



London CANADA

Required Clearances for Demolition Permit

The Corporation of the City of London
Development and Compliance - Building Division

Contact name	
Telephone number	
Fax number	Cell number
E-mail address	

Step 1 This form must be completed by Applicant PRIOR TO application for a permit to demolish buildings in the City of London.

Property location				Service information <input type="checkbox"/> City sewer <input type="checkbox"/> Septic system <input type="checkbox"/> Well			Date of application (YMD)	
Type of building				Is well to be abandoned? <input type="checkbox"/> Yes <input type="checkbox"/> No			Is this a corner lot? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Ground floor area	Gross floor area above grade	Gross floor area including basement	No. of storeys	Non-residential floor area above grade	No. of units with less than 2 bedrooms	No. of units with 2 or more bedrooms		
Structural design characteristics of the building						Method of demolition		
OWNER Name				CONTRACTOR Name				
Street address				Street address				
City	Province	Postal code		City	Province	Postal code		

Step 2 AFTER completing Step 1, Applicant to submit this form to City of London, Land Use Planning Division, 206 Dundas Street, 519-661-4980. This section to be completed by the Heritage Planner.

1. Designated under Heritage Act or in Heritage District? <input type="checkbox"/> No <input type="checkbox"/> Yes (Council approval required)		2. On LACH inventory? <input type="checkbox"/> No <input type="checkbox"/> Yes (Council approval required)	
3a. Heritage Review not required (Only if "No" to number 1 and 2.)	Reviewed by (Please print name.)	Signature	Year Month Day
3b. Heritage Review required (Only if "Yes" to number 1 and 2.)	<input type="checkbox"/> Notice in Writing/Letter of Intent received <input type="checkbox"/> Building Condition Report received	Date notice issued (YYYY-MM-DD)	Applicable time frame for decision <input type="checkbox"/> 60 days <input type="checkbox"/> 90 days
Council approval date (if required)	Reviewed by (Please print name.)	Signature	Year Month Day

Step 3 AFTER Step 2 is completed, Applicant will make arrangements with the following offices for required clearance approvals.

BELL TELEPHONE COMPANY Fax number: 519 673-5305 Follow-up calls: 519 850-6476 519 850-6504 E-mail: Bell.LondonEng@Bell.ca	Name of contact	Signature of acknowledgement
	Date of approval	
Veresen Energy Infrastructure Inc. d/b/a London District Energy Phone no: 519 432-5066 Fax no: 519 432-0491 (Not required for single detached dwelling units or residential garages and sheds)	Name of contact	Signature of acknowledgement
	Date of approval	
LONDON HYDRO (Entire Bldg. demo only) Phone no: 519 661-4749 Fax no: 519 661-5589 ELECTRICAL SAFETY AUTHORITY (partial demos only) Phone no.: 1-877-372-7233	Name of contact	Signature of acknowledgement
	Date of approval	
ROGERS COMMUNICATIONS Fax no: 519-601-2056 Follow-up call: 519-852-4529	Name of contact	Signature of acknowledgement
	Date of approval	
UNION GAS LIMITED Phone no: 1-855-228-4898, ext. 5111124 Fax no: 519 667-4170	Name of contact	Signature of acknowledgement
	Date of approval	
BUILDING DIVISION 300 Dufferin Avenue 7th Floor, Room 706, City Hall Phone no: 519 661-2500, ext. 4591 Fax no: 519 661-5184	Name of contact	Signature of acknowledgement
	Date of approval	
WATER OPERATIONS Water Meter Shop Phone no: 519 661-4739 Fax no: 519 661-4630	Name of contact	Signature of acknowledgement
	Date of approval	

Step 4 AFTER Step 3 is completed, Applicant to bring completed clearance approval forms to the City of London, Building Division, City Hall, 300 Dufferin Avenue, 7th floor.

OFFICE USE ONLY		
PLAN EXAMINER Building Division 7th Floor, Room 706, City Hall Phone no: 519 661-4555	Name	Signature
	Date of approval	
<input type="checkbox"/> Structural characteristics of building and method of demolition		
<input type="checkbox"/> General review of demolition		
<input type="checkbox"/> Securities		



Demolition Permit Application Policies

The following policy shall apply to all applications for demolition permits:

1. In accordance with the Ontario Building Code Article 1.2.2.3 of Division C. Demolition of a Building, the applicant for a permit respecting the demolition of a building shall retain a professional engineer to undertake the general review of the project during demolition where:
 - a. the building exceeds 3 storeys in building height or 600 m² (6460 ft²) in building area,
 - b. the building structure includes pre-tensioned or post-tensioned members,
 - c. it is proposed that the demolition will extend below the level of the footings of any adjacent building and occur within the angle of repose of the soil, drawn from the bottom of such footings, or
 - d. explosives or a laser are to be used during the course of demolition.

 2. If the building is serviced by a septic tank, the tank shall be pumped out by a licenced operator and capped until approved for future use by the City of London, Building Division, or the septic tank shall be pumped out by a licenced operator, broken and filled with sand or gravel, or the entire tank shall be removed and backfilled.

 3. Wells to be abandoned must be done in accordance with Ministry of Environment regulations.

 4. The applicant for a demolition permit must provide security as follows:
 - a. \$2,000 for single and/or semi-detached dwellings;
 - b. \$10.00 for every square metre (or part thereof) of ground floor area, with a minimum of \$2,000 and a maximum of \$10,000 for townhouses, apartments, commercial, institutional and industrial type buildings.
 - c. The security may be in the form of cash, certified cheque or letter of credit. All financial instruments, other than cash, are accepted on behalf of and, must be in a form that is satisfactory to the City Treasurer.

 5. The purpose of the security is to ensure that, the demolition contractor or designated site personnel;
 - a. properly seal all private drain connections (PDC's), and
 - b. properly backfills the foundation excavation and grades the site to the satisfaction of the Chief Building Official. Grading will be enforced under the Ontario Building Code.
- NB: The contractor is responsible for calling the Building Division at 519-661-5284 and arranging to have the work inspected.
6. When all items in #5 above have been completed, and inspected by the Building Division, the security will be released to the person who submitted same.