buildings | <input type="checkbox"/> Fire Protection | <input type="checkbox"/> On-site Sewage Systems | |
| Description of designer's work | | | |
| D. Declaration of Designer | | | |
| I _____ declare that (choose one as appropriate): | | | |
| (print name) | | | |
| <input type="checkbox"/> I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories. | | | |
| Individual BCIN: _____ | | | |
| Firm BCIN: _____ | | | |
| <input type="checkbox"/> I review and take responsibility for the design and am qualified in the appropriate category as an "other designer" under subsection 3.2.5. of Division C, of the Building Code. | | | |
| Individual BCIN: _____ | | | |
| Basis for exemption from registration: _____ | | | |
| <input type="checkbox"/> The design work is exempt from the registration and qualification requirements of the Building Code. | | | |
| Basis for exemption from registration and qualification: _____ | | | |
| I certify that: | | | |
| 1. The information contained in this schedule is true to the best of my knowledge. | | | |
| 2. I have submitted this application with the knowledge and consent of the firm. | | | |
| _____ Date | | _____ Signature of Designer | |

NOTE:

1. For the purposes of this form, "individual" means the "person" referred to in Clause 3.2.4.7(1) d) of Division C, Article 3.2.5.1. of Division C, and all other persons who are exempt from qualification under Subsections 3.2.4. and 3.2.5. of Division C.
2. Schedule 1 is not required to be completed by a holder of a license, temporary license, or a certificate of practice, issued by the Ontario Association of Architects. Schedule 1 is also not required to be completed by a holder of a license to practise, a limited license to practise, or a certificate of authorization, issued by the Association of Professional Engineers of Ontario.

Plot Plan

****Required for all new construction and demolitions****

All structures and buildings in the Municipality must conform to the Township's Zoning By-Law as it is applicable law. In order to ensure that the proposed structure is in compliance with the Zoning By-Law, a complete plot plan with the following information is required for review:

Plot Plan Check List - Property Information

| | |
|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Dimensions of the property | <input type="checkbox"/> Dimensions and area of existing and proposed structures |
| <input type="checkbox"/> Location of existing or proposed septic system and well | <input type="checkbox"/> Height of the proposed structure |
| <input type="checkbox"/> Approximate location of all natural and artificial features | <input type="checkbox"/> Name of any road/private right-of-way within or abutting property |

From the nearest point of the new construction:

| | |
|-------------------------------------------------------------------------|------------------------------------------------------------------------|
| <input type="checkbox"/> Setbacks to centerline of adjacent roads | <input type="checkbox"/> Distance to all property lines |
| <input type="checkbox"/> Distance to the edge of adjacent right-of-ways | <input type="checkbox"/> Distance from accessory structure to main use |

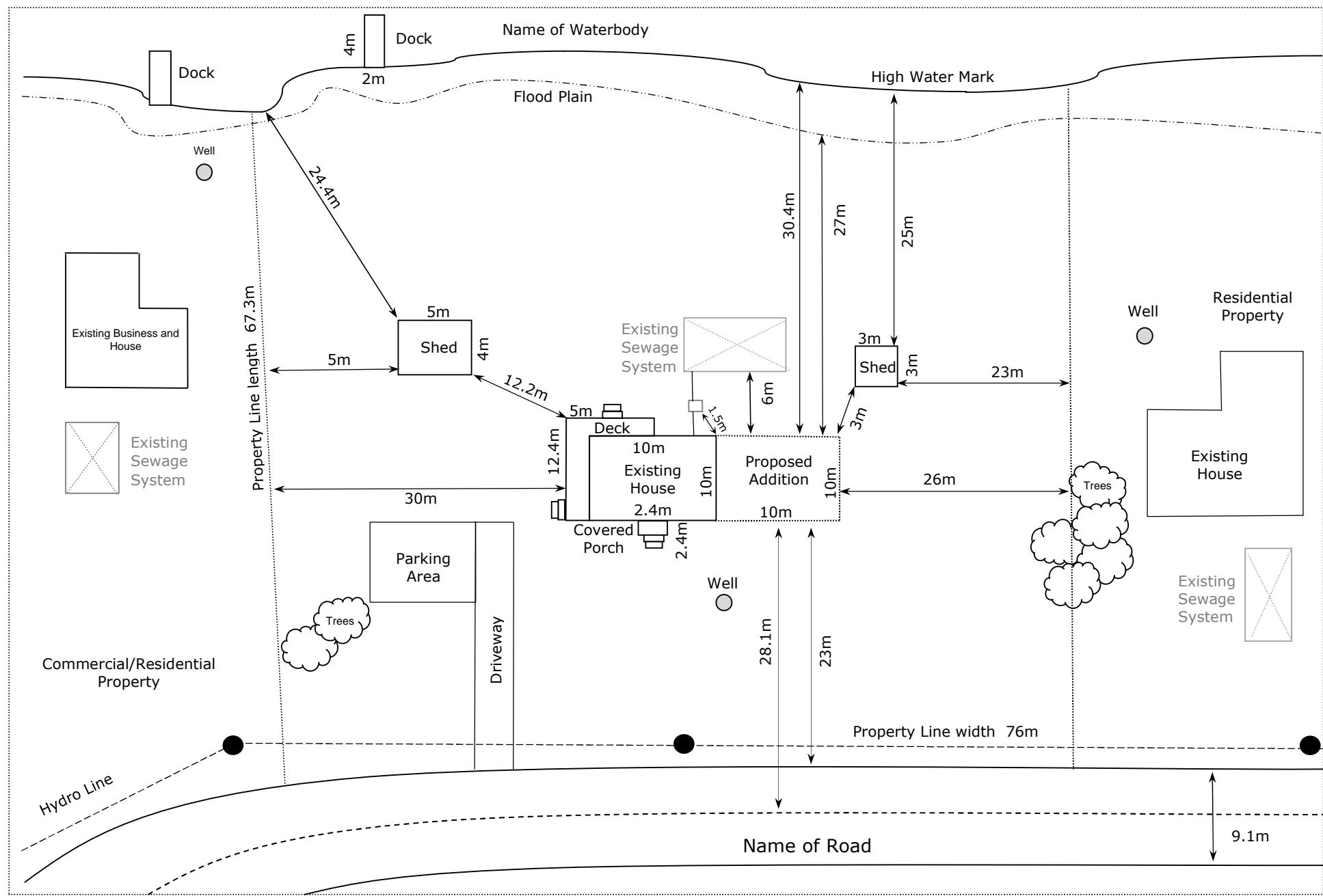
Check here if the Plot Plan is on a separate piece of paper and is attached to this application.

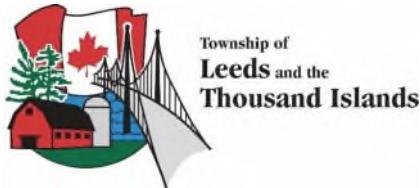
New Construction is to be a minimum of 5 ft from septic tank 17 ft from tile bed
 16 ft from hydro lines. Please Indicate the distances on the plot plan.

Address of Property:

Owner:

Sample Plot Plan





Owner/Authorized Agent Responsibilities

Project Location and Contact Information:

Property Owner(s): _____

Authorized Agent(s): _____

Property Roll Number: _____

Project Address: _____

Project: _____

Phone Number: _____ Email Address: _____

Declaration

To the Township of Leeds and the Thousand Islands:

I declare that I am the:

owner

authorized agent of the property owner listed above

As the owner/agent I hereby acknowledge:

- That the issuance of a building permit and/or a general site review by the Building Department Staff is not confirmation that all zoning setbacks have been adhered to. This includes but is not limited to separation of structures to the high water mark, lot lines, sewage systems and other structures. It is understood that it is the sole responsibility of the owner/agent to meet the setback requirements as set out in the Township of Leeds and the Thousand Islands Zoning By-Law;
- The owner(s) are obligated to arrange for the inspections indicated on the permit placard issued for the project, and that no work will proceed until the Building Inspector has inspected the various stages of construction indicated on the permit placard;
- Permit drawings and documents submitted with errors or omissions contained therein do not relieve the owner and/or authorized agent from the responsibility of completing all work to meet or exceed the requirements of the Ontario Building Code; and
- If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership.

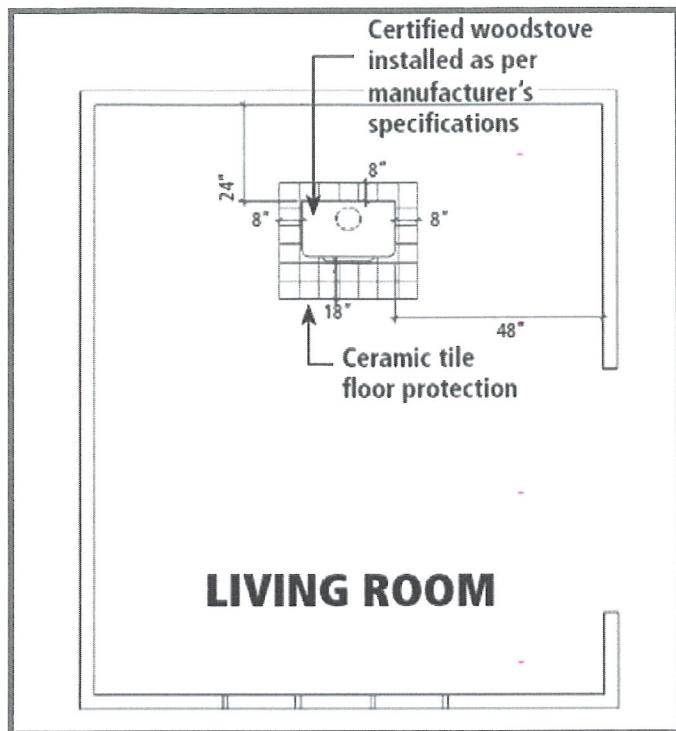
Signature

Date

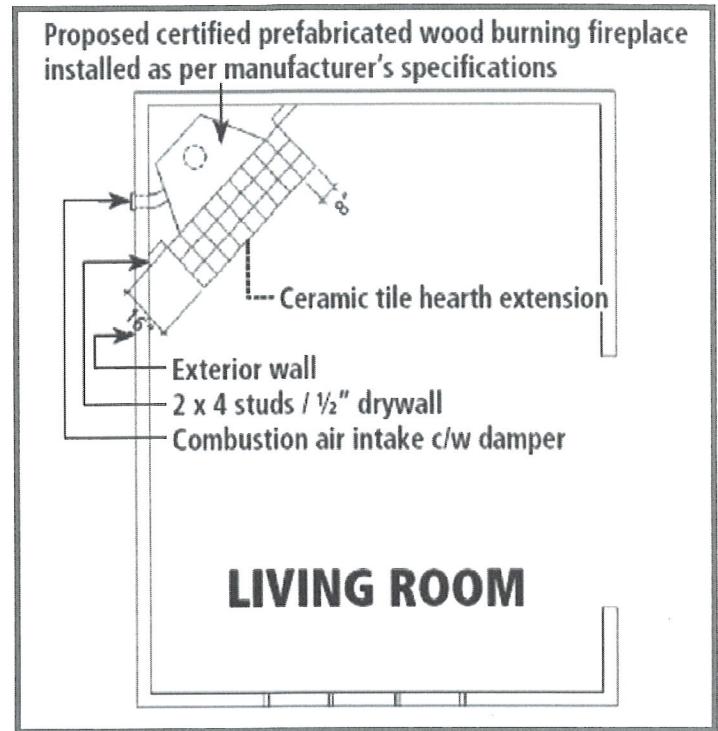
Note: The Ontario Building Code Act requires that requests for inspections are made a minimum of two regular business days in advance of the regular business day upon which the inspection is needed.

Sample Drawings

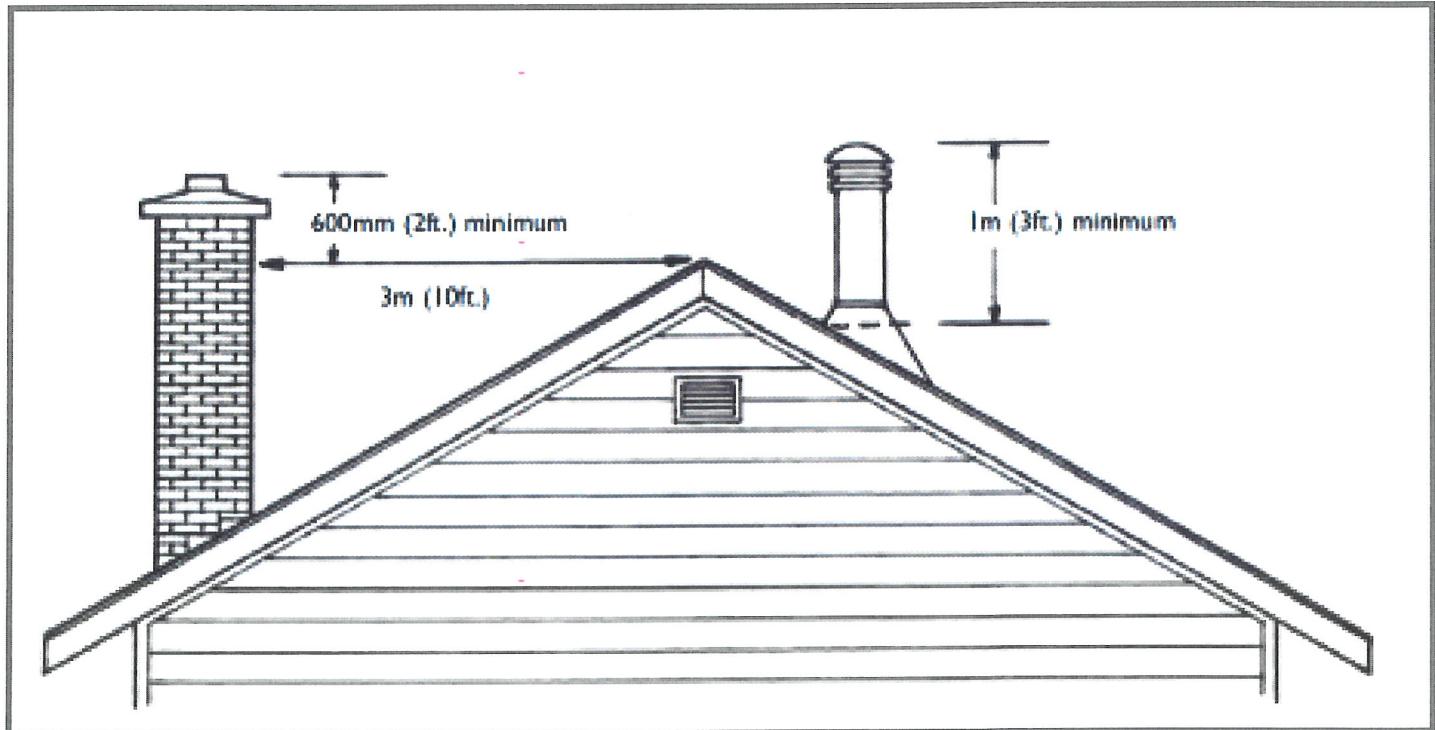
Woodstove Plan



Fireplace Plan



Chimney Height Plan



THE CORPORATION OF THE TOWNSHIP OF LEEDS AND THE THOUSAND ISLANDS

BY-LAW NO. 90-01

A BY-LAW TO REGULATE OUTDOOR SOLID FUEL COMBUSTION APPLIANCES

WHEREAS the Municipal Act, R.S.O. 1990, Chapter M45, as amended, Section 210.140 authorizes Councils to pass by-laws for prohibiting and abating public nuisances;

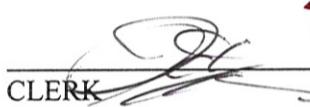
NOW THEREFORE the Council of the Corporation of the Township of Leeds and the Thousand Islands enacts as follows:

1. Definitions:
 - a) "Outdoor solid fuel combustion appliance" shall mean a solid fuel burning appliance, which is used for the space heating of buildings, the heating of water or other such purpose; and which is located in a separate building or on the exterior of the building, which it serves.
 - b) "Waste" shall mean any material defined as waste in Section 25 of the Ontario Environmental Protection Act, R.S.O. 1990, Chapter E19,, as amended.
2. This by-law applies to all lands within the geographic limits of the Township of Leeds and the Thousand Islands.
3. Outdoor solid fuel combustion appliances shall be permitted on a lot which has a minimum lot area of 1.2 hectares (3 acres) and the unit shall be located/installed as follows:
 - (i) a minimum of 46 metres (150 feet) from all property lines;
 - (ii) such that the perimeter ground area around the unit to a distance of 3 metres (10 feet) minimum from the unit shall be of a non-combustible surface (i.e. gravel, sand, concrete pad);
 - (iii) the unit's chimney cap shall be fitted/equipped with a rain cap/spark arrester;
 - (iv) in accordance with a site location/installation as approved by the Chief Building Official or designate.
4. Notwithstanding the provisions of Clause 3, outdoor solid fuel combustion appliances are not permitted on any lot within a registered plan of subdivision or within a Village, Hamlet, Shoreline Residential, Island Residential or General Residential area as identified in the Township's Official Plans.
5. Where such installations are otherwise permitted in this By-law, there shall not be more than one (1) permitted per property in the Township, except:
 - a) More than one (1) outdoor solid fuel combustion appliance is permitted on a lot where it serves a permitted accessory dwelling or an agricultural building on lands, which are used primarily for agricultural purposes.
6. The installation of outdoor fuel combustion appliances shall be in compliance with the Ontario Building Code, the Ontario Fire Code, the manufacturer's installation instructions and all other applicable law.
7. No outdoor solid fuel combustion appliances shall be used for the incineration of waste or treated material.
8. Any person or persons who install, use or maintain an outdoor solid fuel combustion appliance in contravention of the provisions of this by-law, are upon conviction guilty of an offence and subject to a penalty pursuant to the Provincial Offences Act, R.S.O. 1990, Chapter P.33, as amended.

9. Council may consider exceptions to this by-law after circulation of the proposed exception to Township staff (including the Chief Fire Official) and to abutting landowners within 120 metres of the subject site. Circulated land owners would have a reasonable opportunity to present comments to Council. There shall be an administrative fee of \$200.00 charged to the applicant for this process.
10. The installation of such unit shall require a permit to be issued by the Chief Building Official to ensure compliance with this By-law. The fees shall be as set out in the Township's Building By-law.
11. This By-law shall come into force and effect on the day of passing.

Read a First, Second and Third time and finally passed this 17th day of December 2001

REEVE

CLERK

