



TOWN OF GRIMSBY

Planning Application Pre-consultation Agreement

Applicant: Desants

Site Location: 133 Main St E

Proposal: Residential / mixed use

Official Plan Amendment	<input checked="" type="checkbox"/>	Plan of Subdivision	<input type="checkbox"/>
Zoning By-law Amendment	<input checked="" type="checkbox"/>	Plan of Condominium	<input type="checkbox"/>

Important: This form will be completed with Planning Services staff at a pre-consultation meeting and will form part of a complete application. This agreement is based on the plans that were submitted for the pre-consultation meeting. **If there are substantive changes to the plans at any time, the Planning Department reserves the right to deem this agreement null and void and an additional agreement may be necessary.** All reports, documents and drawings must be submitted in paper and digital form (i.e. PDF) form. Please refer to application forms for standard submissions requirements i.e. Draft Zoning By-law, concept plan, etc.

	Drawings and Reports	Required?	No. of copies	Notes
a)	A planning rationale report which evaluates the proposal against the relevant goals, objectives, policies and general purpose and intent of this Plan, the Niagara Region Policy Plan, the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe and the Greenbelt Plan where applicable	<input checked="" type="checkbox"/>	5	
b)	An environmental impact study as per Section 9.18 of the Official Plan	<input type="checkbox"/>		
c)	A transportation study	<input checked="" type="checkbox"/>	5	TOR to be provided by Town Staff
d)	A shadow study	<input checked="" type="checkbox"/>	5	TOR to be provided by Town Staff
e)	A Stage 1 archaeological assessment or in the case of a Plan of Subdivision or site plan approval, a Stage 2 archaeological assessment as per Section 8.21 of the Official Plan	<input checked="" type="checkbox"/>	5	Stage 1
f)	A municipal water and wastewater servicing study	<input type="checkbox"/>		



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g)	A stormwater management plan and sediment and erosion control plan as per Section 5.3 of the Official Plan	<input checked="" type="checkbox"/>	5	SWM Report
h)	A natural hazard study as per Section 3.2.12 of the Official Plan	<input type="checkbox"/>		
i)	A geotechnical study including slope stability as per Sections 3.2.6 and 3.6.4.3 of the Official Plan	<input type="checkbox"/>		
j)	A hydrogeology study as per Section 4.2.2 of the Official Plan	<input type="checkbox"/>		
k)	A shoreline study	<input type="checkbox"/>		
l)	A natural heritage evaluation and hydrological evaluation	<input type="checkbox"/>		
m)	An agricultural assessment including a Minimum Distance Separation (MDS) analysis as per Section 3.3.3.9 of the Official Plan	<input type="checkbox"/>		
n)	A Phase I and Phase II environmental site assessment and Record of Site Condition as applicable	<input checked="" type="checkbox"/>	5	Phase I
o)	A noise impact study as per Section 6.2 of the Official Plan	<input type="checkbox"/>		Warning clauses
p)	A vibration study as per Section 6.3 of the Official Plan	<input type="checkbox"/>		
q)	An illumination study	<input type="checkbox"/>		
r)	A trails plan	<input type="checkbox"/>		
s)	A parking study	<input checked="" type="checkbox"/>	5	TR to be provided by Town Staff
t)	A tree preservation plan inventory and prevention study/arboursit report	<input checked="" type="checkbox"/>	5	
u)	A retail market impact study as described in Sections 3.6.1.10, 3.6.3.3 and 3.6.3.6, of the Official Plan	<input type="checkbox"/>		

← Can be included in TIS



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	Drawings and Reports	Required?	No. of copies	Notes
v)	An urban design brief which assesses the compliance with the urban design policies of this Plan and any applicable urban design guidelines of the Town or Region	<input checked="" type="checkbox"/>	5	TOR
w)	An extractive industrial site development plan and rehabilitation plan as per Section 3.11.7 of the Official Plan	<input checked="" type="checkbox"/>		
x)	Cultural Heritage Resource Assessment Report	<input checked="" type="checkbox"/>	5	TOR - to be provided by town staff
y)	Heritage Conservation Plan	<input checked="" type="checkbox"/>	5	
z)	Circulation to Heritage Advisory Committee for buildings fronting onto Main Street, adjacent to listed and designated properties.	<input checked="" type="checkbox"/>	5	
aa)	Streetscape Elevations illustrating adjacent buildings and landscapes for high profile locations	<input checked="" type="checkbox"/>	5	
ab)	Full coloured renderings to be provided at the time of submission - revised colour renderings to be provided at time of consideration of report by committee	<input checked="" type="checkbox"/>	5	
ac)	Fire route plan (separate from all other plans) showing: a) designated principle entrance; b) hydrant locations; c) signs; and d) fire department connection and fire alarm annunciator location.	<input checked="" type="checkbox"/>	5	
ad)	Other <u>Commercial Land Needs Assessment</u>	<input checked="" type="checkbox"/>	5	TOR - to be provided by Town Staff
ae)	Other <u>Daylighting triangle Road widening</u>	<input checked="" type="checkbox"/>		4.5 x 4.5 metres width to be confirmed
af)	Digital copies of all plans and studies sent to planning@grimsby.ca via https://share.grimsby.ca/	<input checked="" type="checkbox"/>		



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	Drawings and Reports	Required?	No. of copies	Notes
ag)	Peer review required for:			
	i) Landscape/Tree Preservation	<input checked="" type="checkbox"/>		
	ii) Urban Design Brief	<input checked="" type="checkbox"/>		
	iii) Heritage	<input checked="" type="checkbox"/>		
	iv) Retail Market Impact	<input checked="" type="checkbox"/> N		
	v) Storm Water Management	<input checked="" type="checkbox"/> TBC	by Town Staff	
	vi) Other <u>Commercial Land Needs Assessment</u>	<input checked="" type="checkbox"/>		
	vii) Other _____	<input type="checkbox"/> N		
	<p>**Peer Review Fees in accordance with Section 9.12.2 of the Official Plan are to be paid for by the applicant through a fees agreement</p> <p>Note: at the discretion of Town staff, additional peer review may be required at the applicant's expense upon review of the application submission.</p>			

REGIONAL OFFICIAL PLAN

1. Conformity with Regional Official Plan land use designation?

Yes No

If "No", has an application been made to amend the Regional Official Plan?

Yes No



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TOWN OF GRIMSBY OFFICIAL PLAN

2. Existing Grimsby Official Plan land use designation: Neighbourhood Commercial

Conformity with the Town's Official Plan land use designation?

Yes No

3. If "No" what is the nature of the amendment needed?

To permit residential

4. Existing Grimsby Official Plan Overlay Designations: _____

TOWN OF GRIMSBY ZONING BY-LAW

5. Existing Zoning Category: Neighbourhood Commercial (NC)

Conformity with the Town's Zoning By-law?

Yes No

6. If "No" what is the proposed zoning? To be confirmed by applicant:

- Mixed Use category



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7. Eligible for Section 37 Agreement/Community Benefits?

Yes

No

Note: If eligible for a Section 37 Agreement/Community Benefit (increased height/density above what is permitted by the Town's Zoning By-law) the Town's Section 37 process will come into effect.

APPLICATION PROCESSING

8. Related File No.: _____

9. Additional agencies to be contacted: _____

10. Applicable External Agency Fees:

a) Regional Municipality of Niagara: 2019 fees

Yes

No

Amount: OP \$5075.00 ZBA \$1270.00
SWM \$610.00 Urban Design: \$600.00

b) Niagara Peninsula Conservation Authority:

Yes

No

Amount: _____

NOTE: ALL FEES ARE CURRENT AS OF THE DATE OF THIS PRE-CONSULTATION AND ARE SUBJECT TO CHANGE. REQUIRED FEES WILL BE DETERMINED BASED ON THE DATE APPLICATION(S) ARE DEEMED COMPLETE BY PLANNING DEPARTMENT STAFF. APPLICANTS SHOULD CONTACT PLANNING DEPARTMENT STAFF TO CONFIRM FEES PRIOR TO SUBMITTING ANY APPLICATION(S).



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Important Notes:

- a) The purpose of this agreement is to identify the information required to commence processing a complete application as set out in the *Planning Act*. Pre-consultation does not imply or suggest any decision whatsoever on the part of Town staff or the Corporation of the Town of Grimsby to either support or refuse the application.
- b) This agreement expires 90 days from the date of signing or at the discretion of the Director of Planning.
- c) In the event that this Pre-consultation Agreement expires prior to the application being accepted by the Town, another agreement may be required.
- d) An application submitted without the information identified in this Pre-consultation Agreement will not be considered a complete application. If a site walk is required, the application will not be considered complete until it has taken place.
- e) All reports, documents and drawings must be submitted in paper and digital (i.e. PDF) form.
- f) Acknowledgement of Public Information:

The applicant acknowledges that the Town 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. By filing an application, the applicant consents to the Town photocopying, posting on the Internet and/or 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.

- g) Additional studies may be required during the processing of an application, depending on the issues identified and information required, as the application proceeds through the planning review process.
- h) Applicants are advised that the removal of trees prior to a decision being made is strongly discouraged by the Town.

Is a site walk required as a second part of the pre-consultation meeting?

Yes No

If "Yes", the site walk is scheduled for (date & time): _____



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Janice Hogg
Town Planning Staff

Janice Hogg
Planning Staff (Signature)

March 7/19
Date

Dusa Quintanilla
Regional Planning Staff
(If Required)

Dusa Quintanilla
Regional Staff (Signature)

March 7/19
Date

Conservation Authority Staff
(If Required)

Conservation Authority Staff
(If Required)

Date

Proponent Signatures:

By signing this agreement, I acknowledge that, subject to any appeals, the drawings, reports and other requirements indicated in the above table must be submitted along with a completed application form, any information or materials prescribed by statute, the required planning application fees and this executed Pre-consultation agreement to be considered complete. In addition, I have read, understood, and agreed to the "Notes" listed above.

Agent
(I have the authority to
bind the owner)

[Signature]
Agent (Signature)

Date

Owner

[Signature]
Owner (Signature)

Date