



PRE-CONSULTATION FORM

Property Roll Number _____

Application received _____

Fees Received: _____

SUMMARY OF FEES

Application Fee: \$250 (non-refundable)
+ SECURITY Deposit – estimated by
staff (minimum \$1,000)

NOTE: Costs will be invoiced as received (plus a 10% Administration charge) and are required to be paid in full and will not be drawn from the security deposit.

1. TYPE OF APPLICATION

2. APPLICANT/AGENT INFORMATION

Name: _____

Address: _____

City: _____ Postal Code: _____

Phone: _____ Fax: _____ Email: _____

Name of Owner(s) (if different from Applicant): _____

Address: _____

City: _____ Postal Code: _____

Phone: _____ Fax: _____ Email: _____

Communications should be sent to: Applicant ___ Owner ___

3. DESCRIPTION OF THE SUBJECT PROPERTY

Local Municipality: _____

Civic Address: _____

Legal Description (Lot, Block, Concession, Plan #): _____

Size of Property (Hectares, Acres): _____

Access: Provincial Highway ___ County Road ___ Local Road ___ Other _____

4. CURRENT LAND USES

Describe the current uses on the property: _____

Current land use designation in County Official Plan: _____

Current land use designation in Local Official Plan: _____

Current zoning: _____

5. PROPOSED LAND USES

Proposed land use(s): _____

Number of units/blocks proposed: _____

Proposed land use designation (if different from current): _____

Has there ever been an industrial or commercial use, including gas station on the subject land or

adjacent lands? Yes _ No _ Specify: _____

Is there reason to believe the subject lands have been contaminated by former uses on the site or

adjacent lands? Yes _ No _ Specify: _____

Has there ever been waste disposal on the subject land or adjacent lands?

Yes _ No _ If yes, provide MOE Certificate of Approval #: _____

Identify any supporting reports prepared to date: _____

6. STATUS

If the application is also subject to a local official plan amendment, zoning by-law amendment, plan of subdivision or condominium, site plan control, consent or minor variance application, please specify: _____

7. SERVICING

Water supply will be provided by:

- Municipal piped and operated supply
- Private individual well
- Private communal well
- Other – specify: _____

Sanitary/sewage disposal will be provided by:

- Municipal owned and operated sewers/treatment facility
- Privately owned and operated individual septic system
- Privately owned and operated communal collection system
- Other – specify: _____

If the requested proposal would permit development on a privately owned and operated individual or communal septic system and more than 4500 litres of effluent will be produced, has a servicing options report and a hydrogeological report been prepared? Yes _ No _

If no, please provide reasons why? _____

Storm drainage will be provided by:

- Municipal storm sewers
- Swales, ditches
- Other – specify: _____

8. ADDITIONAL INFORMATION TO ACCOMPANY APPLICATION

Include a copy of a concept plan on letter, legal or 11x17" size paper.

Official Plan Policy: 8.7.1 Pre-Application Consultation

Prior to submitting a planning application you may be required to consult with the Upper Tier and the approval authority, in addition to the applicable Conservation Authority and the Niagara Escarpment Commission, prior to submitting a formal application in order to determine the information required to support the application, as set out in this Section and in accordance with Section 22(3.1) and 51(16.1) of the *Planning Act*.

During the pre-application consultation process, the applicant may be requested to submit information and supporting studies at the time of the submission of an application, in accordance with the Official Plan policies and the local municipal official plan and/or accepted professional standards and/or guidelines. The need and timing of such supporting studies, information and materials will be determined by the approval authority on a site-specific basis in consideration of the site's land use context and regard to the policies.

Supporting studies may vary in scope, depending upon the size, nature and intent of the *development* approval application and the site's land use planning context.

The Policy Applicability Table provides a list of applicable studies, and where defined, the trigger for which the studies are required. Please note that the completion of the Policy Applicability Table by the approval authority is based on information provided by the Owner/Applicant/Agent. Additional studies may be required.

OFFICIAL PLAN

POLICY APPLICABILITY TABLE

TRIGGER	POLICY DIRECTION	APPLICATION REQUIREMENTS
All Planning Act Applications	Tariff of Fee By-law	<input type="checkbox"/> Pre-consultation Application <input type="checkbox"/> Application (ZBLA, OPA, Subdivision, etc) <input type="checkbox"/> Fee: \$_____ (\$250 fee plus \$1000 deposit to review materials)
Plan of Subdivision	s. 5.2 – intensification target s. 5.4 – affordable housing 5.6 – archeological resources s. 5.8 – MDS applies to new land uses including lot creation and expanding or new livestock facilities 5.17 – servicing hierarchy	<input type="checkbox"/> Summary of proposed lots, density, intensification <input type="checkbox"/> 25% affordable housing (low to moderate) calculation <input type="checkbox"/> Archeological assessment <input type="checkbox"/> MDS Calculation <input type="checkbox"/> Servicing Options Report <input type="checkbox"/> Engineering Report (servicing feasibility)
Consent	5.2 – rural lot creation should not exceed settlement development s. 5.8 – MDS applies to new land uses including lot creation and expanding or new livestock facilities s. 5.36	<input type="checkbox"/> MDS calculation <input type="checkbox"/> Entrance permit/approval letter <input type="checkbox"/> NVCA consultation <input type="checkbox"/> Impact of adjacent lands (Schedule B4)
Settlement Expansion	5.3 – growth management 5.9 - removal of lands from agricultural designation	<input type="checkbox"/> Servicing Feasibility <input type="checkbox"/> Planning Report <input type="checkbox"/> Agricultural Impact Assessment <input type="checkbox"/> Growth Plan analysis /calculation <input type="checkbox"/> Municipal comprehensive review <input type="checkbox"/>
Archeological Assessment, Built Heritage, Cultural Heritage	s. 5.6 – development may be permitted adjacent to heritage property	<input type="checkbox"/> Heritage Assessment
Conversion of Employment Lands	s. 5.7 – municipal comprehensive review required to convert lands within employment areas	<input type="checkbox"/> Municipal comprehensive review
Rezoning	s. 5.8 – MDS applies to new land uses including lot creation and expanding or new livestock facilities	<input type="checkbox"/> MDs calculation
Employment Uses	5.16 – noise, dust, particulates 5.17 – servicing hierarchy	<input type="checkbox"/> Assessment of impacts <input type="checkbox"/> Provincial Consultation
Development on Private Communal Services	S. 5.17 – sewage and water services	<input type="checkbox"/> OPA <input type="checkbox"/> Responsibility agreement

Development in or on lands adjacent to significant woodlands, significant valleylands, significant wildlife habitat, significant ANSIs, fish habitat	s. 5.18 – Natural Features, Areas and Functions See Schedule B1 and B2	<input type="checkbox"/> Evaluation of ecological function <input type="checkbox"/> Impact assessment (see section 13 of OP) <input type="checkbox"/> Cumulative impacts of site development <input type="checkbox"/> EIS (see section 5.18)/ scoped EIS
WHPA	s. 5.19 – protecting water supplies and vulnerable surface and ground water, etc s. 5.19.2	<input type="checkbox"/> WHPA – risk management plan (Source Protection Plan requirement)
Development near restricted or sensitive surface water feature or sensitive groundwater feature	s. 5.19 – protecting water supplies and vulnerable surface and ground water, etc	<input type="checkbox"/> Hydrology or hydrogeological study <input type="checkbox"/> Water Resource Management (WRM) report
Pine River subwatershed	5.19.2 – Pine River sub-watershed has been identified as being under stress	Hydrogeological or hydrology report
Development near sensitive features	s. 5.19 - protecting water supplies and vulnerable surface and ground water, etc	<input type="checkbox"/> Erosion and sediment control measures
Water taking greater than 50,000L per day	s 5.19 - protecting water supplies and vulnerable surface and ground water, etc s. 5.19.1	<input type="checkbox"/> Study <input type="checkbox"/> NVCA permit <input type="checkbox"/> MOE approval <input type="checkbox"/> Hydrology or hydrogeological report
Development within or adjacent woodlands	s. 5.20 – maintain tree cover on slopes >30% (Schedule B3) s.5.20.1 – significant woodlot = 1-ha	<input type="checkbox"/> Review Tree Cutting By-law requirements <input type="checkbox"/> EIS for significant woodlands or abutting (120m) lands
Development within or adjacent wildlife habitat	s. 5.21.2 – development and site alteration not permitted within or on adjacent lands unless demonstrated no impacts	<input type="checkbox"/> EIS
Development within or adjacent fish habitat	s. 5.21.3 – development or site alteration not permitted on adjacent lands (120m) unless EIS demonstrates no impacts	<input type="checkbox"/> EIS <input type="checkbox"/> Best practises
Species at Risk	S 5.21.4 – significant development or site alteration	<input type="checkbox"/> Consult with MNR and NVCA
Development within or adjacent Significant habitat of endangered or threatened species	s. 5.21.5 – development and site alteration not permitted within or on adjacent lands (120m) unless demonstrated no impacts	<input type="checkbox"/> EIS
Development within or adjacent wetlands	s. 5.22 – development and site alteration not permitted within or on adjacent lands (30m) unless demonstrated no impacts	<input type="checkbox"/> EIS
Development within or adjacent significant wetlands	s. 5.22.1 – development and site alteration not permitted within or on adjacent lands (120m) unless demonstrated no impacts	<input type="checkbox"/> EIS
Development within or adjacent ANSI	s. 5.3 – development and site alteration not permitted within or on adjacent lands (120m) unless demonstrated no impacts	<input type="checkbox"/> EIS
Development in Valleylands (Schedule B1, B2)	s. 5.24 - Boyne River, Rine River, Black Bank Creek	<input type="checkbox"/> Appropriate setbacks <input type="checkbox"/> Slope stability assessment <input type="checkbox"/> Studies <input type="checkbox"/> Impact assessment <input type="checkbox"/> EIS for Significant Valleylands and within 120m (see section 13)

Major new development within Scenic Resources (Schedule B4)	s. 5.25 – scenic resources and features are to be protected	<input type="checkbox"/> Visual impact
Row development, clustered development in Rural/Agricultural Area	s. 5.26 – protection of rural character	<input type="checkbox"/> Impact Assessment
Hazards (Schedule A3)	s. 5.27 – natural hazards (floodplain, organic soils, erosion, steep slopes)	<input type="checkbox"/> NVCA consultation <input type="checkbox"/> Studies <input type="checkbox"/> Soil and slope stability report <input type="checkbox"/> Floodplain assessment <input type="checkbox"/> Meander report
Human made hazards, NVCA regulated lands	S 5.28 – direct development away from hazards	<input type="checkbox"/> Rehabilitation plan <input type="checkbox"/> NVCA permit
NEC planning area	s. 5.30	<input type="checkbox"/> NEC permit
Commercial, industrial, institutional, recreational, multiple lot or multiple unit residential	s. 5.31 – stormwater management	<input type="checkbox"/> Site plan <input type="checkbox"/> Stormwater management report <input type="checkbox"/> drainage
Mineral Aggregate Potential lands (Schedule B4)	5.32 – lands protected for aggregate extraction	<input type="checkbox"/> Planning Report
Development adjacent mineral aggregates	5.33 – development may adversely affected by aggregate extraction not permitted	<input type="checkbox"/> Impact assessment
Lands adjacent to NAVCAN navigation facility	5.34 – 8km radius of NAVCAN facility (Schedule C)	<input type="checkbox"/> Consult with NAVCAN for ZBLA and OPA
Active and Intensive recreational uses	5.39	<input type="checkbox"/> Appropriate technical studies (see s. 5.39) <input type="checkbox"/> OPA/ZBLA
Designated Zone	Section 6 -	<input type="checkbox"/>