

North York Building Permit Starter Guide

Acadia Drafting - Toronto residential permits 2026

What to check before you start your North York project

1 Know that North York is part of the City of Toronto

Permits are issued by Toronto Building under the citywide rules, not a separate North York department.

2 Confirm whether your project needs a permit

Additions, basement suites, structural changes, and most mechanical work do; cosmetic updates usually do not.

3 Check zoning before finalizing a design

Older North York lots often trigger a minor variance for setbacks or height.

4 Plan for the Committee of Adjustment if needed

A variance is a separate approval that must clear before the building permit can be issued.

5 Prepare a complete, code-compliant drawing set

Site plan, floor plans, elevations, sections, and structural details that meet the Ontario Building Code.

6 Submit a finished package the first time

The 10 business day review target only starts once the city accepts your application as complete.

Acadia Drafting prepares North York residential permit drawings. Request a quote to get your project moving.