

STAGE 1: PLANNING CONSULTATION APPLICATION

INSTRUCTIONS

PC- / 2023

Please double-check that you are using the most current application form from the Planning Department website.

This application form, and all required information, documents and drawings are confidential.

Include the following documents when submitting this form: Deed or Offer to Purchase, Sketch or a recent Plan of Survey of subject land, Draft Plan of Subdivision or Condominium (if applicable) and any other document or drawings required to explain the development proposal. Provide as much information as possible, even if conceptual or draft.

All PDF documents shall be flattened with no layers.

Read and complete the application form in full, sign and date.

Submit application form, supporting information and application fee to Senior Steno Clerk in the Planning & Development Services, Suite 210, 350 City Hall Square West, Windsor ON N9A 6S1 or planningdept@citywindsor.ca. The application fee can also be made paid electronically at the following link:

<https://www.citywindsor.ca/EServices/Pages/Online-Payment-Options.aspx>

PLANNING CONSULTATION PROCESS: STAGE 1

Effective July 1, 2023, the Planning Consultation Process (previously the Pre-Submission Application) will be completed in 2 stages. Both stages require an application form. Stage 1 must be completed before an application for Stage 2 can be submitted.

The purpose of the "Consultation Stage 1" application will be to circulate the development proposal to City Departments and local agencies so that they can identify any plans, studies or reports (hereafter referenced as *documents*) that will be required. They will also indicate if a specific qualified professional must complete the *document*. The applicant/agent will also be notified if a 'Public Consultation Meeting' with area property owners will be required, together with a summary report of any comments recorded.

Planning Staff will then prepare a letter for the applicant/agent to inform them of the *documents* required.

A key piece of new information that will be included in the letter will be to inform the applicant as to whether or not the proposed application is considered to be "viable". The term 'viable' will be used to help the applicant to decide if they wish to proceed to the next stage of the application process or if they might also consider revising their proposal.

It is critical to note that if the Consultation Stage 1 application is identified as being "viable" it does not imply or suggest that the assigned Planner to any future development application involving a zoning/OPA amendment, draft plan of subdivision/condominium application will be able to recommend that the proposal be approved. The term 'viable' is intended to help the applicant to make a better informed decision and to avoid the high cost of arranging for any *documents* to be prepared only to find out later that the proposal is largely unfeasible or cannot be supported by Administration.

The letter will also provide specific details about the scope of work required in the various *documents* together with contact information of the staff in the department or agency so that additional information and answers to questions can be provided directly to applicants.

The Planning Consultation Stage 1 letter is valid for one year.

FEE

The fee for the Stage 1 Planning Consultation application is \$313.60 and is subject to change. Methods of payment:

1. Certified Cheque or Personal Cheque made payable to The Corporation of the City of Windsor and delivered in person or mailed to the Planning & Development Services at the address below and to the attention of the Planning Senior Clerk Steno.
2. Online payment can be made here: <https://www.citywindsor.ca/EServices/Pages/Online-Payment-Options.aspx>

Questions regarding payment can be emailed to planningdept@citywindsor.ca or by calling 519-255-6543.

				FOR INTERNAL USE ONLY
	PLANNING CONSULTATION	FEE	CODE	DATE RECEIVED STAMP
<input type="checkbox"/>	STAGE 1	\$313.60	72337	

CONTACT INFORMATION

Planning & Development Services
 Suite 210
 350 City Hall Square West
 Windsor ON N9A 6S1

Telephone: 519-255-6543
 Fax: 519-255-6544
 Email: planningdept@citywindsor.ca
 Web Site: www.citywindsor.ca

1. APPLICANT AND AGENT INFORMATION

Provide in full the name of the applicant, and, if applicable, the agent, and include the name of the contact person, and address, postal code, phone number, fax number and email address. If the applicant is a numbered company, provide the name of the principals of the company. If there is more than one applicant, copy this page, complete in full and submit with this application.

All communication regarding the application will be with the agent authorized by the owner to file the application. If there is no agent, all communication will be with the applicant.

Applicant

Name: _____ Contact: _____
Name of Contact Person

Address: _____

Address: _____ Postal Code: _____

Phone: _____ Fax: _____

Email: _____

Agent Authorized by the Owner to File the Application

Name: _____ Contact: _____
Name of Contact Person

Address: _____

Address: _____ Postal Code: _____

Phone: _____ Fax: _____

Email: _____

2. SUBJECT LAND INFORMATION

Municipal
Address

Legal
Description

Assessment
Roll Number

Frontage (m)

Depth (m)

Area (sq m)

Existing Uses

If known, the lengths of time that the existing uses have continued: _____

Previous Uses

If known, has the subject land ever been subject of: *(leave blank if unknown)*

An application for a plan of subdivision or consent: No Yes File: _____

An application for an amendment to a zoning by-law: No Yes File: _____

An application for approval of a site plan: No Yes File: SPC- _____

A Minister's Zoning Order: No Yes OR#: _____
Ontario Regulation

3. PROPOSED DEVELOPMENT INFORMATION

A. Describe the nature and scope of the proposed or conceptual development. For a residential development, indicate the proposed number of dwelling units and number of parking spaces. For a non-residential development, indicate the proposed total gross floor area and number of parking spaces. Be descriptive as possible.

B. What Planning Act process will you apply for? Check all that apply:

- | | |
|--|--|
| <input type="checkbox"/> Official Plan Amendment (OPA) | <input type="checkbox"/> Zoning By-law Amendment (ZBA) |
| <input type="checkbox"/> Plan of Subdivision (SDN) | <input type="checkbox"/> Plan of Condominium (CDM) |
| <input type="checkbox"/> Condominium Conversion | <input type="checkbox"/> Part Lot Control (PLC) |

Staff may determine that additional processes may apply. This will be indicated in the Stage 1 Consultation Letter.

C. For an Official Plan Amendment (OPA), describe the amendment being sought. Indicate what land use designation or Special Policy Area you are requesting or amending:

D. For a Zoning By-law Amendment (ZBA), describe the amendment being sought. Plan. Indicate what zoning district or site-specific provision you are requesting or amending:

E. For a Plan of Subdivision, Plan of Condominium, Condominium Conversion, or Part Lot Control, attach a Concept Plan.

4. WATER, SANITARY SEWAGE AND STORM DRAINAGE

WATER – Indicate whether water will be provided to the subject land by:

- Publicly owned & operated piped water system
- Privately owned & operated individual well
- Privately owned & operated communal well
- Other _____

SANITARY - Indicate whether sewage disposal will be provided to the subject land by:

- Publicly owned & operated sanitary sewage system
- Privately owned & operated individual septic system *
- Privately owned & operated communal septic system *
- Other _____

* If the application would permit development on privately owned and operated individual or communal septic systems, and more than 4500 litres of effluent would be produced per day as a result of the development being completed submit a Servicing Options Report and a Hydrogeological Report.

STORM DRAINAGE - Indicate whether storm drainage will be provided by:

- Sewers
- Ditches
- Swales
- Other _____

5. SKETCH OF SUBJECT LAND

Attach a sketch showing, in metric units:

- a) the boundaries and dimensions of the subject land;
- b) the location, size and type of all existing buildings and structures on the subject land, including their distance from the front lot line, rear lot line and side lines;
- c) the approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that are located on the subject land and on land that is adjacent to it, and in the applicant's opinion, may affect the application;
- d) the current uses of all land that is adjacent to the subject land;
- e) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
- f) if access to the subject land will be water only, the location of the parking and docking facilities to be used; and
- g) the location and nature of any easement affecting the subject land.

6. ENVIRONMENTAL SITE SCREENING QUESTIONNAIRE

Previous Use of Property

- Residential Industrial Commercial Institutional
 Agricultural Parkland Vacant Other _____

- a) If previous use of the property is Industrial or Commercial, specify use:

- b) Has the grading of the subject land been changed by adding earth or material? Has filling occurred on the subject land?
 Yes No Unknown
- c) Has a gasoline station and/or automobile service station been located on the subject land or adjacent lands at any time?
 Yes No Unknown
- d) Has there been petroleum or other fuel stored on the subject land or adjacent lands?
 Yes No Unknown
- e) Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?
 Yes No Unknown
- f) Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been applied as pesticides and/or sewage sludge applied to the lands?
 Yes No Unknown
- g) Have the lands or adjacent lands ever been used as a weapons firing range?
 Yes No Unknown
- h) Is the nearest boundary line of the application within 500 metres (1,640 feet) of the boundary line of an operational/non-operational public or private waste disposal site, landfill or dump?
 Yes No Unknown
- i) If there are existing or previously existing buildings on the subject lands, are there any building materials remaining on site which are potentially hazardous to public health (e.g., asbestos, PCB's)?
 Yes No Unknown
- j) Is there reason to believe the subject lands may have been contaminated by existing or former uses on the site or adjacent sites?*

** Possible uses that can cause contamination include but are not limited to: operation of electrical transformer stations, disposal of waste minerals, raw material storage, and residues left in containers, maintenance activities and spills. Some commercial properties such as gasoline stations, automotive repair garages, and dry cleaning plants have similar potential. The longer a property is under industrial or similar use, the greater the potential for site contamination. Also, a series of different industrial or similar uses upon a site could potentially increase the number of chemicals that are present.*

- k) If current or previous use of the property is industrial or commercial, or if YES to any of a) to j) above, please attach a previous use inventory showing all former uses of the subject land, or if applicable, the land(s) adjacent to the subject lands.

7. ACKNOWLEDGEMENTS

Receipt and Termination of Application, Fees, Stage 1 Consultation Letter, & Confidentiality

I acknowledge that receipt of this application by the City of Windsor does not guarantee it to be a complete application. Further review of the application will occur and I may be contacted to provide additional information and/or resolve any discrepancies with the application as submitted. After 60 days of inactivity the City of Windsor may terminate the application without notice.

I further acknowledge that once the application is accepted as complete that no fees will be refunded.

I further acknowledge that the Stage 1 Consultation Letter is valid for a period of one year from the date of the letter.

I further acknowledge that it may be determined during the processing of a future development application that additional supporting studies, documents, and information are required, and that the applicant will be required to provide all supporting studies, documents, and information identified in the Stage 1 Planning Consultation letter and the review.

I further acknowledge that while this application and all material provided are confidential, the City of Windsor may share the application and material with other external agencies in order to determine what supporting studies, documents, and information are required, and that the provisions of the Planning Act and the Municipal Freedom of Information and Protection of Privacy Act may apply.

Species at Risk

Ontario's *Endangered Species Act* protects endangered and threatened species — animals and plants in decline and at risk of disappearing from the province by restricting activities that may affect these plants, animals or their habitats.

I acknowledge that it is my sole responsibility as the Applicant to comply with the provisions of the *Endangered Species Act, 2007, S. O. c.6*. This could require me to register an activity, get a permit or other authorization from the Ministry of the Environment, Conservation and Parks (MECP) prior to conducting an activity that could impact an endangered or threatened plant or animal or its habitat. I further acknowledge that any *Planning Act, R.S.O. 1990, c.P.13* approval given by the City of Windsor does not constitute an approval under the *Endangered Species Act*, nor does it absolve me from seeking the necessary authorization, approvals or permits from the MECP prior to conducting any activity that may affect endangered or threatened plant or animal or its habitat.

Additional information can be found at:

<https://www.ontario.ca/page/development-and-infrastructure-projects-and-endangered-or-threatened-species> or by contacting MECP at SAROntario@ontario.ca

Acknowledgement

I acknowledge that I have read and understand the above statements:

Signature of Applicant or Agent

Date

DO NOT COMPLETE BELOW – STAFF USE ONLY

Receipt and Assignment of Pre-submission Application

I have received this Stage 1 Planning Consultation Application and assigned it to the Planner below.

Signature of City Planner or Manager

Date

Neil Robertson, MCIP, RPP
Manager of Urban Design

Acting
Manager of Planning Policy

Thom Hunt, MCIP, RPP
City Planner & Executive Director

This application has been assigned to:

DATE RECEIVED STAMP

Adam Szymczak (AS)

Brian Nagata (BN)

Frank Garardo (FG)

Brian Velocci (BV)

Greg Atkinson (GA)

Jim Abbs (JA)

Jason Campigotto (JC)

Justina Nwaesei (JN)

Kevin Alexander (KA)

Laura Strahl (LS)

Pablo Golab (PG)

Simona Simion (SS)

Tracy Tang

Processing Information

Fee Paid: \$ _____ Receipt No: _____ Date: _____

Payment Type: Cash Certified Cheque Credit Card Personal Cheque

Consultation No: PC-

Liaison sent on _____

Comment due by _____

Pre-submission Letter sent on _____ by Email Fax Postage

THIS IS THE LAST PAGE OF THE APPLICATION FORM