

THE CORPORATION OF THE TOWNSHIP OF ORO-MEDONTE

PRE-CONSULTATION APPLICATION

Application No.: 2023-PCA-_____

Roll #: 4346 _____ 00000

Guide for Applicants

Prior to submitting planning applications, applicants are required to pre-consult with the Township. Applicants are required to attend a Pre-Consultation Meeting with the Township's Planning Division of the Development Services Department before submitting planning applications. The Pre-Consultation meetings are hosted by the Planning Division and may include representatives from various other Township departments/agencies involved in the evaluation of planning applications (e.g. Development Engineering, Transportation Services, Building Division, Fire Department, Community Services, Conservation Authority, County of Simcoe). The meeting is intended to identify key issues and approvals that will be required for the project, and to confirm the supporting materials that must be submitted with the planning application(s).

Applicants must consult with the Development Services Planning Division staff prior to requesting a Pre-Consultation Meeting. This initial consultation may involve discussion(s) with other Township departments, as required. Please contact the Planning Division at 705-487-2171. Applicants are required to submit the Pre-Consultation Application and the required fee in the amount of \$350.00.

An additional fee will be applicable if the subject application is within the Lake Simcoe Region Conservation Authority regulated area. Payment must accompany the application and made payable to the Lake Simcoe Region Conservation Authority (LSRCA) in the amount of \$765.00.

All fees are subject to change.

Pre-Consultation Applications are reviewed in the order they are received. Meetings are scheduled based on Applicant, Township Staff and Agency Staff availability. Please allow 4-6 weeks for review and meeting scheduling.

Please Note:

1. The main intent of the Pre-Consultation Meeting is to identify the requirements and material to assist the applicant in their submission of a complete planning application.
2. The comments generated from the Pre-Consultation meeting do not constitute an approval nor does it reflect the position of the Township.

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PRE-CONSULTATION APPLICATION

1. TYPE OF APPLICATION(S) PROPOSED

- | | |
|--|--|
| <input type="checkbox"/> Official Plan Amendment | <input type="checkbox"/> Zoning By-law Amendment |
| <input type="checkbox"/> Plan of Subdivision | <input type="checkbox"/> Plan of Condominium |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Consent |
| <input type="checkbox"/> Minor Variance | |

2. PROPERTY INFORMATION

Address: _____ Postal Code: _____

Municipality: _____ Lot / Concession: _____

Registered Plan: _____ Assessment Roll Number: _____

Access: Provincial Highway County Road Local Road Private Other _____

Dimensions of Subject Property (in metric units)

Frontage _____ metres

Average Width _____ metres

Depth _____ metres

Area _____ hectares

3. OWNERSHIP INFORMATION

Registered Property Owner (Full Name): _____

Address: _____

Municipality: _____ Province: _____ Postal Code: _____

Telephone: _____ Ext. _____ Fax: _____

Contact Name & Email: _____

4. APPLICANT INFORMATION (required if Applicant is NOT the Owner)

Applicant Name (If Applicable): _____

Applicant is: Agent Solicitor Planning Consultant Contractor Architect Other

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Address: _____

Municipality: _____ Province: _____ Postal Code: _____

Telephone: _____ Ext. _____ Fax: _____

Contact Name & Email: _____

Communications should be sent to Applicant Owner Agent

5. CURRENT LAND USE

Describe the current uses on the property: _____

Current Land Use Designation in the Official Plan: _____

Current Zoning: _____

Number of existing Units/Blocks: _____

Number of current Buildings: _____

6. PROPOSED LAND USES

Describe the proposed uses on the property (include separate page/document if needed):

Proposed Land Use Designation in the Official Plan: _____

Proposed Zoning: _____

Number of proposed Lots/Units/Blocks: _____

Number of proposed Buildings: _____

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

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

Identify any supporting reports prepared to date: _____

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 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 reason why? _____

Storm drainage will be provided by:

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

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8. SOUTHERN GEORGIAN BAY LAKE SIMCOE SOURCE PROTECTION

a) Is the subject land within a Wellhead Protection Area (WHPA) or an Issue Contributing Area (ICA)?

Yes No

b) If yes, please identify the WHPA/ICA?

c) If yes, do you have an Approved Risk Management Plan (RMP) and/or a Section 59 Notice to Proceed from the Risk Management Official (RMO)? (Please attach the document you have).

Yes No

For any additional questions or concerns, please contact the Development Services – Planning Division at 705-487-2171, planning@oro-medonte.ca

Please checkmark below to identify all documents that have been provided with this completed form:

- Completed Pre-Consultation Request Form
- Electronic copy (PDF e-mailed or on USB) of a Conceptual Site Plan and any other supporting information.
- One (1) paper or electronic (PDF) copy of a legal survey, if available.

Submit Pre-Consultation Application and supporting information to planning@oro-medonte.ca or to:

Township of Oro-Medonte Administration Centre
148 Line 7 South, Oro-Medonte, Ontario, L0L 2E0

Alternative formats are available upon request.

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Freedom of Information and Privacy

Personal information contained in this form, collected and maintained pursuant to Section 53 of the *Planning Act*, will be used for the purpose of responding to the Application and creating a public record. The Owner's Signature acknowledges that "personal information [is] collected and maintained specifically for the purpose of creating a record available to the general public;" per Section 14(1)(c) of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M. 56.

The applicant acknowledges that the Township considers the application forms and all supporting materials, including studies and drawings, filed with this application to be all public information and to form part of the public record. With the filing of an application, the applicant consents to the Township photocopying and releasing the application and any supporting material either for its own use in processing the application, or at the request of the third party, without further notification to or permission from the applicant. The applicant also hereby states that it has authority to bind its consultants to the terms of this acknowledgement. Questions regarding the collection of information should be directed to the Director of Development Services at the Township of Oro-Medonte at (705)-487-2171 ext. 2123.

Signature of Owner

Date

Signature of Owner

Date

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Pre-consultation and Complete Application Submission Requirements

(To be completed by Township staff)

Owner: _____ Applicant: _____

Date: _____ Address: _____

Proposed Use: _____

Required to be submitted with application for:

- | | |
|--|--|
| <input type="checkbox"/> Official Plan Amendment | <input type="checkbox"/> Zoning By-law Amendment |
| <input type="checkbox"/> Plan of Subdivision | <input type="checkbox"/> Plan of Condominium |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Consent |

List of Studies, Reports and Plans:

- | | |
|---|--------------------------|
| (i) Affordable Housing Report | <input type="checkbox"/> |
| (ii) Agricultural Assessment | <input type="checkbox"/> |
| (iii) Aggregate Potential Assessment and/or Aggregate Licence
Compatibility Assessment | <input type="checkbox"/> |
| (iv) Aggregate Studies related to/and in compliance with the
requirement of the Ministry of Natural Resources licence, for
new & expansions to existing pits and quarries | <input type="checkbox"/> |
| (v) Needs/Justification Report except for those applications for new
aggregate operations | <input type="checkbox"/> |
| (vi) Archaeological Assessment | <input type="checkbox"/> |
| (vii) Architectural/Cultural Heritage Report | <input type="checkbox"/> |
| (viii) Digital Plan according to Township/County specifications | <input type="checkbox"/> |
| (ix) D4 Landfill Study | <input type="checkbox"/> |
| (x) Energy Conservation Study | <input type="checkbox"/> |
| (xi) Environmental Impact Study | <input type="checkbox"/> |
| (xii) Environmental Mitigation/Compensation Plan | <input type="checkbox"/> |
| (xiii) Environmental Site Assessment | <input type="checkbox"/> |
| (xiv) Fisheries Impact/Marina Impact Study | <input type="checkbox"/> |
| (xv) Flooding, erosion, slope stability reports including coastal
engineering studies | <input type="checkbox"/> |
| (xvi) Functional Servicing Report | <input type="checkbox"/> |
| (xvii) Geotechnical/Soil Stability Report | <input type="checkbox"/> |
| (xviii) Hydrogeological Study/Hydrology Study | <input type="checkbox"/> |
| (xix) Illumination study | <input type="checkbox"/> |

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List of Studies, Reports and Plans Continued:

- | | | |
|-----------|--|--------------------------|
| (xx) | Landform Conservation Plan | <input type="checkbox"/> |
| (xxi) | Market Study | <input type="checkbox"/> |
| (xxii) | Minimum Distance Separation I or II (MDS I or MDS II) Calculations | <input type="checkbox"/> |
| (xxiii) | Natural Heritage Evaluation | <input type="checkbox"/> |
| (xxiv) | Noise/Vibration Impact Analysis | <input type="checkbox"/> |
| (xxv) | Odour/Dust/Nuisance Impact Study | <input type="checkbox"/> |
| (xxvi) | Parking Study | <input type="checkbox"/> |
| (xxvii) | Phosphorus Budget | <input type="checkbox"/> |
| (xxviii) | Planning Justification Report | <input type="checkbox"/> |
| (xxix) | Scoped Water Budget | <input type="checkbox"/> |
| (xxx) | Servicing Feasibility Study/Servicing Capability Study | <input type="checkbox"/> |
| (xxx1) | Shadow Impact Study | <input type="checkbox"/> |
| (xxxii) | Shoreline Protection and Enhancement Plan | <input type="checkbox"/> |
| (xxxiii) | Species at Risk Inventory | <input type="checkbox"/> |
| (xxxiv) | Spray Analysis – Golf Courses | <input type="checkbox"/> |
| (xxxv) | Storm Water Management Report | <input type="checkbox"/> |
| (xxxvii) | Sustainable Development Evaluation | <input type="checkbox"/> |
| (xxxviii) | Traffic Impact Study/Transportation Study | <input type="checkbox"/> |
| (xxxix) | Trails Impact Study | <input type="checkbox"/> |
| (xl) | Tree Preservation Plan/Enhancement Plan | <input type="checkbox"/> |
| (xli) | Urban Design Report/Streetscape Study dealing with safety, accessibility, pedestrian and transit orientation | <input type="checkbox"/> |
| (xlii) | Visual Impact Study | <input type="checkbox"/> |
| (xl3) | Water Balance | <input type="checkbox"/> |
| (xliv) | Water Conservation Plan | <input type="checkbox"/> |
| (xlv) | Wellhead Protection Area – Risk Assessment Report | <input type="checkbox"/> |
| (xlvi) | Wind Study | <input type="checkbox"/> |

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Other Possible Studies

- _____
- _____
- _____
- _____
- _____

Other Agencies to be Contacted

- (i) County of Simcoe
- (ii) Lake Simcoe Region Conservation Authority
- (iii) Nottawasaga Valley Conservation Authority
- (iv) Simcoe County District School Board
- (v) Simcoe Muskoka Catholic District School Board
- (vi) Enbridge Gas
- (vii) Hydro One
- (viii) Telecommunications Companies
- (ix) Ministry of Transportation
- (x) Ministry of the Environment
- (xi) Ministry of Natural Resources
- (xii) Other: _____