

Detach and retain Information and Instructions for future reference.**Pre-Consultation**

Prior to the submission of this application, applicants are strongly encouraged to consult with staff of Planning Services in the Economic and Development Services Department. Early consultation can result in the identification of matters that will significantly assist in the processing of the application including a determination whether other applications are required.

Questions in respect to the application and process or requests for consultation with staff before an application is made may be made by email at planning@oshawa.ca or by telephone at 905-436-3853 or with Planning Services at City Hall, 50 Centre Street South, Oshawa.

The City, when approving applications for part lot control exemption by-laws, shall ensure the following:

- (a) The land is included within a registered plan of subdivision within the meaning of the *Planning Act*;
- (b) The exemption is only for one of the following circumstances:
 - (i) To create two or more lots to separate semi-detached, townhouse dwellings or similar housing types;
 - (ii) To enable the sale of lots where a road widening will create part of lots in a registered plan;
 - (iii) To create suitable lots for industrial/commercial uses;
 - (iv) To create easements for purposes of utilities or services; or
 - (v) To permit minor redevelopment of proposals; and
- (c) The land to be exempted:
 - (i) Is covered by appropriate zoning to control lot size, access and use;
 - (ii) Has adequate access and services; and
 - (iii) Is not for purposes of creating a road allowance.

Important Note: Part lot control can only be applied in registered plans of subdivision. As such, the City must be satisfied that the subject property is eligible to be exempted from part lot control pursuant to Section 50(5) of the *Planning Act*.

Submission Requirements

- ☐ Two (2) copies (one original, one photocopy) of a fully completed application form is submitted to:

Director, Planning Services
Economic and Development Services Department
Corporation of the City of Oshawa
50 Centre Street South (8th Floor)
Oshawa, Ontario L1H 3Z7

- ☐ The applicable processing fee is to be paid as follows:
 - ☐ **\$2,081** related to a common element condominium, semi-detached dwelling blocks or street townhouse blocks in a registered plan of subdivision.
 - ☐ **\$2,081** per proposed new lot to create new infill lots
 - ☐ **\$2,081** for all other applications
 - ☐ **\$1,044** for approvals that only involve changes to the conditions without a review of any plans.
 - ☐ **\$1,044** for an extension to a Part Lot Control By-law **plus cost of registration of by-law paid to Legal Services after by-law passed.**
 - ☐ \$1,030 plus the cost of registration of by-law for clearance of City Conditions

Methods of payments are: Cash, Cheque (payable to City of Oshawa) and Interac Debit.

- ☐ The City collects a **\$1,410** fee on behalf of the Central Lake Ontario Conservation Authority (CLOCA) for applications requiring a review by CLOCA. If a CLOCA review is required then a separate cheque payable to CLOCA for this amount is to be attached to the application. An additional fee may be applicable for the review of technical reports (\$3,530/technical report).
- ☐ The City collects a **\$500** Preliminary Analysis Fee on behalf of Durham Region for applications requiring a review by Durham Region. If a Durham Region review is required then a separate certified cheque or money order payable to the Regional Municipality of Durham for this amount is to be attached to the application.

Note:

1. The City of Oshawa's Planning Services processing fees for applications increase annually by 3%, each January 1st. These fees are calculated by Planning Services and will be published in a brochure available at <https://www.oshawa.ca/en/business-development/development-applications.aspx> or by calling Planning Services at 905-436-3853.
2. Additional copies of plans, maps or other material may be required at a later date in response to site specific conditions and circumstances.

Plans and Supplementary Information:

- ☐ Digital copies of **all** plans and documents are required. The drawings shall be in both AutoCad format and PDF format. All studies and reports shall be in PDF format. Upload to the **Oshawa Application Portal**.
- ☐ Two (2) copies of a registered plan, plan of survey or other plan which illustrates the existing lots and/or blocks to which this application applies.
- ☐ Two (2) additional copies of the above-noted plan which illustrates the parcels which will be conveyed if part lot control is removed and the dimensions and areas of the proposed parcels.
- ☐ Two (2) copies of the Ontario Building Code Information Sheet (one for each building), which is attached to this application must be completed, if applicable.
- ☐ Separate Letter of Authorization, if the applicant is not the owner (see Sections 1, 13 and 14).
- ☐ Two (2) paper copies of the Site Screening Questionnaire or two (2) paper copies and one (1) digital copy in PDF format of a Phase I Environmental Site Assessment (see Section 10).
- ☐ Two (2) copies of the Minimum Distance Separation 1 – Data Sheet (see Section 11).

General Requirements for All Plans - Note: All dimensions are to be in metric.

General Information Required on Plan:

- ☐ Street lines and location, length and bearings of property lines.
- ☐ Location and dimensions of existing natural and manmade features on the property and on the adjacent properties and road allowance within a minimum of 15 metres of the subject property such as buildings, easements, underground services, overhead services, water courses, trees, driveways, driveway openings, catchbasins and manholes, fences, fire hydrants, street furniture, barriers, free-standing signs, including existing electrical transformers.
- ☐ Building entrances and exit doors.
- ☐ Future street widening.
- ☐ The location, size and type of all existing and proposed buildings and structures on the Subject Lands, indicating their distance from all lot lines.
- ☐ Location and dimensions of all parking spaces, loading spaces, aisles and driveways.
- ☐ Location and details of existing and proposed refuse collection facilities.
- ☐ Extent and details of paved areas.
- ☐ Extent and details of sodded and landscaped areas in accordance with the City's "Landscaping Design Policies".
- ☐ Location and details of all existing vegetation to be removed or to be retained.
- ☐ Location of road intersections and driveways across the street and adjacent to the subject property.
- ☐ The location and extent of easements, rights-of-way, restrictive covenants, etc., on the subject property; a note on the plan must explain the nature of the encumbrance.
- ☐ The location and extent of any easements, rights-of-way or other rights over adjacent properties (i.e. mutual drives); a note on the plan must explain the nature of the encumbrance.

Site Data Required on Plan:

- ☐ Lot area (gross and net).
- ☐ Paved area and any gravelled area (m² and %).
- ☐ Landscaped area (m² and %).
- ☐ Building area coverage (m² and %).
- ☐ Gross floor area by type of use calculated in accordance with the definition in Zoning By-law 60-94.
- ☐ Number of stories above and below grade. Identify stories below grade as basement or cellar as defined in Zoning By-law 60-94.
- ☐ Number of dwelling units and total unit count by bedroom type.
- ☐ Number of parking and loading spaces required and proposed.
- ☐ Area of road widening, if required.
- ☐ Usable floor area of dwelling units by unit type (each one bedroom model, each two bedroom model, etc.).
- ☐ Building height above grade per height definition in Zoning By-law 60-94.
- ☐ Building height above sea level.
- ☐ Location of any openings in walls located less than 1.2 metres from interior property lines.
- ☐ Number and width of barrier-free parking spaces (By-law 79-99).

Do not submit these Information and Instructions pages with your application, retain for future reference.



Application for the Removal of Part Lot Control

Office Use

Date Received:

File Number:

Checked by:

Ward:

1. Registered Owner / Applicant / Agent

Name	Mailing Address	Contact Information
Registered Owner*		Telephone
		Email
Applicant (if different than above)		Telephone
		Email
Agent (if different than above)		Telephone
		Email

* If more than one Registered Owner, attach a sheet of paper with the required information. If numbered company, give name and address of principal Registered Owner.

Matters relating to this application should be sent to (**select one only**):

☐ Registered Owner ☐ Applicant ☐ Agent

The applicant is:

☐ Registered Owner ☐ Lessee of land/ tenant ☐ Prospective Owner ☐ Agent

If the applicant is not the Registered Owner, the Registered Owner **must consent** to the proposed removal of part lot control by signing Sections 13 and 14 of the application or submitting a letter of authorization. Is a separate Letter of Authorization attached? ☐ Yes ☐ No

Holders of mortgages, charges or other encumbrances in respect to the subject land:	☐ Yes	No ☐	Don't Know ☐
Name:	Address(es):		

2. Details of Subject Lands

Location and Description			
Municipal Address(es) (Street Number and Name of Street)			
Lot(s)	Concession(s)	Former Twp.	
Registered Plan Number	Lot(s)/Block(s)	Reference Plan Number	Part Number(s)

Site Characteristics			
Frontage (metres)	Average Depth (metres)	Average Width (metres)	Area (sq. m./ha)

Other Details	
Date the site was acquired by the current Registered Owner, if known	
Date(s) existing buildings and structures were constructed on the property, if known	
Length of time the existing uses on the site have continued, if known	
Identify the address of any abutting lands the Registered Owner of the subject property owns:	

3. Interests and Encumbrances

Are there any existing easements, rights-of-way, restrictive covenants affecting the subject land? **If Yes**, describe and its effect: ☐ Yes ☐ No

Are there any Aboriginal land claims negotiations affecting the subject lands or is covered by a Provincial/Aboriginal co-management agreement? **If Yes**, describe: ☐ Yes ☐ No

Does the Registered Owner have an interest in nearby or adjoining lands? **If Yes**, indicate the location and area of nearby or adjoining lands which the Registered Owner has an interest: ☐ Yes ☐ No

4. Existing and Proposed Use of the Subject Land

Existing use:	
Proposed use:	

5. Current Planning Status

Current Oshawa Official Plan designation:	
Current Part II Plan designation (where applicable):	
Current Zoning:	

6. Lands Subject to Other Applications

Indicate if the subject land was ever subject of an application for approval for any of the following applications as applicable:

Type of Application	Submitted Yes No		File Number	Land Affected	Purpose and Effect of Application	Status of Application
Durham Regional Official Plan Amendment	☐	☐				
Plan of Subdivision/ Condominium	☐	☐				
Zoning By-law Amendment	☐	☐				
Official Plan Amendment	☐	☐				
Application for Minor Variance	☐	☐				
Application for Consent	☐	☐				
Application for Site Plan Approval	☐	☐				

7. Purpose of Application

	Explanation
Why is the removal of part lot control being requested? Provide a plain language explanation of the proposal.	(e. g. to "split" an attached structure, to create a new lot, to create a lot addition, to create an easement)
For how long do you need part lot control lifted (how long will it take you to complete all transfers once part lot control is lifted)?	(e.g. one year)

8. Servicing and Infrastructure

(a) Water Service

Existing type of water service:

☐ a municipal piped water system

☐ a privately owned and operated individual or communal well

Proposed type of water service:

- ☐ a municipal piped water system
 ☐ a lake or other water body
☐ a privately owned and operated individual or communal well
 ☐ other means (specify) _____

(b) Sewage Disposal

Existing type of sewage disposal:

- ☐ a municipal sanitary sewage system
 ☐ a privately owned and operated individual or communal septic system

Proposed type of sewage disposal:

- ☐ a municipal sanitary sewage system
 ☐ other means (specify) _____
☐ a privately owned and operated individual or communal septic system

(c) Storm Drainage

Existing method of storm drainage:

- ☐ storm sewers
 ☐ drainage swales
☐ ditches
 ☐ other means (specify) _____

Proposed method of storm drainage:

- ☐ storm sewers
 ☐ drainage swales
☐ ditches
 ☐ other means (specify) _____

9. Access to the Subject Property

Existing access to the subject property is by:

- ☐ Provincial Highway
 ☐ Right-of-Way
☐ Municipal Road that is maintained all year or seasonally
 ☐ Water
☐ Other (specify) _____

Proposed access to the subject property is by:

- ☐ Provincial Highway
 ☐ Right-of-Way
☐ Municipal Road that is maintained all year or seasonally
 ☐ Water
☐ Other (specify) _____

10. Site Contamination

	Yes	No
Has a site screening questionnaire, which is attached to this application, been completed for this site and submitted with your application?	☐	☐
Has the Phase 1 or Phase 2 Environmental Site Assessment (ESA), Remedial Work Plan (RWP) or Record of Site Condition (RSC) in accordance with the Ministry of Environment's Guideline been completed and provided for this site?	☐	☐
Has it been submitted to the City of Oshawa? If No , submit two (2) paper copies and one (1) digital copy in PDF format with your application.	☐	☐

Indicate the title, date and author of the report in the space provided.

Title	Author	Date	Attached?	To be Submitted

11. Other Information

(a) Woodlots

Does the subject property contain one or more woodlots as defined below?	☐ Yes	☐ No
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For the purposes of defining a woodlot, the diameter of a tree is measured at a point which is 1.37 metres (4.5 ft.) above the highest point of the undisturbed ground at the base of the tree. With that in mind, a “woodlot” is defined as any area which has a minimum of:

- (a) 1,000 trees per hectare (400 trees/ac.) of any size;
- (b) 750 trees per hectare (300 trees/ac.) which measure more than 5 centimetres (2 in.) in diameter;
- (c) 500 trees per hectare (200 trees/ac.) which measure more than 12 centimetres (4.7 in.) in diameter; or
- (d) 250 trees per hectare (100 trees/ac.) which measure more than 20 centimetres (8 in.) in diameter.

For further information on “woodlots”, refer to the Regional Municipality of Durham’s Tree Conservation By-law 30-2020 and any amendments thereto.

(b) Minimum Distance Separation

Are there one or more livestock barns or manure storage facilities located within 500 metres (1,640 ft.) of the boundary of the subject property? If Yes , complete the “Minimum Distance Separation 1 – Data Sheet” which is attached to this application.	☐ Yes	☐ No
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12. Acknowledgements and Affidavit or Sworn Declaration

Applicant’s Acknowledgements

1. If the information and materials submitted by the applicant contains third party information as defined in Section 10(1) of the *Municipal Freedom of Information and Protection of Privacy Act*, RSO 1990, c M.56, as amended from time to time, the applicant shall specifically identify such information to the City of Oshawa at the time of submission and the applicant shall provide support for its position that such information comprises third party information, however, the identification and support evidence for such a position will not necessarily result in the withholding of the information or material from public disclosure. The applicant’s failure to identify any third party information and provide support for its position with respect to the same will result in the full disclosure of the information or material to the public.
2. Personal information on this form is collected under the authority of the *Planning Act* and will be used to determine compliance with City of Oshawa by-laws and policies.
3. Plans submitted in conjunction with this application are not reviewed for compliance with the *Ontario Building Code* (OBC) and related regulations. It is the responsibility of the Registered Owner/agent and designer to ensure that all plans submitted with this application comply with the basic requirements of the OBC. If you need assistance in determining whether your plans

Applicant's Acknowledgements

comply with the OBC, contact Building Services, City Hall, 50 Centre Street South, 1st Floor, by telephone at (905) 436-5658 or by email at buildings@oshawa.ca.

4. The applicant acknowledges that the [City's File Closure Policy](#) dated March 1, 2013, is in effect and shall apply to this application. This policy is located on the City's website for information.
5. The applicant acknowledges that the [City's Policy for the Collection of Outstanding City Taxes](#) dated April 29, 2013, is in effect and shall apply to this application. This policy is located on the City's website for information.
6. All vegetation, including that not within a defined woodlot, must be maintained during the processing of the application.
7. No regrading is permitted on site during the processing of the application.
8. Applicants and agents are advised that there may be additional approvals (i.e. site plan approval, building permit, etc.) and additional fees and charges (i.e. building permit fees, parkland dedication fees, development charges) associated with any development approved in conjunction with this application.
9. Applicants and agents may be required to provide additional information that will assist the City in assessing the application. Applicants and agents acknowledge that the City may not be able to process the application unless the additional information is submitted.
10. The applicant is required to produce and provide alternate formats of all plans, drawings and reports, if necessary, in a timely manner at no additional cost, as per the *Accessibility for Ontarians with Disability Act 2005, Ont. Reg. 429/07 (A.O.D.A.)*.
11. Plans submitted in conjunction with this application are not reviewed for compliance with the A.O.D.A. and related regulations. It is the responsibility of the Registered Owner/agent and designer to ensure that all plans submitted with this application comply with the basic requirements of the A.O.D.A.

in the _____ of _____ solemnly declare that all the statements
(Region, County, etc.) (Durham, Simcoe, etc.)

contained in this application and all of the statements contained in all the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the *Canada Evidence Act*. I also agree to allow the City of Oshawa, its employees and agents to enter upon the subject property for the purpose of conducting surveys and tests that may be necessary to this application. I further agree for the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, to authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the *Planning Act* for the purposes of processing this application. I fully understand and agree to comply with all of the Applicant's Acknowledgements as set out above.

Declared before me at the _____ of _____ in the _____
(City, Town, etc.) (Oshawa, Toronto, etc.) (Region, County, etc.)

of _____ this _____ day of _____ in the year of _____.
(Durham, Simcoe, etc.)

A Commissioner, etc.

Signature of Registered Owner, Applicant or Authorized Agent

13. Authorizations

If the applicant is not the Registered Owner of the land that is the subject of this application, the written authorization of the Registered Owner (or the written authorization of each owner, in the case of shared ownership) that the applicant is authorized to make the application **must be attached**, or in the case of a single owner, the authorization set out below must be completed by the Registered Owner.

I, _____ (please print) am the Registered Owner of the land that is the subject of this application for removal of part lot control and I authorize

_____ (please print) to make this application on my behalf and for the purpose of the *Municipal Freedom of Information and Protection of Privacy Act* to provide any of my personal information that will be included in this application or collected during the processing of the application.

Date

Signature of Registered Owner

14. Consent of Registered Owner

Complete the consent of the owner concerning personal information set out below (or the written authorization of each owner in the case of shared ownership).

I, _____ (please print) am the Registered Owner of the land that is the subject of this application for removal of part lot control and, for the purpose of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the *Planning Act* for the purposes of processing this application.

Date

Signature of Registered Owner



Minimum Distance Separation 1 – Data Sheet

This form is to be completed and attached to a development application when applying for a new non-farm use within 750 metres of a proposed Type A¹ land use or 1,500 metres of a proposed Type B² land use. Complete one sheet for each set of farm buildings.

This form does not need to be completed if the Minimum Distance Separation (MDS) Data Sheet is completed in relation to a subdivision/condominium application.

Closest distance from the livestock facility to the nearest boundary of the subject site:	metres
Closest distance from the manure storage to the nearest boundary of the subject site:	metres
Tillable hectares where livestock facility located:	hectares

Location of Livestock Facility				
Registered Owner of Livestock Facility		Telephone of Registered Owner of Livestock Facility		
Municipal Address(es) (Street Number and Name of Street)				
Lot(s)		Concession(s)		Former Twp.
Registered Plan Number	Lot(s)/Block(s)	Reference Plan Number	Part Number(s)	

Type of Livestock	Existing Housing Capacity #	Manure System (Check one box)			
		Covered Tank	Open Solid Storage	Open Liquid Tank	Earthen Manure Storage
Dairy ☐ Milking Cows ☐ Heifers ☐ Calves		☐	☐	☐	☐
Beef ☐ Cows ☐ Backgrounders ☐ Feeders ☐ Shortkeepers		☐	☐	☐	☐

¹ Type A Land Uses:

Industrial
 Agricultural Related
 Recreational-Low Intensity
 Residential Dwelling on an existing lot
 Creation of up to 3 lots

² Type B Land Uses:

Residential Subdivisions
 Multiple Residential
 Rural Residential Cluster
 Institutional
 Recreational-High Intensity
 Commercial
 Expansion of a settlement area

Note: A full text version of this document will be made available upon request (905-436-3853)

January 2021

Type of Livestock	Existing Housing Capacity #	Manure System (Check one box)			
		Covered Tank	Open Solid Storage	Open Liquid Tank	Earthen Manure Storage
Swine ☐ Sows ☐ Weaners ☐ Breeder gilts ☐ Feeder Hogs		☐	☐	☐	☐
Poultry ☐ Chicken Broiler/Roasters ☐ Caged Layers ☐ Chicken Breeder Layers ☐ Pullets ☐ Meat Turkeys (>10kg) ☐ Meat Turkeys (6-10kg) ☐ Meat Turkeys (<6kg) ☐ Turkeys Breeder Layers		☐	☐	☐	☐
Horses		☐	☐	☐	☐
Sheep ☐ Adult Sheep – for dairy ☐ Adult Sheep – for meat ☐ Feeder Lambs		☐	☐	☐	☐
Mink – Adults		☐	☐	☐	☐
☐ White Veal Calves – milk fed ☐ Veal – grain fed		☐	☐	☐	☐
Goats ☐ Adult Goats ☐ Feeder Goats		☐	☐	☐	☐
Other		☐	☐	☐	☐

Declaration by Registered Owner or Authorized Agent

To the best of my knowledge, the information provided in this questionnaire is true. I agree for the purposes of the Municipal Freedom of Information and Protection of Privacy Act, 1989, to authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application.

 Name (please print)

 Signature of Registered Owner or Authorized Agent

 Date

Ontario Building Code Design Information

Proposed:
Location:
Permit Application No.:
Site Plan Application No.:
Oshawa Snow Load Map Received: ☐ Yes ☐ No
Major Occupancy: ☐ A-_____ ☐ B-_____ ☐ C-_____ ☐ D-_____ ☐ E-_____ ☐ F-_____ F-3 Combustible content of ☐ _____ kg/sq. m (lb/sq. ft.) ☐ _____ MJ/sq. m (BTU/sq. ft.)
Building Area: Existing _____sq. m Proposed _____ sq. m Total _____sq. m
Gross Area: Existing _____ sq. m Proposed _____ sq. m Total _____ sq. m
Building Height: Storeys _____ Height _____ m Level(s) of basement _____
Building Divided by Firewalls: ☐ Yes ☐ No Building A _____sq. m Building B _____sq. m Building C _____sq. m
Firewall Construction: ☐ Concrete ☐ Masonry _____Hours FRR, extended _____mm above roof
Proposed Mezzanines: ☐ Yes ☐ No Open mezzanine: _____sq. m located in _____ Enclosed mezzanine: _____sq. m located in _____
Building is required to face: ☐ _____ OBC defined public street(s) ☐ _____ access route(s) for Fire Department vehicles
Fire Hydrant located within: _____ m ☐ from building entrance ☐ from Fire Department connection
Fire Sprinkler System Proposed: ☐ Entire Building ☐ Addition Only ☐ Basement Only ☐ In Lieu of Roof Rating ☐ Not Proposed
Governing OBC Article: ☐ 3.2.2. _____ ☐ Table 9.10.8.1. ☐ 3.2.2. _____ ☐ High Building 3.2.6.
Permitted Construction: ☐ Combustible ☐ Noncombustible ☐ Both
Actual Construction: ☐ Combustible ☐ Noncombustible ☐ Both
Energy Efficient Design Standard: ☐ To Be Determined at Building Permit Application ☐ Exceed 13% of SB10 Div.2 or 4 ☐ ASHRAE 189.1-2014 ☐ ASHRAE 90.1-2013+SB10 ☐ NECB-2015+SB10 ☐ SB10 Div. 5 (Part 9 Non-Residential) ☐ SB12 Chapter 1 and 3 (Part 9 Residential) ☐ Exceed 15% of SB12 Chapter 2 ☐ Exempt from Energy Efficiency – Explanation: _____

Proposed:

Total Occupant Load: _____ persons based on:
☐ _____ sq. m /person ☐ not found in OBC T.3.1.17.1.

Fire Alarm System: ☐ Yes ☐ No
If No, Explain _____

Standpipe and Hose System: ☐ Yes ☐ No
If No, Explain: _____

Barrier-Free Design: ☐ Yes ☐ No
If No, Explain: _____

Required Fire Resistance Rating (FRR) (Note: Optional for Site Plan Application)

Horizontal Assemblies FRR Hours: Floors _____hours Roof _____hours Mezzanine _____hours	FRR of Supporting Members Floors _____hours Roof _____hours Mezzanine _____hours
Listed Design No. or Description Floors _____hours Roof _____hours Mezzanine _____hours	ULC Design No. or Description Floors _____hours Roof _____hours Mezzanine _____hours

Spatial Separation - Construction of Exterior Walls (submit calculations if required)

Wall	Area of EBF (m²)	L.D. (m)	L/H or H/L	Permitted Max. % of Openings	Proposed % of Openings	FRR (Hours)	Listed Design or Description	Comb. Const.	Comb.Constr. Noncomb. Cladding	Noncomb. Constr.
North										
South										
East										
West										

Design & Review By: ☐ OAA ☐ P. Eng. ☐ CET ☐ MAATO ☐ BCIN

Name:	BCIN #
Firm:	BCIN #
Phone:	Email:
Date:	Signature:

Note: Every building or part thereof described in OBC Division C, Table 1.2.1.1. shall be designed and reviewed by an architect, professional engineer or both.

Reference: 2012 Ontario Building Code, as amended