



Department of Community Development – Planning Division

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## DEVELOPMENT INFORMATION BULLETIN

### DEMOLITION OF BUILDINGS

*This is one in a series of Development Information Bulletins prepared to assist Property Owners and Developers to undertake specific types of development in the City of Mount Pearl. For further information on other Bulletins available in the series please contact the Planning Division of the Community Development Department.*

This bulletin provides property owners or developers with information, and outlines the responsibilities of the property owner(s) concerning the demolition and/or partial demolition of buildings and/or structures as follows:

1. An application is to be completed and submitted with the required documentation, along with the Demolition Permit Fee (see City's Schedule of Rates and Fees), the landscaping deposit, and a schedule of work, to the Planning and Development Department regarding the demolition of buildings and/or structures. This application shall include the identification of the building(s) and/or structure(s) to be demolished, and the security measures to be taken, including:
  - security fencing during the demolition,
  - a copy of the Hazardous Materials Report and/or the Environmental Site Assessment Phase I/II Report,
  - a copy of the pest control report,
  - the approved landfill site for the demolished materials,
  - documentation regarding heat sources,
  - the truck route from the site of the demolition to the approved landfill site, and
  - a copy of the traffic control plan (if required).
2. A demolition permit shall be obtained from the Planning and Development Department prior to demolition commencing.
3. All electrical, phone, and cable services shall be disconnected prior to demolition commencing.
4. Water shall be shut off and all site services shall be excavated, disconnected, and capped off back at the sidewalk. (The property owner must contact UTM Foreman – Engineering Services Division, Department of Infrastructure and Public Works prior to demolition commencing.)
5. Pest control services shall be engaged prior to demolition. A Pest Control Report shall be submitted to the City indicating that services were engaged and that any rodent problems were addressed by the pest control company.
6. Any loose material (i.e. blown in insulation) should be vacuumed out of the property prior to demolition commencing.

7. The Planning Division shall be informed of the heating sources of the building(s) and/or structure(s) to be demolished. If there are any oil furnaces present, the removal of any oil tank(s) shall be carried out in accordance with the Department of Environment requirements and government regulations.
8. A Hazardous Materials Report and/or an Environmental Site Assessment Phase I/II Report shall be prepared for the principle or main building(s) on the property, and the accessory building(s) if required by the City Inspector of the Planning and Development Department. This report shall be submitted to the City prior to demolition commencing. Any identified hazardous materials discovered on-site shall be removed by a certified environmental abatement contractor and certification of removal shall be submitted to the City prior to demolition commencing.
9. When required by the City Inspector, security fencing shall be placed around the perimeter of the subject area of the demolition in order to protect the public and to prevent unauthorized entry prior to the demolition commencing. The security fence shall meet the requirements of the City Inspector of the Planning and Development Department.
10. If interruption of traffic along any of the City's streets is anticipated, a traffic control plan shall be submitted and shall require the City's approval.
11. The existing concrete foundations shall be completely removed.
12. In accordance with Section 12 of the provincial Air Pollution Control Regulations, the burning of demolition waste is strictly prohibited.
13. A landscaping deposit shall be required. If there is a significant time period between demolition and new construction, the area shall be leveled off and sodded to the City's satisfaction. This landscaping deposit may then be transferred and applied towards the construction of the new building(s) and/or structure(s) or shall be released once the re-developed area is landscaped to the City's satisfaction as per the City's Landscaping Guidelines.
14. A schedule of work shall be submitted to the City Inspector, Department of Planning and Development.

**PLEASE NOTE**

For more information about the demolition of a building or structure, please contact the City of Mount Pearl Planning and Development Department by:

Email: [planning@mountpearl.ca](mailto:planning@mountpearl.ca) / fax: 709.748.1111 / or tel: 709.748.1017/1022

This is an office consolidation prepared for easy reference. The City's Regulations are subject to periodic amendments. For the most recent and official version of the regulations pertaining to "Demolition of Buildings", please refer to the City of Mount Pearl Development Regulations.