

Planning Services Pre-Consultation Checklist



56 Ontario Street
P.O. Box 533
Burk's Falls, Ontario
T: 705-382-3332

Date: _____
Roll #: _____
Civic Address: _____
Legal Address: _____
Official Plan Designation: _____
Zoning: _____

ATTENDANCE:

Planner: _____
Agent: _____
Owner: _____

Required Application(s):

Official Plan Amendment
Zoning By-law Amendment
Minor Variance or Permission
Consent (severance, right-of-way,
lot addition)
Road / Shore Road Allowance
Purchase

Draft Plan of Subdivision /
Condominium
Final Subdivision / Condominium
Approval
Subdivision / Condominium
Agreement
Site Plan Control Agreement
Other

Required Supporting Documentation:

Planning Justification Report
Conceptual Site Plan Layout
Land Use / Market Needs Study
Minimum Distance Separation
(MDS I or II) Separation Report
Mineral Aggregate Resources
Environmental Contamination Report
Heritage Impact Assessment

Site Assessment / Environmental
Impact Study
Land Assembly Documents
Hydro Corridor Land Use Application
Financial Impact Assessment
Archaeological Report
Other:

Engineering:

Road / Traffic Impact Study

Functional Servicing Report

Floodplain Demarcation

Geotechnical / Hydrogeological Study

Record of Site Conditions

Stormwater Management Plan

Air Quality, Noise and/or Vibration Study

Other:

Features to be Studied / Included in an EIS

Wetland

Provincially Significant Wetland

Significant Wildlife Habitat

Species at Risk

Steep Slopes

Water Quality

Natural Vegetation

Fish Habitat Assessment

Streams / Watercourses

Re-Naturalization/Planting Plan

Other

Other Requirements

Minor Variance Agreement

Subdivision Agreement

Cash-in-lieu of Parking Dedication

Cash-in-lieu of Parking Agreement

Condominium Agreement

Consent Agreement

Site Plan Agreement

Other:

NOTE:

It may be determined during the review of the application that additional studies or information will be required as a result of issues arising during the processing of the application. There may also be financial requirements arising from the application including, but not limited to, park dedications, payment of outstanding property taxes, and reimbursements for road widening or road improvements.

The purpose of this checklist is to identify the information required to be submitted with this development application, plus information anticipated to be required later during the processing of the application.

Pre-consultation does not imply or suggest any decision whatsoever on behalf of Armour Township staff or the Corporation of the Township of Armour to either support or refuse the application.

An application submitted without the information identified in this pre-consultation checklist may be recommended for refusal based upon insufficient information to properly evaluate the application.

The Township of Armour considers the application forms and all supporting materials, including studies and drawings, filed with any application to be public information and to form part of the public record.

Fees Required:

Official Plan Amendment & Rezoning:

Deposit

Admin. Fee

Zoning By-law Amendment :

Deposit

Admin. Fee

Consent:

Deposit

Admin. Fee

Road / Shore Allowance:

Deposit

Admin. Fee

Plan of Subdivision

Deposit

Admin. Fee

Plan of Condominium:

Deposit

Admin. Fee

Site Plan Control Plans & Drawings:

Deposit

Admin. Fee

Deposit

Admin. Fee

NOTE: Fees are payable based on fee schedules in effect on the date the complete application is made. Administration fees are non-refundable and HST applied to all services provided. Please contact the appropriate organizations/agencies for all other applicable fees.

Additional Agencies to be contacted:

Pre-Consultation Comments:

Provincial Planning Statement

Township of Armour Official Plan

Township of Armour Zoning By-law

Additional Comments: