

APPLICATION FOR PRE-CONSULTATION

(Section 18.24, City of Brantford Official Plan)

This application must be typed or printed in black or blue ink, completed entirely and signed.

Electronic copies of all information in a PDF format must be submitted with hard copies.

Have you consulted with the City of Brantford prior to submitting this application?

Yes No

Name of Planner: _____ Date: _____

OFFICE USE ONLY

File No.: _____

Date Accepted: _____

Roll No.: _____

Related Files: _____

PART I – CONTACT INFORMATION

1. Name of Applicant¹

Address _____

City, Postal Code _____

Phone _____

Fax _____

E-mail _____

¹ If the applicant is a numbered company, also provide the name of a principal of the company.

2. Name of Agent

Address _____

City, Postal Code _____

Phone _____

Fax _____

E-mail _____

3. Name of Property Owner²

Address _____

City, Postal Code _____

Phone _____

Fax _____

E-mail _____

When was the property acquired by the owner? _____

² It is the responsibility of the owner or applicant to notify the Planning Department of any changes in ownership within 30 days of such a change.

All correspondence, notices, etc. in respect of this development application will be forwarded to the Applicant, Agent and Owner.

Collection of Personal Information:

Personal information on this form is collected under the authority of Section 41 of the Planning Act, R.S.O. 1990 and Sections 8(1) and 10 of the Municipal Act, 2001, as amended and will be used to contact the owner, applicant and / or agent regarding the Application. Questions about this collection should be directed to the Manager of Development Planning, Planning Department, City of Brantford, 100 Wellington Square, Brantford, Ontario, N3T 2M2, 519-759-4150.

PART II – GENERAL PROPERTY DESCRIPTION

1. Municipal Address

2. Is there a related planning application or agreement applicable to the property? Yes No Unknown

3. If yes, File number: _____ Status: _____



4. Encumbrances

Are there any easements or restrictive covenants affecting the subject land? Yes No

If yes, provide names of the encumbrances in respect of the subject lands:

5. Existing Use of Property

Agricultural Commercial Industrial Institutional Residential Vacant Other(s)

How long have the lands been used/employed for these uses(s)? _____

6. Previous Use of Property

Agricultural Commercial Industrial Institutional Residential Vacant Other(s)

If Industrial or Commercial, specify use: _____

Details of Previous Uses	Yes	No	Unknown
Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Has a gas station been located on the subject land or adjacent lands at any time?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Has there been petroleum or other fuel stored on the subject land or adjacent lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been used as pesticides and/or sewage sludge was applied to the lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Have the lands or adjacent lands ever been used as a weapons firing range?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the nearest boundary line of the subject lands within 500 metres (1,640 feet) of the fill area of an operational/non-operational landfill or dump?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If there are existing or previously existing buildings, are there any building materials remaining on site which are potentially hazardous to public health (i.e., asbestos, PCB's)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7. Heritage Features

Are the subject lands within or adjacent to an area considered a Heritage Landscape? Yes No

Are there any buildings or structures on the subject lands that are subject to a Heritage Easement or have been designated under Part IV or Part V of the Ontario Heritage Act? Yes No

Are there any buildings or structures on *the abutting lands* that are subject to a Heritage Easement or have been designated under Part IV or Part V of the Ontario Heritage Act? Yes No

If yes to either of the above, a Heritage Impact Assessment may be required. Is a Heritage Impact Assessment attached? Yes No

8. Servicing, Drainage and Access

Indicate what services are available:

- | | | |
|---|---|---|
| <p>Water Supply</p> <p><input type="checkbox"/> Municipal water</p> <p><input type="checkbox"/> Communal wells</p> <p><input type="checkbox"/> Individual wells</p> <p><input type="checkbox"/> Other (describe below)</p> | <p>Sewage Treatment</p> <p><input type="checkbox"/> Municipal sewers</p> <p><input type="checkbox"/> Communal system</p> <p><input type="checkbox"/> Septic tank and tile bed</p> <p><input type="checkbox"/> Other (describe below)</p> | <p>Storm Drainage</p> <p><input type="checkbox"/> Storm sewers</p> <p><input type="checkbox"/> Open ditches</p> <p><input type="checkbox"/> Other (describe below)</p> |
|---|---|---|



If other, describe:

Indicate what services are proposed:

Water Supply

- Municipal water
- Communal wells
- Individual wells
- Other (describe below)

Sewage Treatment

- Municipal sewers
- Communal system
- Septic tank and tile bed
- Other (describe below)

Storm Drainage

- Storm sewers
- Open ditches
- Other (describe below)

If other, describe:

Has the existing drainage on the subject lands been altered?

- Yes
- No

Does a legal and adequate outlet for storm drainage exist?

- Yes
- No
- Unknown

Are the subject lands within an area that is subject to the regulations of the Grand River Conservation Authority (GRCA)?

- Yes
- No

Have you pre-consulted with Grand River Conservation Authority?

- Yes
- No

Existing or proposed access to subject lands:

- Unopened Road
- Provincial Highway
- Municipal Road
- Other (describe below)

If other, describe:

Name of road/street:

PART III DETAILS OF THE PROPOSAL

1. Planning application(s) proposed:

- | | | | | |
|--|-------------------------------|-------|-----------------------|-------|
| <input type="checkbox"/> Official Plan Amendment | Current land use designation: | _____ | Proposed designation: | _____ |
| <input type="checkbox"/> Zoning Amendment | Current zoning: | _____ | Proposed zoning: | _____ |
| <input type="checkbox"/> Plan of Subdivision | Number of lots: | _____ | | |
| <input type="checkbox"/> Plan of Condominium | Type: | _____ | Number of units: | _____ |
| <input type="checkbox"/> Site Plan Control | | | | |
| <input type="checkbox"/> Part Lot Control | | | | |

2. Provide a complete written description of the application with details of the proposed development including, but not limited to: proposed use(s), development details (i.e. height/storeys, floor area(s), number of parking/loading spaces, lot coverage, landscape area, etc). Indicate type of business proposed. Provide additional details in required covering letter with submission.
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3. Does your proposal involve:

- (a) *Demolition of existing building(s) Yes No N/A
(b) Renovation of existing buildings(s) Yes No N/A
(c) Addition to existing building(s) Yes No N/A
(d) Construction of a new building Yes No N/A

* Refer to the Demolition Control Bylaw 26-91

PART IV – SUBMISSION REQUIREMENTS

All information must also be submitted electronically in a pdf format via USB, CD/DVD.

1. Check each requirement of the following list:

1. A covering letter describing the proposed development/application submission in detail.
2. Provide 6 full-sized (not smaller than 22"x34") hard copies of a site plan showing:
 - lot lines,
 - dimensions and area of the lot,
 - names of abutting streets,
 - road access point, driveways, parking and loading areas, number of parking spaces
 - landscaped areas and open space, pedestrian walkways,
 - Footprints of buildings and structures
 - Height of buildings,
 - floor area
 - all setbacks to property lines of existing and proposed buildings
 - building elevations (optional), and any other relevant information.
3. Each drawing must be individually folded to a size not greater than 8.5" x 14".
4. All drawings must be in metric and to scale, and must show north arrow and scale.
5. All full-sized drawings must be printed at the scales on the drawings.
6. Details of the drawing must be legible.
7. All information submitted for Pre-consultation must also be provided in electronic form (e.g. PDF format) on a digital media or via email to the City Staff in charge of the pre-consultation.

2. Pre-consultation Fee

The fee for Pre-consultation is set by the Development Application Fee Schedule available on the City of Brantford's Planning Fees webpage. (<https://www.brantford.ca/en/business-and-development/planning-fees.aspx>).

Fee Submitted: _____

PART V – ACKNOWLEDGEMENT

I/we hereby submit an application for Site Plan Control pre-consultation pursuant to City of Brantford Official Plan 18.24.2.

AUTHORIZATION

If the applicant is not the owner of the land that is the subject of this development proposal, the authorization set out below must be completed.

Authorization of Owner for Agent to Make the Application

I, _____ am the owner of the land that is the subject of this development proposal and I authorize _____ to act as my agent in this matter and to make this application on my behalf and to provide any of my personal information that will be included in this application or collected during the processing of this application.

Date

Signature of Owner