



Pre-Consultation Form

Date Received _____

Roll Number: 22-16-000-00_____-_____-0000

TYPE OF APPLICATION				
<input type="checkbox"/> Zoning	<input type="checkbox"/> OPA	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Consent	<input type="checkbox"/> Subdivision <input type="checkbox"/> Condominium
APPLICANT / AGENT INFORMATION				
Name:				
Address:				
City:		Postal Code:		
Telephone:		Email:		
Name of Owner(s) if different from Applicant:				
Address:				
City:		Postal Code:		
Telephone:		Email:		
Communications should be sent to: <input type="checkbox"/> Applicant <input type="checkbox"/> Owner				
DESCRIPTION OF THE SUBJECT PROPERTY				
Civic / Street Address:				
Concession	Lot	Plan No.	Part No.	
Size of Property: <input type="checkbox"/> Hectares <input type="checkbox"/> Acres				
<input type="checkbox"/> Municipal Road <input type="checkbox"/> County Road <input type="checkbox"/> Provincial Highway <input type="checkbox"/> Private Road				
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:				
PROPOSED LAND USES				
Proposed land use(s):				

ADDITIONAL INFORMATION TO ACCOMPANY APPLICATION

Include a copy of a concept plan

Has there ever been an industrial or commercial use, including gas station on the subject land or adjacent lands?
 Yes No Unknown

Is there reason to believe the subject lands have been contaminated by former uses on the site or adjacent lands? No Unknown

Has there ever been waste disposal on the subject land or adjacent lands? No Unknown
If yes, provide MOE Certificate of Approval #: _____

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: _____

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 local municipality 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.

(TO BE COMPLETED AT PRE-CONSULTATION MEETING)

FILE NAME: _____ MEETING DATE: _____

OFFICIAL PLAN - POLICY APPLICABILITY TABLE

Pre-consultation Meeting Attendance (\$ indicates an additional fee required, or application directly to agency):

- | | |
|---|--|
| <input type="checkbox"/> Township Planner | <input type="checkbox"/> NEC |
| <input type="checkbox"/> Township Engineer (\$) | <input type="checkbox"/> School Board |
| <input type="checkbox"/> Township Public Works | <input type="checkbox"/> Fire Chief |
| <input type="checkbox"/> County Planner (\$) | <input type="checkbox"/> Township Solicitor (\$) |
| <input type="checkbox"/> County Engineering | <input type="checkbox"/> Water Plant Operator (\$) |
| <input type="checkbox"/> NVCA (\$) | |

Applicant

- _____
- _____
- _____
- _____

Complete Application Requirement (OP policy direction, authority)	Notes
<input type="checkbox"/> Cover letter <input type="checkbox"/> Application Forms <ul style="list-style-type: none"> <input type="checkbox"/> Official Plan Amendment <input type="checkbox"/> Zoning By-law Amendment <input type="checkbox"/> Site Plan Control <input type="checkbox"/> Plan of Subdivision <input type="checkbox"/> Condominium (standard, vacant land) <input type="checkbox"/> Consent <input type="checkbox"/> Dufferin County Official Plan <input type="checkbox"/> Amendment <input type="checkbox"/> Entrance Permit <input type="checkbox"/> NVCA Permit <input type="checkbox"/> NEC Permit <input type="checkbox"/> Pre-Consultation Form <input type="checkbox"/> Other: 	
<input type="checkbox"/> Fees (Tariff of Fees By-law)	
<input type="checkbox"/> Deposits (Tariff of Fees By-law)	
Copy of Formal Pre-Consultation Correspondence NVCA NEC Ministry of Natural Resources Ministry of Environment Ministry of Transportation Dufferin County Ministry of Municipal Affairs/One Window NAVCAN (s. 5.24: 8km of NAVCAN facility, Schedule C)	
<input type="checkbox"/> Planning Report <input type="checkbox"/> Conformity Report: Provincial Policy Statement Policies, Growth Plan, Greenbelt Plan Niagara Escarpment Plan	

<input type="checkbox"/> Growth Analysis (5.3) <ul style="list-style-type: none"> <input type="checkbox"/> Summary of proposed lots, density, intensification (s. 5.2) <input type="checkbox"/> 25% affordable housing (low to moderate) calculation (s. 5.4) <input type="checkbox"/> Employment Calculation, Work from Home Calculation <input type="checkbox"/> Land Needs Analysis 	
<input type="checkbox"/> Archeological Assessment (s. 5.6) <input type="checkbox"/> Built Heritage Assessment (s. 5.6)	
<input type="checkbox"/> Minimum Distance Separation Calculation (s. 5.8, 5.9) <input type="checkbox"/> Agricultural Impact Assessment (5.9)	
<input type="checkbox"/> Functional Servicing Study/Servicing Options Report/ Servicing Feasibility (s. 5.3, 5.17) <input type="checkbox"/> Nitrate Loading Report <input type="checkbox"/> Septic System Design	
<input type="checkbox"/> Municipal Water Capacity Analysis <input type="checkbox"/> Water tower storage capacity <input type="checkbox"/> Well flow capacity	
<input type="checkbox"/> Fire Storage Calculation	
<input type="checkbox"/> Entrance permit / approval letter (Twp Policy, County BL)	
<input type="checkbox"/> Traffic Study <input type="checkbox"/> Sight Line Analysis <input type="checkbox"/> Road Widenings <input type="checkbox"/> Sidewalks <input type="checkbox"/> Road Design Templates/Standard Cross-section <input type="checkbox"/> Turning Templates <input type="checkbox"/> Parking / Loading Calculation	
<input type="checkbox"/> Municipal Comprehensive Review (s. 5.7, s. 5.3)	
<input type="checkbox"/> Impact Assessment <input type="checkbox"/> Noise, Dust, particulates (s. 5.16)	
<input type="checkbox"/> Low Impact Development Opportunity Assessment	
<input type="checkbox"/> Environmental Impact Study (s 5.18) (Full or scoped) <ul style="list-style-type: none"> <input type="checkbox"/> Evaluation of ecological function <input type="checkbox"/> Impact assessment (s 5.13) <input type="checkbox"/> Cumulative impacts <input type="checkbox"/> Enhancement Study <ul style="list-style-type: none"> <input type="checkbox"/> Woodlands <ul style="list-style-type: none"> <input type="checkbox"/> Tree cover on slopes >30% (Schedule B3, s. 5.20) <input type="checkbox"/> Significant woodlots >1ha (5.20.1) <input type="checkbox"/> Tree cutting by-law exemption <input type="checkbox"/> significant valleylands (Schedule B1, B2, 5.24) <input type="checkbox"/> significant wildlife habitat or (s. 5.21.2, 120m) <ul style="list-style-type: none"> <input type="checkbox"/> species at risk, endangered or threatened species (s. 5.21.4, 5.21.5) <input type="checkbox"/> ANSIs (s. 5.3, 120m adjacent lands) <input type="checkbox"/> fish habitat (5.21.3, Schedule B1, B2, 120m) <ul style="list-style-type: none"> <input type="checkbox"/> best practises <input type="checkbox"/> species at risk (s. 5.21.4) <ul style="list-style-type: none"> <input type="checkbox"/> Consult with MNR and NVCA <input type="checkbox"/> Wetlands (s. 5.22, 5.22.1 30 - 120m) 	
<input type="checkbox"/> Risk Management Plan/ WHPA (Source Water Protection Plan, OP s. 5.19) <input type="checkbox"/> Master Environmental Servicing Plan	
<input type="checkbox"/> Hydrology or hydrogeological study <ul style="list-style-type: none"> <input type="checkbox"/> Vulnerable aquifer and Recharge Areas (s. 5.19) <input type="checkbox"/> Sensitive Surface water (5.19) 	

<input type="checkbox"/> Water Resource Management Report (s. 5.19) <input type="checkbox"/> Pine River Sub-Watershed (5.19.2) <input type="checkbox"/> Stress Test (s. 15.19.3) <input type="checkbox"/> Boyne River Sub-Watershed (s. 15.19.3) <input type="checkbox"/> MOE Permit to Take Water >50,000L (5.19)	
<input type="checkbox"/> Erosion and Sediment Control <input type="checkbox"/> Ground and surface water (s. 5.19)	
<input type="checkbox"/> Floodplain Hazard Assessment (s. 5.27, Schedule A3) <input type="checkbox"/> Meander Report <input type="checkbox"/> Organic Soil Analysis <input type="checkbox"/> Floodplain/floodway analysis	
<input type="checkbox"/> Geotechnical / Slope stability assessment (Schedules B1, B2, s. 5.24, Boyne River, Rine River, Black Bank Creek, steep slope Schedule A3, s. 5,27)	
<input type="checkbox"/> Viewshed or Visual Impact Assessment (s. 5.25, Schedule B4 for major new development, s. 5.26 to protect rural character) <input type="checkbox"/> Lighting Plan / Study <input type="checkbox"/> Dark-Sky Study (s. 5.25)	
<input type="checkbox"/> Rehabilitation Plan (s. 5.28 – human made hazards, aggregate operations, waste disposal)	
<input type="checkbox"/> Stormwater Management Report and Facility Design (s. 5.31)	
<input type="checkbox"/> Mineral Aggregate Potential Assessment (s.5.32,Schedule B4) <input type="checkbox"/> Aggregate Activity Impact Assessment (s. 5.33)	
<input type="checkbox"/> Sign By-law Exemption	
<input type="checkbox"/> Development/Subdivision/Consent Agreement <input type="checkbox"/> Template purchase agreement, condo agreement, maintenance agreement, protocols, operations and maintenance guidelines	
<input type="checkbox"/> Soil Analysis (See Fill By-law)	
<input type="checkbox"/> Transportation Map (See Fill By-law)	
<input type="checkbox"/> Subwatershed Study (NVCA) <input type="checkbox"/> Headwater Drainage Feature Evaluation (NVCA) <input type="checkbox"/> Conceptual Channel Crossing Assessment (NVCA) <input type="checkbox"/> Water Balance Analysis (NVCA) <input type="checkbox"/> Watercourse Erosion Analysis (NVCA) <input type="checkbox"/> Floodline Delineation Study/Hydraulics (NVCA) <input type="checkbox"/> Topsoil Stripping Review (NVCA)	
<input type="checkbox"/> Plans <input type="checkbox"/> Construction Details <input type="checkbox"/> Easement Plan <input type="checkbox"/> Elevations & Floor Plans <input type="checkbox"/> Existing Conditions <input type="checkbox"/> Drainage Plan / Grading Plan <input type="checkbox"/> Hydrant Plan <input type="checkbox"/> Landscaping Plan <input type="checkbox"/> Land use Map <input type="checkbox"/> Lighting Plan <input type="checkbox"/> Natural Systems Map (natural hazards, natural heritage features, buffers) <input type="checkbox"/> Parking Plan <input type="checkbox"/> Subdivision Plan <input type="checkbox"/> Standard Engineering Drawing Set & Details <input type="checkbox"/> Site Plan <input type="checkbox"/> Stormwater Plan <input type="checkbox"/> Signage Plan <input type="checkbox"/> Servicing Plans <input type="checkbox"/> Setbacks from NAVCAN, <input type="checkbox"/> Communication Towers & infrastructure <input type="checkbox"/> Structural Elevations <input type="checkbox"/> Survey <input type="checkbox"/> Topographic Survey <input type="checkbox"/> Utility Plan	