



TOWNSHIP OF STRONG

DEVELOPMENT APPLICATION PRE-CONSULTATION AGREEMENT

Prior to formal application, Strong Township policy requires a pre-consultation interview with persons intending to make development applications for plans of subdivision (or condominium), Official Plan amendments, or amendments to the Zoning By-law.

The purpose of the pre-consultation interview is to implement the municipal plan review process established by the Provincial government thus incorporating a review of Provincial concerns under the provisions of the Planning Act at the beginning of the approvals process.

Applicants are strongly encouraged to take the time to have a reasonable detailed site plan or concept sketch available for review during the interview with Council and staff. This will assist all parties in clarifying proposals and identifying/narrowing issues as quickly as possible.

Pre-Consultation Interview Date: _____

Owner: _____ Agent: _____
(I have authority to bind the owner)

Authorized Signature for Incorporated Company: _____
(I have authority to bind the corporation)

Site Address: _____

Site Area: _____

APPLICATION TYPE (Check where applicable):

- Official Plan Amendment
- Zoning By-law Amendment or Holding Zone removal
- Plan of Subdivision
- Plan of Condominium
- Standard
- Common Element
- Vacant Land
- Site Plan Agreement
- Other

1. Brief description of the proposed development:

2. Strong Township Official Plan designation: _____

3. Conformity with Official Plan land use designation? YES _____ NO _____

If "NO" what is the nature of the amendment needed? _____



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4. Existing Zoning:_____

Conformity with existing zoning? YES_____NO_____

If "NO" what is the proposed zoning?_____

5. Fees required:

Official Plan Amendment:_____

Rezoning:_____

Plan of Subdivision:_____

(Township) (Planning Board) (Province)

Plan of Condominium:_____

(Township) (Province)

*Note: fees are payable based on the fee schedules in effect on the date the complete application is made. Separate cheques will be payable to the Township, the Planning Board and the Province (Ministry of Finance).

6. Additional agencies to be contacted:_____

7. Required information (check where applicable)

- Planning justification report (at application ___) (during processing___)
- Conceptual site plan layout (at application___) (during processing___)
- Storm water or functional
- drainage report (at application ___) (during processing___)
- Waste water and sewage report (at application ___) (during processing___)
- Clean water supply report (at application___) (during processing___)
- Hydrogeology study (at application___) (during processing___)
- Tree and/or wetlands preservation study (at application___) (during processing___)
- Traffic/transportation impact study (at application___) (during processing___)
- Top of bank demarcation
- and/or high water (at application___) (during processing___)
- Environmental evaluation report (at application___) (during processing___)
- Noise and/or vibration study (at application___) (during processing___)
- Land assembly documents (at application___) (during processing___)
- Hydro corridor land use application (at application___) (during processing___)
- Sensitive land use report (at application___) (during processing___)
- Landfill impact study (at application___) (during processing___)
- Archaeological report (at application___) (during processing___)
- Other (specify)



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NOTES

1. 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 widenings or road improvements.
2. The purpose of this agreement 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.
3. Pre-consultation does not imply or suggest any decision whatsoever on behalf of Strong Township staff or the Corporation of the Township of Strong to either support or refuse the application.
4. This agreement expires 90 days from the date of signing or, after that, at the discretion of the Township Clerk.
5. If in the event this agreement expires prior to the complete application being accepted by the Township of Strong, another agreement may be required at the discretion of the Township clerk.
6. An application submitted without the information identified in this pre-consultation agreement may be recommended for refusal based upon insufficient information to properly evaluate the application.

Acknowledgement of public information:

The applicant acknowledges that the Township of Strong 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. With the filing of an application, the applicant consents to the Township of Strong photocopying and releasing the application and any supporting materials either for its own use in processing the application or at the request of a third party, without further notification to or permission from the applicant. The applicant also hereby states that it has authority to bind its consultants to the terms of this acknowledgement.

Strong Township Clerk

Date

Owner (Agent)

(I have the authority to bind the owner)

Date

Authorized Signature, Incorporated Company

(I have the authority to bind the corporation)

Date