



Appendix A

Some General Requirements for Development Applications

Planning Application Fees

Fees are required for permit(s) and certificate(s) of approval and set by individual permitting agencies. There is also an application processing fee for consents and other planning applications to be submitted to the Town of Blind River (a certified cheque or money order made out to the Town of Blind River) at the time of submission of the application.

Please see the attached Fee Schedule for more details.

Early Consultation

Prior to formally submitting an application, the applicant and/or agent(s) is/are, are strongly encouraged to contact staff of the Planning Department of the Town of Blind River to discuss the development proposal. Early consultation is highly beneficial, as the application can review the proposal with municipal staff and discuss what supporting documents and information may be required.

Please contact the Planning Department of the Town of Blind River to discuss your proposed development. (Refer to Page 1 for office location).

Consistency with the Provincial Policy Statement (PPS):

The *Planning Act* requires that decisions affecting planning matters “shall be consistent with” the PPS which supports a comprehensive, integrated and long-term approach to planning in Ontario, and recognizes linkages among policy areas. The PPS is intended to be read in its entirety and the relevant policies are to be applied to each situation.

For more information, visit the ministry’s website: www.mah.gov.on.ca

Conformity to Official Plan

Assessment/review of a consent application is based on land use planning legislation, policies and principals and potential social, economic and environmental impacts. A major consideration is conformity to the official plan policies.

Applicants are advised to determine if the proposed development is in conformity with official plan proposal by discussing the proposal with the municipality.

Some ‘Commonly Required’ Permits and Approvals

Part 8 Permit/Certificate of Approval for Sewage System

Consents proposed on small, private sewage servicing systems, generating 10,000 liters or less of effluent per day on one lot, would require a Part 8 permit under the Building Code issued by either the local municipality or public health unit. The municipality (through the health unit) administers Part 8 of the Building Code that sets out the standards for locating accepted kinds of sewage/septic systems on a lot.

Prior to issuing a permit, the health unit would inspect the property, may stake the septic system site and recommend to the planning approval authority whether a servicing options report and/or a hydrogeological report is required.

Consents proposed on larger sewage systems that generate more than 10,000 or less liters of effluent per day on one lot would require a Certificate of Approval from the Ministry of the Environment under the *Environmental Protection Act*.

Some larger private or communal sewage treatment systems are also subject to the *Environmental Assessment Act* (generally where there is a surface water discharge).

For more information on larger private or communal sewage treatment systems, contact the Ministry of the Environment.

Communal Systems

Communal septic and communal well systems would generally require a servicing options and a hydrogeological report based on assessment of the specific circumstances.

Communal septic systems generating effluent of more than 4,500 liters per day would need a servicing options and a hydrogeological report.

Communal well systems for non-residential development may need a hydrogeological report.

Where communal services are proposed (water and/or sewage), the applicant must confirm, through a signed letter of acceptance, that the municipality or other public body would assume ownership and maintenance of these systems.

Entrance Permits

Any consent application that is proposed in close proximity to a provincial highway or has the potential to impact upon a provincial highway, would require an entrance permit from the Ministry of Transportation issued under the *Public Transportation and Highway Improvement Act*.

Contact your local Ministry of Transportation office to obtain information on permit requirements.

Record of Site Condition (RSC) for Contaminated Sites

Proposals for sensitive land uses on sites with potential soil contamination would require the completion of an environmental site assessment by a qualified person to determine the extent of contamination and to recommend actions for site remediation.

A change in activity regardless of the zoning could also trigger the need for an RSC as applicable law under the Building Code. An RSC is required when changing from industrial, commercial or community use to a more sensitive land use, such as residences or schools.

For more information on contaminated sites, refer to Ontario Regulation 153/04 (Records of Site Conditions – Part XV.1) made under the Environmental Protection Act; and Ontario Brownfields website at www.on.ca/brownfields; or contact your local Ministry of the Environment (MOE) office.

Permit for Alteration to Shoreline

If a proposed severance has potential to impact heritage areas or alteration to a shoreline, a permit would be required prior to any site alteration(s) or erecting of structures. Permits would be required from the Ministry of Natural Resources (MNR). Applicants are advised to discuss their proposal with the municipal planning department. You may be directed to contact your local Ministry of Natural Resources office Resources office prior to making a formal application under the *Planning Act*.

Permit to take Water

Section 34 of the Ontario Water Resources Act (OWRA) provides that “no person shall take more than a total of 50,000 liters of water in a day” for wells or surface water supply without a permit issued by a director of the Ministry of the Environment.

Crown lands

Certain areas of Crown lands are identified by the Ministry of Natural Resources as being of special interests, such as lake access points.

Consult your local regional Municipal Services Office as the first point of contact for assistance in dealing with planning issues relating to proposals requiring the acquisitions or use of Crown lands.

Contact the Ministry of Natural Resources District office regarding the actual acquisition or use of Crown land.