



Planning & Development Services

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TOWN OF AJAX

65 Harwood Ave South

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Permit to Construct New Buildings (Pickering Beach)

Residential Buildings

Fees:

- Building Permit Fee pursuant to the current Town of Ajax Building By-law
- Estimated construction value (to be checked against the LMCBO valuation)

Document Submission Requirements

All documents and drawings are to be in PDF format.

Application Forms:

- Completed Application for a Permit to Construct or Demolish
- Schedule 1: Designer Information
- Acknowledgement by Applicant of Incomplete Application
- Letter of Authorization
- A copy of the Regional Municipality of Durham Regional Application for Sanitary Sewer/Water Service hook-up, or a private sewer and potable water approval from the Durham Regional Health Service
- Completed Education Development Charges Information form, for each unit
- Completed Regional Municipality of Durham Residential Development Charges Information form(s), for each unit
- Completed Pickering Beach Site Plan Application and Procedure form
- Completed Energy Efficiency Design Summary form
- Completed Applicable Law Checklist (where necessary)

Drawing Submission:

- Site Plan/Legal survey indicating the existing and proposed grades and the existing and proposed drainage patterns.
- Fully dimensioned Construction Drawings that bear the Designer Qualification Information, including:
 - a cover page or title block,
 - North arrow, scale, legend of symbols,
 - the project identity (name, address, unit #, etc),
 - size of proposed building,
 - the nature of the occupancy (i.e. S.F.D., Townhouse)
- Roof Truss drawings / Floor Joists Layout (if applicable)
- Heat Loss calculations and Duct Layout

Additional Approvals and Information:

- Clearance from Toronto & Region Conservation Authority (if applicable)
- A deposit for grading /drainage is required, prior to issuance of the Building Permit
- A Soils Report verifying the adequate bearing capacity and the permanent ground water level
- Durham Region Health Department approval if the subject building is connected to or adjacent to a **Septic System**

This is a general list of requirements and is not intended to be comprehensive.