

Prince Township Pre Application Consultation Guide

3042 Second Line West
Prince Twp., ON P6A 6K4
Ph: 705-779-2992
Fax: 705-779-2725

Date: _____

Name of Interviewer: _____

Client: Name: _____

Address: _____

Phone : _____

General

1 Owner's Name: _____

2 Owners Address: _____

3 Property Address: _____

4 Legal Description:

5 What is the existing land use?

6 _____

7 How is Official Plan designation of the subject property?

8 What is the Zoning category of the subject property?

9 Are there any Special Exceptions?

10 Does the subject property front on a public road? YES ___ NO ___

If no describe access. _____

11 Is it maintained year round? YES ___ NO ___

11 Are there any uses or features on the subject land within 500 m of the subject property, unless otherwise specified. Complete Table using √:

Use or Feature	On the Subject Land	Within 500 m of subject land, unless otherwise specified. (indicate approximate distance)
An agricultural operation including a livestock facility (i.e. barn) or manure storage facility		
A landfill site (active or closed)		
A sewage treatment plant or sewage lagoon		
An industrial use		
A licensed pit or quarry or an aggregate reserve		
An operating mine		
A non-operating mine or mine hazard within 1 km of the subject lands		
An active rail line		
A municipal or federal airport		
A flood plain		
A natural gas or oil pipeline		
A hydro easement		
A provincially significant wetland (within 120 m)		
A designated heritage building historic site or cemetery (within 100 m)		

12. History of the Subject Land.

12.1 Has the subject land ever been the subject of an application for approval of a previous official plan or zoning amendment? Yes No Unknown
 If yes, provide the details and decision of the previous application.

12.2 If this application is a re-submission of a previous application, describe how it has been changed from the original application.

12.3 Provide the date when the subject land was acquired by the current owner. _____

12.4 Provide the length of time that the existing uses of the subject land have continued (*Proof may be required*).

Year since current uses have continued: _____

13. Simultaneous Applications

13.1 Is the subject land or any land within 120 m. of the subject land the subject of any other planning applications at this time?

Yes No *If yes, indicate the type and file number (i.e. consent, subdivision, minor variance, site plan control). Please complete the following Table:*

Item	Application #1 (type)	Application #2 (type)	Any land within 120 (m) of the subject land
File Number			
Name of approval authority considering application			
Land affected by application			
Purpose			
Status			
Effect on requested amendment			

Source Water Protection

14 Is the property within an area regulated by the Conservation Authority?

	YES	NO
Slopeland		
Water Course	_____	_____
Aquifer Recharge Area	_____	_____
Lake, River or Stream	_____	_____
Shoreline frontage	_____	_____
Water Discharge area	_____	_____
Shield Area	_____	_____

If yes describe how the proposal may impact the area of concern.

Sensitive Use Separations

15 What are the abutting uses?

North _____

South _____

East _____

West _____

16 Are the proposed use and the abutting uses compatible? (see MOE definitions)

YES _____ NO _____

17 If there is a question of compatibility what information is needed?

Agricultural uses next to residential homes. Does the use conform to the Minimum Distance Separation standards set by the Ministry of Agriculture, food and Rural Affairs?

YES _____ NO _____

18 Commercial/Industrial Uses next to residential. Does the use conform to the Ministry of Environment's Guideline D-6?

YES _____ NO _____

Habitat

19 Does the subject property abut fish habitat. (lakes, rivers, streams, ponds, shorelines, e.t.c)?

YES _____ NO _____

20 Is there any known significant habitat for any flora or fauna within or near the subject property?

YES _____ NO _____

21 Is there a know habitat of a species of plant or animal listed as being endangered;

	Yes/No	If yes list species
On the subject property	_____	_____
Within 120 metres	_____	_____

Agriculture

22 Are the soils Class 1, 2 or 3?

YES ____ NO ____

23 Is the subject property presently being used as farmland?

YES ____ NO ____

Cultural / Heritage

24 Are there known archeological sites on or within ½ kilometer of the subject property?

YES _____ NO _____

25 Is the subject property;

On a vista or ridge?

On a lake, river or stream?

The present or historic shoreline of Lake Superior?

If yes to any of the above is there sufficient reason to require and archeological review prior to approval?

YES _____ NO _____

26 Has the subject property or any structure on the property been identified by the Historic Sites Board?

YES _____ NO _____

Mineral / Aggregate

27 Is there a known mineral or aggregate deposit on or within ½ kilometer of the subject property?

YES _____ NO _____

28 Is there a known mine hazard on or within 1 kilometer of the subject property?

YES ____ NO ____

29 Is there an operating mine or quarry on or within 1 kilometer of the property?

YES ____ NO ____

Contaminated Soils

30 Has fill ever added to the subject property?

YES ____ NO ____

If yes what is the composition or nature of the fill.

31 Were chemicals, fuel, or any oil product ever stored on the subject property? If so what type and describe the purpose, location, and method of storage. Location should be shown in map form.

32 Has the property ever been used:

- as an auto salvage site? YES ____ NO ____
- as a waste disposal site? YES ____ NO ____
- for industrial or commercial purposes?

Name the type of use _____

Health and Safety

33 Is the area subject to flooding? YES ____ NO ____

34 Are there any natural or man-made hazards within 1/2 Kilometer?

YES ____ NO ____

Subdivisions / Consents to Sever

35 Have there been previous severances from the subject property?

YES ____ NO ____

If yes how many and when were the lots created

APPENDIX A

INDUSTRIAL CATEGORIZATION CRITERIA*

CATE-GORY	OUTPUTS	SCALE	PROCESS	OPERATION /INTENSITI	POSSIBLE EXAMPLES**
Class I	NOISE: Sound not audible off property DUST and/or ODOUR: Infrequent and not intense VIBRATION: No ground borne vibration on plant property	- No outside storage - Small scale plant or scale is irrelevant in relation to all other criteria for this Class	- Self contained plant or building which produces/stores a packaged product. Low probability of fugitive emissions	- Daytime operations only - Infrequent movement of products and/or heavy trucks	- Electronics manuf. and repair - Furniture repair and refinishing - Beverages bottling - Auto parts supply - Packaging and crafting services - Distribution of dairy products - Laundry and linen supply
Class II	NOISE: Sound occasionally audible off property DUST and/or ODOUR: Frequent and occasionally intense VIBRATION: Possible ground-borne vibration, but cannot be perceived off property	- Outside storage permitted - Medium level of production allowed	- Open process - Periodic outputs of minor annoyance - Low probability of fugitive emissions	- Shift operations permitted - Frequent movement of products and/or heavy trucks with the majority of movements during daytime hours	- Magazine printing - Paint spray booths - Metal command - electrical production - Manufacturing of dairy products - Dry cleaning services - Feed packing plant

Class III	NOISE: sound frequently audible off property DUST and/or ODOUR: Persistent and/or intense VIBRATION: Ground-borne vibration can frequently be perceived off property	- Outside storage of raw and finished products - Large production levels	- Open process - Frequent outputs of major annoyances - High probability of fugitive emissions	- Continuous movement of products and employees - Daily shift operations permitted	- Manufacturing of paint and varnish - Organic chemicals manuf. - Breweries - Solvent recovery plants - Soaps and detergent manuf. - Manufacturing of resins and costing - Metal manufacturing
------------------	--	---	--	---	--

NOTE: Emissions may be point source or fugitive.

* NOTE: This Table should not be considered a comprehensive list but is to be used to provide examples of industrial categories.

** NOTE: The following examples are not limited to the Class indicated on the Table. The categorization of a particular industry will vary with the specifics of the case.

SOURCE: The criteria for categorizing industries into Class I, II or III are derived from Ministry experience and the investigation of complaints related to industrial facilities.

Time Lines To Approval

The time lines stated here are to be considered as a guide and may vary based on the complexity of the application, Council's meeting schedule and/or whether the proposal requires the approval of the Ministry of Municipal Affairs. It is also possible that Council may require a deferral to allow further consultation or input.

The timelines shown are only to Council's approval. If the application requires Ministry approval it is recommended they be contacted.

Pre-application Consultation (1-2 weeks)

It is strongly recommended that an applicant consult with the Township's Planner prior to filling an application for approval under the Planning Act.

Application for Consent to Sever Minor Variance to Zoned Standard Rezoning Without an Official Plan Amendment

Filing the application

Preparation of the Notice and circulation letters (1 week)

Notice of Application (20 days prior to Hearing by Council)

Council's Public Hearing

Mailing of Notice of Decision (1 Week)

Appeal Period (20 days)

Final Approval

Official Plan Amendments and Plans of Subdivision

These applications must be reviewed and approved by Council prior to being sent to the Ministry of Municipal Affairs for approval. The time line to Council's approval will be similar to the times noted above