



## DECLARATION OF HABITABILITY OF AN EXISTING FARM DWELLING

*This form is to be completed and attached to a consent application when applying for the creation of a surplus farm dwelling. The purpose of the form is to assist staff in the review of the application by providing relevant information regarding the habitability of an existing farm dwelling. The form must be completed in full, signed and witnessed by a Commissioner for taking affidavits.*

<i>Name</i>	
<i>Phone</i>	
<i>Email</i>	
<i>Address of property</i>	
<i>Agent (if applicable)</i>	
<i>Agent Contact information (if applicable)</i>	

### 1. STRUCTURAL STANDARDS

Is the building structurally sound to sustain its own weight and any additional weight placed upon it through normal use?

YES  NO

If no, explain:

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### 2. EXTERIOR WALLS

Are all exterior surfaces maintained weather-tight and free from loose, rotten, warped and broken materials?

YES  NO

If no, explain:

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Is the building secured as to prevent entrance of all unauthorized persons?

YES  NO

If no, explain:

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Are doors, windows, hatches and other openings in good repair?

YES  NO

If no, explain:

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Are all utilities disconnected (required for vacancy past ninety [90] days)?

YES  NO

If no, explain:

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Can animals enter the building?

YES  NO

If yes, explain:

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Are fascia boards, soffits, cornices and flashing maintained as to prevent leakage of water?

YES  NO

If no, explain:

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### 3. DOORS AND WINDOWS

Do windows, skylights, exterior doors, basement or cellar hatchways allow any drafts and are weather-tight?

YES  NO

If yes, explain:

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Are any of the doors, windows, sashes or casings damaged?

YES  NO

If yes, explain:

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Are there screens on operant windows to prevent the entrance of insects and rodents?

YES  NO

If no, explain:

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Do all operable windows, exterior doors and entrance doors have hardware installed, are they in good working order and are they capable of being locked?

YES  NO

If no, explain:

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**4. FOUNDATIONS AND BASEMENTS**

Are foundation walls, basement, cellar or crawlspace floors maintained and structurally adequate?

YES  NO

If no, explain:

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**5. STAIRS, BALCONIES, PORCHES AND PLATFORMS**

Are stairs, landings, balconies, porches or any other means of access free of defects, structurally sound and maintained in good condition?

YES  NO

If no, explain:

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Are handrails and guards installed and maintained in good repair?

YES  NO

If no, explain:

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**6. INTERIOR STRUCTURE, WALLS, CEILINGS AND FLOORS**

Are floors smooth, level and maintained in a condition that would prevent an unsafe condition?

YES  NO

If no, explain:

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Do bathrooms, kitchens, laundry and shower rooms have a water resistant floor covering?

YES  NO

If no, explain:

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Are walls and ceilings free from significant holes, cracks, loose coverings or other defects?

YES  NO

If no, explain:

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**7. PLUMBING AND SEWAGE SYSTEMS**

Are the plumbing and sewage systems maintained and free from defects?

YES  NO

If no, explain:

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Is there a kitchen sink, water closet, hand wash basin, and a bathtub or shower?

YES  NO

If no, explain:

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Is there water available both hot and cold to kitchen fixtures, every washbasin, bathtub, shower and laundry area?

YES  NO

If no, explain:

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Is there a functional hot water heater?

YES  NO

If no, explain:

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**8. TOILET AND BATHROOM FACILITIES**

Are bathrooms and toilet rooms maintained in a good state of repair?

YES  NO

If no, explain:

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Are there doors to provide privacy to bathrooms and toilet rooms?

YES  NO

If no, explain:

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Is there a functioning hand wash basin in the bathroom?

YES  NO

If no, explain:

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**9. KITCHEN FACILITIES**

Does the kitchen have a work area for a stove and refrigerator, a sink, storage facilities and running water?

YES  NO

If no, explain:

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**10. HEATING SYSTEMS**

Is a heating system installed that can maintain a temperature of 20° Celsius (68° Fahrenheit)?

YES  NO

If no, explain:

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Are heating systems and mechanical systems maintained in good working order, and free from unsafe conditions?

YES  NO

If no, explain:

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Is the heating system properly exhausted (i.e. chimney, flue pipe or external vent)?

YES  NO

If no, explain:

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**11. VENTILATION**

Is every bathroom, basement, cellar and unheated crawlspaces adequately ventilated?

YES  NO

If no, explain:

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Does every habitable room have openings for natural ventilation from outside?

YES  NO

If no, explain:

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**12. ELECTRICAL SERVICES**

Are electrical connections adequate for intended use, maintained free from unsafe conditions?

YES  NO

If no, explain:

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**13. LIGHTING**

Does every stairway, exterior exit and entrance doorway, bathroom, toilet room, kitchen, hall, cellar, basement, laundry, furnace room have a permanently installed light that is working?

YES  NO

If no, explain:

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**14. WALKS AND SAFE PASSAGE**

Is there safe passage to the principle entrance?

YES  NO

If no, explain:

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**15. DRAINING**

Are existing eavestrough and downspouts maintained, watertight, free from leaks, in good working order, free from obstructions, secured to the structure?

YES  NO

If no, explain:

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**16. ATTACHED GARAGES**

If the garage is attached to the dwelling unit, is it maintained so as to prevent gas fumes and carbon monoxide from entering the area of the dwelling unit?

YES  NO

If no, explain:

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**FREEDOM OF INFORMATION**

For the purposes of the Freedom of Information and *Freedom of Information and Protection of Privacy Act*, I authorize and consent to use by or disclosure to any person or public body of any information that is collected under the authority of the *Planning Act* or any supporting information/consultant studies submitted for the purposes of processing this application.

\_\_\_\_\_  
Owner/Applicant/Agent Signature

\_\_\_\_\_  
Date

**DECLARATION**

I/we \_\_\_\_\_ of \_\_\_\_\_ solemnly declare that: all of the above statements and the statements contained in all of 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.

Declared before me in

TO BE SIGNED IN THE PRESENCE OF A  
COMMISSIONER FOR TAKING AFFIDAVITS

\_\_\_\_\_

\_\_\_\_\_  
Owner/Applicant/Agent Signature

in \_\_\_\_\_

this \_\_\_\_\_ day of

\_\_\_\_\_ A.D., 20 \_\_\_\_\_

\_\_\_\_\_  
A Commissioner, etc.

**AUTHORIZATION**

If the applicant is not the owner of the land that is the subject of this application, the authorization set out below must be completed by the owner.

**AUTHORIZATION OF OWNER**

I/we \_\_\_\_\_ am/are the owner(s) of the land that is the subject of this application. I/we authorize \_\_\_\_\_ to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application.

\_\_\_\_\_  
Owner/Applicant/Agent Signature

\_\_\_\_\_  
Date