

**PLEASE USE CLOUDPERMIT TO SUBMIT  
THE APPLICATION**

**The Corporation of the Township of Oro-Medonte**

**Pre-Consultation Application**

**Application No.: 20\_\_-PCA-\_\_**

**Roll #: 4346-\_\_\_\_-\_\_\_\_-\_\_\_\_**

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 & Emergency Services Department, Community Services, Conservation Authority, County of Simcoe, Ministry of Transportation). 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).

**Please read the following before completing and filing this application:**

1. Incomplete applications will be referred back to the applicant for completion prior scheduling a pre-consultation meeting.
2. Pursuant to the Fees and Charges By-law, applicants will be responsible for any and all costs associated with this application.
3. An additional fee will be applicable if the subject lands are located within the Conservation Authority regulation limit. Payment must be made directly to the Lake Simcoe Region Conservation Authority (LSRCA) or the Nottawasaga Valley Conservation Authority (NVCA).
4. All submissions shall be accompanied by a conceptual site plan in Adobe Acrobat.pdf format. The conceptual site plan will be the primary means of showing the applicable departments and agencies what is being proposed on the subject lands.
5. 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.**

6. The comments generated from the Pre-Consultation meeting do not constitute an approval nor does it reflect the position of the Township.
7. Alternative formats are available upon request.

**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. \_\_\_\_\_  
Email: \_\_\_\_\_

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

Applicant Name (If Applicable): \_\_\_\_\_  
Applicant is: ☐ Agent ☐ Solicitor ☐ Planning Consultant ☐ Contractor ☐ Architect ☐ Other

Address: \_\_\_\_\_  
Municipality: \_\_\_\_\_ Province: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Ext. \_\_\_\_\_  
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: \_\_\_\_\_

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: \_\_\_\_\_

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**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: \_\_\_\_\_

<b>8. SOUTHERN GEORGIAN BAY LAKE SIMCOE SOURCE PROTECTION</b>
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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](mailto: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) of a Conceptual Site Plan and any other supporting information.
- ☐ Electronic (PDF) copy of a legal survey, if available.

## 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<br>Compatibility Assessment   | <input type="checkbox"/> |
| (iv) Aggregate Studies related to/and in compliance with the<br>requirement of the Ministry of Natural Resources licence, for<br>new & expansions to existing pits and quarries | <input type="checkbox"/> |
| (v) Needs/Justification Report except for those applications for new<br>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<br>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"/> |

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"/>
(xxxi)	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"/>
(xliii)	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"/>

Other Possible Studies

<input type="checkbox"/>	_____
<input type="checkbox"/>	_____
<input type="checkbox"/>	_____
<input type="checkbox"/>	_____
<input type="checkbox"/>	_____

Other Agencies to be Contacted

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