



Engineering & Development Services
Approvals Section
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Pre-consultation for Development Applications

Before submitting development applications, applicants are encouraged to pre-consult with Staff to ensure the applicant and the Municipality has a clear understanding of the purpose of the proposed development application(s).

Development applications include the following types:

- Consents;
- Minor Variances;
- Zoning By-law Amendments;
- Official Plan Amendments;
- Plans of Subdivision or condominium; and
- Site Plan Approvals;

Fees

For initial pre-consultation (not involving the Development Review Team (DRT) the cost will be 5% of the future development applications' value, to a maximum of the cost of a DRT meeting.

For subsequent pre-consultations, or pre-consultations that are held with our Development Review Team (DRT) the fees can be found on our website at www.belleville.ca/planningfees.

DRT meetings are available the first and third Thursday of every month. Conceptual site plans and drawings are due to City Staff 5 business days prior to any pre-consultation meeting.

The pre-consultation fee will be used as a credit towards the submission of the future development applications (provided the complete application is submitted within 9 months of the date of the pre-consultation checklist that will be provided by staff after the meeting). In the event that a development application is not submitted the pre-consultation fee is non-refundable.

Purpose of the Meeting

The purpose of the pre-consultation meeting is to identify the information and supporting documents required to process a complete application as set out in the Planning Act. Pre-consultation does not imply or suggest any decision on the part of City Staff or the City of Belleville to either support or refuse the application. While we make every effort

to ensure the information is complete and accurate, there may be items of clarification required or other supporting information that is discovered during the review process. The City of Belleville reserves the right to correct, modify and/or add to the list of required information and materials as the process moves forward.

In order to be considered a complete pre-consultation meeting request, the following are required prior to a meeting being scheduled:

1. Completed Pre-Consultation Meeting Application Form (as attached);
2. Drawings/plans showing the proposal which should include the general location of existing and proposed buildings, structures and features including:
 - Pedestrian and vehicular access;
 - Parking and circulation;
 - Location, widths, and names of all abutting road allowances, rights-of-way, streets or highways;
 - Easements, restrictive covenants affecting the subject lands;
 - Location of all existing vegetation, natural features, watercourses, drainage ditches, slopes, including the location of any of such features on adjacent lands that may affect the contemplated application; and
 - Services and utilities, including the location of connections at the property line(s)

All of the above items, including the pre-consultation form, are to be submitted through our online portal at <https://building.belleville.ca/cityviewportal>.

The applicant will be provided with a checklist within 10 business days of the pre-consultation meeting outlining the information and materials necessary to process the required planning application(s). The supporting information and materials specified in the checklist, along with the checklist itself, will be required to be submitted with the planning application(s) in order to be considered a “complete application” under the Planning Act.

Important: This form will be reviewed by the Approvals/Planning Department(s) at the pre-consultation meeting and will form part of a complete application. Staff may take up to 30 days to review the application and submissions to determine if the application is “deemed complete”. The applicant acknowledges that the application and any attached supporting documentation is collected and maintained specifically for the purpose of creating a record available to the general public. The applicant is responsible to notify the City of Belleville on any errors, omissions, or changes in the information contained below after the completion of the pre-consultation form. Personal information on this form is collected under the authority of the *Municipal Act*, as amended, and the *Planning Act*, as amended, and will be used for the purposes of processing this form.

Type of Application

What type of application is the pre-consultation for? (please choose all that apply)

Official Plan Amendment

Zoning By-law Amendment

Subdivision or Condominium Approval

Site Plan Approval

Consent/Lot Addition/Easement

Minor Variance

Have you had any previous discussions/meetings with Staff regarding this proposal?

Yes

No

If yes, who has been your contact: _____

Has this property been, or is it currently subject to any other applications under the Planning Act?

Yes

No

Unknown

If yes, please list the applicable file numbers: _____

Owner's Information

Name: _____

Mailing Address (including postal code):

Telephone Number: _____

Fax Number: _____

E-mail Address: _____

Applicant Information (if different than owner)

Name: _____

Mailing Address (including postal code):

Telephone Number: _____

Fax Number: _____

E-mail Address: _____

Owner's Authorization to hold a pre-consultation meeting:

Owner's Signature: _____ Date: _____

Agent Information

Name: _____

Mailing Address (including postal code):

Telephone Number: _____

Fax Number: _____

E-mail Address: _____

Owner's Authorization to hold a pre-consultation meeting:

Owner's Signature: _____ Date: _____

Property Details

Municipal Address: _____

Assessment Roll Number: _____

Lot Area (Hectares): _____

Lot Frontage (Metres): _____

Use of Abutting Lands: _____

Proposal Details:

Description of Proposal

Provide a detailed description of the proposed development application; including but not limited to the nature of the development, number of proposed units, types of uses, size of any proposed buildings or additions, amendments to Official Plan policies or Zoning By-law provisions, tenure, and any other information that may be pertinent to the proposal. If additional space is required, please attach a separate page to this.

Land Use Information

Existing Land Use: _____

Proposed Land Use: _____

Official Plan Designation

Current Official Plan Designation: _____

Proposed Official Plan Designation: _____

Zoning Details (please indicate which by-law the property falls under)

Current Zoning: _____

Proposed Zoning: _____

Secondary Land Use Designation (if applicable)

Current Secondary Land Use Designation: _____

Proposed Secondary Land Use Designation: _____

Provincial Policies

Describe which Provincial Policies/Plans apply to your proposed application.

Land Use Conflicts

Describe any potential land use conflicts.

Gross Floor Area (if applicable)

Current Gross Floor Area: _____

Proposed Gross Floor Area: _____

Building Height (if applicable)

Current Building Height: _____

Proposed Building Height: _____

Number of Dwelling Units (if applicable)

Current Number of Dwelling Units: _____

Proposed Number of Dwelling Units: _____

Residential Density of Property (if applicable)

Residential Density: _____

Land Conditions

If the subject lands are within a settlement area please describe.

If the subject lands are contaminated or have past contamination please describe.

If the subject lands or lands adjacent to the subject lands are environmentally sensitive please describe. (for example: wetlands, wildlife habitat, or watercourse that supports a fishery)

Note: Environmentally sensitive lands may be subject to review and regulations of the Quinte Conservation Authority.

Discuss whether the site exhibits characteristics that would warrant archaeological investigation according to Provincial Regulation:

Describe the proximity of agricultural uses (may require Minimum Distance Separation Calculations)

Proposed Services

Describe the existing and proposed Sanitary /Sewer for the subject lands.

Describe the existing and proposed water source for the subject lands.

Describe the existing and proposed stormwater management for the subject lands.

Describe the existing and proposed electrical provided for the subject lands.

Describe what access there is to the subject lands. (for example, municipal road, county road, private lane, water access only).

If fronting onto a road, has the road on which the parcel fronts been reconstructed or resurfaced within the last 5 years?

Yes

No

If yes, is servicing in place that will not require new road cuts?

Yes

No

Miscellaneous

Discuss the status of the subject property and adjacent properties in regard to any lands/buildings designated pursuant to the Ontario Heritage Act.

Discuss how the cash-in-lieu of parkland policy may apply to your application.

Authorizations

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorizations set out below must be complete.

Authorization of Owner for Agent to make Application

I, _____, am the registered owner of the land that is the subject of this requested meeting and I authorize _____ to make this application on my behalf, and for the purpose of the pre-consultation process for these lands. The agent will provide my Personal Information (PI) that will be included in this application or collected during the processing of the application.

Date: _____ Signature of Owner: _____

Consent of the Registered Owner

Complete the consent of the registered owner concerning personal information set out below (or the written authorization of each owner in the case of shared ownership).

I, _____, am the registered owner of the land that is the subject of this request for a pre-consultation meeting. I authorize and consent to the use or the disclosure of the Personal Information (PI) to any person or public body. I also agree to allow the City, its employees and agents to enter upon the subject property for the purposes of conducting surveys, inspections, and tests that may be necessary to this application.

Date: _____ Signature of Owner: _____

Personal information is being collected on this form under the authority of the *Municipal Act* and the *Municipal Freedom of Information and Protection of Privacy Act* (MFIPPA). Please note that personal information collected will form part of the public record and is public information subject to the MFIPPA regulations and may be published as part of Council agenda and / or public consultation processes.

Acknowledgment

The parties below acknowledge that full disclosure of the issues has taken place with respect to the proposal before us. All identified plans, documentation and studies must be submitted in order to constitute a complete application.

Date: _____ Signature: _____