

Attachment 1					
Survey of Municipalities - Nuisance Issues					
Municipality	Are there any demolition mitigation control requirements beyond what the BCA/OBC requests	If you seek any further information about building material content, dust mitigation/ dust management plan etc., from the applicant and if so, under what authority?,	If there is anything else you do, e.g. notify neighbours prior to demolitions of large sites, get property standards involved	If you have a process to address demolition, who else do you involve? Health Department etc.	Other Comments
Ajax	No	No	No	We have a Utility Clearances form that we collect that confirms removal of the utility's meter/equipment	
Barrie	No	No	No	We do have a few internal sign offs we get (water , tax, heritage) prior to issuing the permit	
Belleville	No	No	No		
Brampton	No				
Brantford	No				As such we do have issues/complaints regarding dust etc. which we refer to the ministry level.
Burlington	No	No	No		Hoping to revise our Building Bylaw to remove wording in relation to dust/debris and the need to contact MOE (MECP).
Caledon (via Dufferin)	No				The only issue from my past in Caledon was concerns of construction debris like Styrofoam floating in and around neighbourhoods where a demolition occurred. We contacted the MOL to investigate the site and they had the contractor clean up the debris.
Dufferin County	No				We have not had to deal with this concern being mostly rural.
Guelph	Not with regards to dust. We have a demolition control bylaw under the Planning Act requiring Council Approval (delegated to the GM of Planning) for the demolition of residential buildings.	No	No	Nothing with regards to dust. Prior to permit issuance we have a utility sign off sheet that needs to be submitted from Gas, Hydro and Water. Just confirming that they are aware and their services are set to be disconnected or already disconnected and in some cases removed. For properties identified as being of Heritage concern or Tree Removal By-law concern there are processes added for them to close, prior to permit issuance as well.	Complainants about dust, etc from the demolition site itself are advised to contact the MOL/MOE. Mud and dust on streets is handled by our Engineering / Public Works departments.
Halton Hills	No	No. However, we do advise the applicant about contractors' obligation regarding removal or disposal of any hazardous materials	No	We ask for Heritage approval (Appl. Law) and also have internal Clearance requirement (re: hydro, gas, water sign offs).	
Kitchener	No			we require service disconnection acknowledgment from the various utility agencies	There is a disconnect on these demos similar to the disconnect on dealing with unsafe building that is listed under heritage.
London	No	No	No	No	

Mississauga		the City (through the demo BP process) ensures that 'large' demo projects, which are subject to P.Eng. general review, will incorporate dust control measures in their demo plan. Some engineering demo plans already include information on dust control, however for those that don't, we ensure that something in this regard is included.		PEO Demolition guidelines included	potential liability concerns. If we ask for something we have to make sure we make it clear what our level of review and responsibility is going to be, i.e. are we only accepting the dust control plan and not approving it (in other words we are not reviewing it), are we doing a cursory review (of what items), do we forward the plan to another agency for approval (Health Unit), etc.
Newmarket	No	we do not even want to see non-applicable items like designated substance reports, vibration assessments or demolition management plans. Once you start accepting these there may be an implied liability on enforcement for which you have minimal (if any) protection under 31(1) of the BCA. As previously mentioned, other than in a few instances, the OBC does not regulate how work is performed.		<p>We use a number of forms to mitigate our involvement in non OBC items and to ensure we process Demolition Permits within our mandated turnaround times (we address heritage review internally).</p> <p>Our Pre-screening Questionnaire form is used to assist Public Works (Operations) and Engineering Services with the enforcement of issues such as road occupancy, fill, etc. We advise both the applicant and these Departments to work together but don't require their approvals prior to the issuance of Demolition Permits. Where water/sewer service disconnects are involved we pick those up through Operations on our utility Acknowledgment Form. All Permits cov including H & S and environmental.</p>	
Norfolk County	No	No	No		
Oshawa	No	No	No		<p>We had GM demolish their old factories on several blocks in our downtown several years ago.</p> <p>They setup air monitoring sensors around the site and put out flyers to all of the neighbourhoods. Any issues were handled by specially-assigned GM staff.</p>
Peterborough	the only thing we do in addition to OBC permit requirements is a utility disconnect sign-off, which is a demo permit submission requirement in our Building Bylaw.				We have been reviewing environmental concerns on dust as well, our issues stem from the demolition of several old industrial smoke stacks in the city near residential areas, and we still have about 20 remaining. MECP will respond to dust/particulate complaints from a demolition but we have not yet established any practice. We also recommend project proponents contact MECP/MOL
Pickering	For demolition of buildings that do not have site plan control, we may request additional documentation as enabled through the Building Code Act.			any substantial demolition activity in Pickering is usually connected to a site plan application, which precedes our receipt of a permit application. Matters concerning a number of items, including fencing and construction management, are further reviewed through the site plan approval (SPA) process. We typically require a construction management plan, which establishes operating hours, controls to limit noise and vibration, traffic management and proper management of air, dust, sediment control and waste management.	

Richmond Hill	No	No. However, we do advise the applicant to Consult with MOL/MOE regarding removal or disposal of any hazardous material and dust control	No	We only have internal clearance requirement (Tax & Water and Heritage sign off). We notify the owner to contact Alectra & Enbridge (as applicable) separately for any disconnections and Works department for water meter removal	
Sault Ste Marie	Yes. (pest control certificate) Do you have a by-law that you use to collect a pest control certificate? No, and I don't seem have anything even in our Building By-law or Office Procedures/ Policies. Fencing is also required in the Building By-Law	For buildings under 600m2 – just a pest control certificate. For buildings greater than 600m2 as per art. 1.2.2.3 Div. C, Part 3(and also in our building bylaw), we request a submission from a Professional Engineer regarding the demolition methodology.	through review of the methodology we ensure contact/ arrangements have been made to our public water works for which hydrants will be used for dust control and the need for backflow prevention. Public works for any sidewalk and road closures. No public/neighbour notice. Property Standards only if the property is not left in a clean and level condition. Is there a process that determines when site watering must be used? It's usually in the P. Eng's methodology	Not a formal process	any high risk demos, we would request the applicant to obtain P-Eng. review prior.
Toronto (via Caledon)					From Mike Sraga: introduced a Dust By-law to address airborne dust from residential construction projects. This was a direction from Council due to the fact there was a significant amount of in-fill residential projects that created dust from mostly concrete cutting of masonry or hardscape materials (some hi-end neighbourhoods had a significant amount of projects with lots of natural stone or concrete elements on the façade's that created large dust blooms and coated their neighbours expensive cars or patio furniture in a film of dust). While the impetus was concrete cutting, it was written in such a manner that could be applicable to demolition work. Also, we purposely did not want to attempt to regulate construction projects such as hi-rise condo's, commercial or institutional projects so we only focused on residential low-rise projects.

Welland	as part of the recent update to the Building Bylaw , we included a section on Environmental Impacts which addresses such things as vibration, dust control measures and presence of hazardous materials with recommendations to contact the MOECP. Thus far we have not received any pushback from developers demolishing and remediating existing brownfield sites similar to those in the north end of Hamilton.	No. However, we do advise the applicant to Consult with MOL/MOE regarding removal or disposal of any hazardous material and dust control			
Whitchurch Stouffville			warning labels on the permit refer to MECP for environmental pollutants and decommissioning of unused wells, and TSSA for decommissioning of buried fuel tanks		