

Demolition Control By-law Report No. 24-117-CD

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COUNCIL MEETING

November 26, 2024



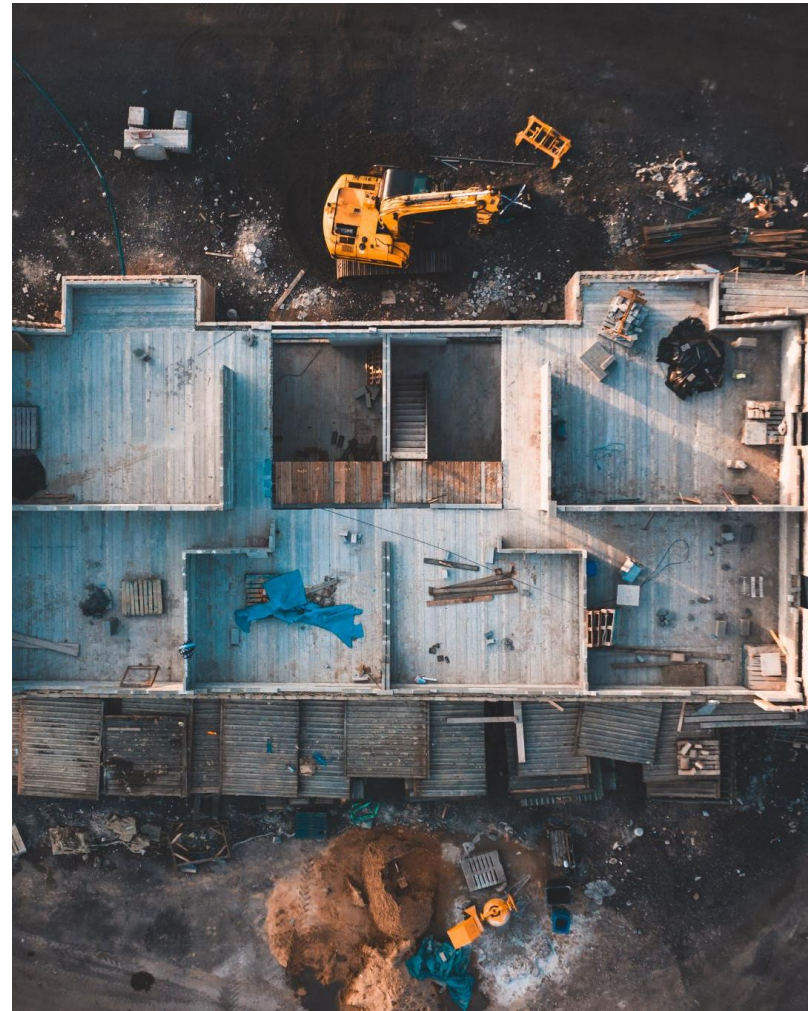
What is Demolition Control?

A Demolition Control By-law allows a municipality to:

- require a replacement development for all demolished residential buildings (any building containing at least 1 dwelling unit);
- limit the time gap between the demolition permit for a residential building and substantial completion of the replacement development to a maximum of 2 years;
- apply financial penalties for not meeting the substantial completion of the replacement development; and
- apply financial penalties for demolition of residential buildings without a permit.

Why a Demolition Control By-law?

- Demolition Control reduces the premature demolition of residential buildings
- It also shortens the gap between the demolition and replacement
- It does NOT force a property owner to keep a building tenanted or occupied



About the By-law Policy Interaction

The proposed Demolition Control By-law:

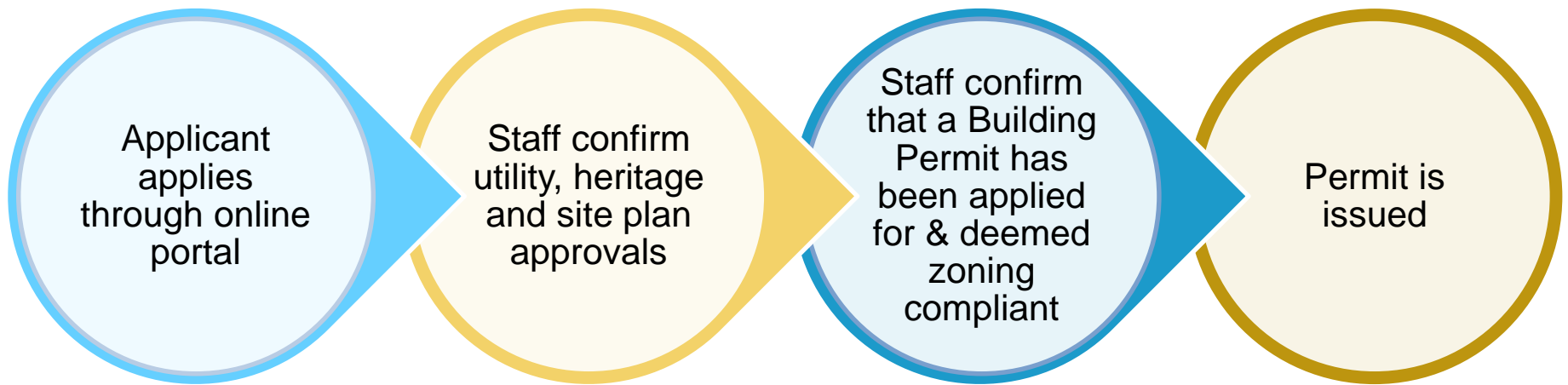
- Would be enacted through to the Planning Act
- Would only apply to residential structures (with some exemptions)
- Would run alongside the existing Ontario Building Code process
- Would not change the existing approval processes under the Ontario Heritage Act

About the By-law Exemptions

There are proposed exemptions from Demolition Control:

- Necessary to complete a Capital Works Projects
- Wholly converted to a non-residential use
- Found to be unsafe under the Building Code Act
- Under an order from the Fire Protection and Prevention Act
- Required to be removed to allow
 - for environmental site remediation
 - to allow the division of the associated lands; or
- Being relocated

About the By-law Process



Next Steps



November 2024
By-law in effect



January 2025
Fees & Charges By-law in
effect

Thank You

Questions?

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