



DEVELOPMENT APPLICATION GUIDELINE

If you are reading this Application Guideline, you are either considering or have already initiated steps to develop in the Township of Clearview. This is a very exciting prospect and this guideline is designed to inform and assist you through the application and approvals process. The Province, the County of Simcoe, and the Township of Clearview each have processes and requirements pertaining to development applications. This document is intended to assist you in meeting those requirements by providing relevant information to you in terms that are easy to understand. The application types that are addressed in this guideline are:

- ◆ Official Plan Amendment Applications
- ◆ Subdivision/Condominium (Draft Plan) Applications
- ◆ Consent Applications
- ◆ Zoning By-law Amendment Applications
- ◆ Site Plan Approval Applications
- ◆ Minor Variance Applications

We look forward to working with you!

PRE-CONSULTATION

Completing the pre-consultation process with Township Planning Staff is the first step in commencing your proposal review. The pre-consultation process is a requirement for all applications, except consents and minor variances, and is regulated by By-law 08-06. While pre-consultation is not a requirement for consents and minor variances, we ask that you engage in this process with us. Pre-consultation is a very helpful and informative process for an applicant, and can reveal a lot of important information about the property and the proposal itself. Pre-consultation typically requires that you:

- (a) Submit a completed Pre-Consultation Request Form [B1 or B2] to the Community Planning Department. This is a very short form that requests details about your proposal, as well as basic property and contact information. This form is used by Planning Staff to complete a Pre-consultation Checklist for your use. A Checklist is an important tool that identifies the plans and studies that will be required to form a complete formal application. The Checklist also outlines those internal departments and external agencies that are to be consulted before you make a formal application.
- (b) Contact the Planning Department to schedule a pre-consultation meeting to discuss the details of your proposal, and the items that will be required to form part of a complete application. The purpose of a pre-consultation meeting is to discuss the approvals process. *During the pre-consultation stage we are not equipped with sufficient information to conduct a full design review or zoning compliance check, and thus, we cannot comment or make commitments about the acceptability of any design point. A full review is conducted when a complete, formal submission is made.*
- (c) Pay the pre-consultation fee. This is a nominal fee that we require to commit staff time to the completion of your preliminary proposal review. A fee does not apply to the consent and minor variance pre-consultation process.

The pre-consultation process is intended to give Township Staff and commenting agencies the opportunity to give you some initial feedback on your proposal. Pre-consultation is confidential, and only those bodies that will be involved in preliminary discussions will be made aware of the proposal. Any comments produced by the Township as a result of the information provided in this form are preliminary and are not to be taken as an opinion of Staff or a decision of any kind. Participating in the pre-consultation process does not authorize the

initiation of any construction or preparatory work on site, including the clearing of trees or vegetation or any site alteration. During a formal application process, other plans or studies may be deemed to be required by the Township or another body, despite the conclusions of the Pre-consultation Checklist. As noted, a complete review and zoning conformity check is conducted when a complete, formal submission is made. Township Council or the Committee of Adjustment are the ultimate decision makers for all applications.

GETTING THE INFORMATION YOU NEED

Before making a formal application you must ensure that you have completed the pre-consultation process and that you have read this guideline closely. As noted, the Pre-consultation Checklist that Planning Staff have provided to you outlines the plans and studies that are required to be submitted as part of a complete application. In accordance with the *Planning Act* we cannot process your application until all requested materials are submitted. If you have any questions about the technical studies/plans identified in your checklist please contact the Planning Department prior to initiating any work on those studies or plans. Please also refer to the Glossary of Plans & Studies, which is the final section in this guideline.

All of the items you need to start your formal submission package are easily accessible on the Township's website:

- ◆ Application Forms
- ◆ Answers to frequently asked questions
- ◆ The Township Official Plan and Zoning By-law
- ◆ Planning Fees & Development Charges By-laws
- ◆ Interactive maps
- ◆ Many helpful links to outside agencies & documents

It is important that all development proposals being brought forward for formal application conform to and comply with all applicable policy. If your proposal includes a request to amend the Township's Official Plan or Zoning By-law, this request must be fully justified and supported – the intent of these documents must be maintained. To ensure compliance, refer to these policy documents, all of which are easily accessed online:

Provincial Policy Statement ◆ County of Simcoe Official Plan ◆ Niagara Escarpment Plan
Nottawasaga Valley Conservation Authority Regulations ◆ Growth Plan for the Greater Golden Horseshoe
Township Official Plan ◆ Township Comprehensive Zoning By-law

APPLICATION FEES & DEVELOPMENT CHARGES

All applications submitted to the Township are subject to a fee and a deposit that must be submitted before your public consultation and review process can begin. All current fees and deposits are set out in the Planning Fees By-law, which can be found on the Township's website and also attached to your Pre-Consultation Checklist. If you require assistance calculating the applicable fees or wish to confirm that you have the most recent version of the Fees By-law, please contact the Planning Department. Please make all cheques payable to the Township of Clearview.

In addition to these initial Township application fees, review fees may be required by outside agencies and our peer reviewers for specialized assessment of your proposal. You will be responsible for all costs related to the review and processing of your application. We will do our best to minimize those additional costs; however, we encourage you to make the process as efficient as possible by making complete and accurate submissions that address all of the requirements of the municipality and other review agencies.

NVCA Review Fees

The Nottawasaga Valley Conservation Authority is responsible for development review for proposals in Clearview Township where a property is within an area that may be subject to flooding, erosion, unstable soils or dynamic beaches. Depending on the nature of your proposal and the location of the subject property, a fee may be required to be paid to the NVCA and/or a permit may be required to be obtained prior to any development commencing on the subject lands. The NVCA website has information about the agency's mandate, regulations,

fees, and permitting procedures. Please be sure to ask the NVCA about any fees or permits that may be required for your project during the pre-consultation process.

Legal Consultation & Peer Reviews

Most development proposals require that a series of supporting plans and studies be submitted to the Township along with the application forms and fees. These specialized plans and studies often require peer review by qualified professionals, such as engineers, solicitors or specialized consultants. Costs incurred as a result of peer review are the responsibility of the applicant. Invoices for these services will be sent from the Township Finance Department to the applicant for payment and your deposit will not be utilized for those payments. Your deposit will be returned upon completion of the process and upon full payment of all invoices. Failure to pay invoices will result in delays in processing your application.

Development Charges

Development charges are another important consideration when you are budgeting or arranging financing for your project. Development charges apply to new construction and redevelopment, and go toward municipal hard and soft services that will be required as a result of an increased demand on these services. Township development charges apply to both residential and non-residential development. Also, County of Simcoe and School Board development charges may apply. More information on Development Charges can be found on the Township's Fees & Charges webpage.

Securities & Additional Requirements

As part of a Site Plan or Subdivision/Condominium development process, securities are typically required to be provided to the Township either in the form of cash or a Letter of Credit. The collection of securities allows the Township to ensure that all works associated with the new development are carried out as planned in the approved drawings and to municipal standards. The Planning Department can give you more information on how securities are calculated and administered as part of those processes. The subdivision/condominium approvals process also involves additional final approvals which involve further submissions and fees, which can be explained to you in detail by Planning staff.

CONSULTATION WITH THE PUBLIC & OUR COMMENTING PARTNERS

Public consultation and engagement is an integral part of the Planning process. Public consultation is mandated by the *Planning Act* for most approvals processes, including for amendments to the Official Plan and Zoning By-law, and for subdivision/condominium applications. At least one public meeting will be a part of your approvals process.

The *Planning Act* outlines how notice is to be given for all application types. Notice is typically given (a) by mailing the notice to neighbours within proximity of the subject property and (b) by posting a sign on the subject lands. In some cases it is also necessary to place an advertisement in the newspaper. The signs that will be used for your application are printed locally at: **GV Graphics, 7482 County Road 91, Stayner, Ontario, 705-428-3350**. Signs for your application will be ordered by staff, by must be picked up, paid for, posted, and photographed by you, the applicant. Failure to complete any of these four tasks will result in delays in processing your application.

Public meetings usually take place as part of a regularly scheduled meeting of Council. During the public meeting, the Township Planner that is processing your application(s) will give a short presentation to Council and the attending public. This presentation will review the zoning and Official Plan designation on the subject lands, and will review the general purpose and effect of your application(s). You or your consultant are also welcome to speak or make a presentation at the public meeting. In order to minimize duplication, please be sure to speak to the Planning Department about the information that will be included in their presentation. Of course, the public is also invited to speak at the public meeting.

As part of the formal review process for all applications types, your application and submission materials will be circulated to other Township Departments and external agencies for information and comment. Feedback from these partners is invaluable as we consider the merits of a proposal, in terms of how the development can be accommodated by the Township's existing and planned infrastructure and how the development concept fits within our existing policy framework and regulations.

Our commenting partners include, but are not limited to:

- ◆ Township Building Department
- ◆ Township Finance Department
- ◆ County of Simcoe
- ◆ Niagara Escarpment Commission
- ◆ Local School Boards
- ◆ Local Gas and Hydro Companies
- ◆ Township Public Works Department
- ◆ Township Emergency Services Department
- ◆ Nottawasaga Valley Conservation Authority
- ◆ Ministry of Transportation
- ◆ Local Utility and Telecommunications Companies
- ◆ Adjacent Municipalities

Please be aware that these bodies may have additional permits, fees, or other requirements for development permissions and/or application review that must be met.

It is a Planner's responsibility to ensure transparency in the approvals process for all applications for the public good. As part of this ongoing effort, we have created an online application database:

<http://ClearviewApplications.org/>

This database is intended to provide information about all formal applications and is continually updated throughout the approvals process. At any time, a member of the public, an agency, or Township staff member can go to the database to get all the information they need on a given application. This database will also be helpful to you and your consultants as you complete your process. More information about Planning in Clearview in general can be found on our dedicated planning website: **<http://CommunityPlanningClearview.org/>**.

CONCURRENT APPLICATIONS

If your pre-consultation reveals that your proposal requires more than one application for approval, we require that all applications discussed indicated on your checklist be submitted concurrently, unless indicated otherwise. Submitting all major *Planning Act* applications (which includes Official Plan and Zoning By-law Amendments, Subdivision/Condominium, and Site Plan) that pertain to your project at the same time will very likely allow you to reduce costs, save on processing times, and allows a more streamlined approvals process.

MAKING YOUR FORMAL SUBMISSION

Be sure to use your Pre-consultation Checklist as a guide to making your formal submission. It is important that all required information is submitted in a single package to the Planning Department. The final signing page of your application must be witnessed by a provincially recognized Commissioner, etc. Planning staff at the Township have commissioning authority, and can witness your signature free of charge.

When you submit your formal application, we require several copies of the plans and studies/reports that accompany and form part of your application. Please be sure to include a covering letter with your submission summarizing its contents. Please submit:

- Twelve (12) full-size copies of all plans and reports, separated and folded into 12 packages of information to be distributed to our commenting partners
- One (1) reduced plan (letter or tabloid sized) must be attached to your application form
- One (1) digital copy of each plan and report, saved on a CD

Submission requirements for final approval of subdivision/condominium applications may be different. Please consult with Planning Staff on this matter.

TIPS FOR A SPEEDY APPROVALS PROCESS

The *Planning Act* and Council/Committee meeting calendars impose certain timeframes on all planning processes that are unavoidable; however, there is a lot you can do to help expedite the amount of time it takes for Staff to process your application. Here are a few tips:

- ◆ Use your Pre-Consultation Checklist and feedback from the Planning Department to compose a complete and accurate application package
- ◆ Ensure that you have used the most up-to-date policy and standards to compose your submission
- ◆ Be cooperative and work with the Township to keep your application moving forward
- ◆ Don't cut corners or ignore feedback from the Township or commenting agencies – it will not save you time or money in the long run
- ◆ Always use the *Comment Tracking Form* provided to you by the Planning Department to respond to all feedback on your submission

PLAN DESIGN & CONTENT

The plans you submit with an application are an extremely important component of the submission package. All plans, regardless of the type of application they are accompanying, share several basic components. The level of detail required and specific requirements for the plans, drawings, and studies are to be established in consultation with Township planning staff.

The Ontario *Planning Act* and its regulations outline the requirements for the details that must be included in plans accompanying all types of applications, including minor variances, consents, plans of subdivision, official plan amendments, zoning by-law amendments, and site plan approval. In every case, the *Act* must be consulted for drawing requirements, and all requirements must be complied with.

The Township's Site Plan Control By-law expands upon the requirements outlined in the *Act* and must be consulted and implemented for Site Plan Approval Applications. A copy of the Site Plan Control By-law can be found on the Township's website or by contacting the Planning Department.

If you are proposing a change to a schedule of the Township's Official Plan, a proposed schedule must be submitted with your application.

PLAN DESIGN

Generally, the following components must be illustrated or incorporated into all plans submitted to the Township. Feel free to use it as a checklist.

- ◆ North arrow and key map
- ◆ Scale (in metric units):
Generally a scale of 1:250 is preferred. If the subject property is large, but only a portion is subject to development, please show the entire property on the plan, as well as a detail of the proposed development area.
- ◆ The project name, plan date, and municipal address of the subject property
- ◆ The boundaries and dimensions of the subject land
- ◆ The current uses that are occurring on lands that surround the subject property

- ◆ If applicable, the extent of the area proposed to be rezoned, the area or feature subject to a requested minor variance, or the proposed new lot line for a consent application
- ◆ Existing and Proposed Structures:
The location, size, and type/use of all existing and proposed buildings and structures on the subject land, indicating their distance from all lot lines and other prominent features on the property.
- ◆ Natural features:
The location of all natural features, on and adjacent to the site, as well as any in proximity that may impact your application. Natural features include, but are not limited to: watercourses, wetlands, and wooded areas.
- ◆ Artificial Features:
The location of all artificial features, on and adjacent to the site, as well as any in proximity that may impact your application. Railways, wells, and septic tanks are good examples of artificial features.
- ◆ Roads and Trails:
The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way. Trails must also be shown.
- ◆ Easements:
The location and nature of any easement affecting the subject land.

LANDSCAPE PLANS

Landscape Plans are to be completed by a qualified landscaping professional, drawn to scale, showing all relevant details, which include:

- ◆ Location of all proposed planting.
- ◆ Plant list indicating botanical name and common name, size, quantity and condition (e.g., potted) of all proposed plant materials.
- ◆ Standard planting and maintenance details for all plant material. This should include notes on plant staking, pruning, watering, fertilizing, mulching, soil preparation, tree wrap, etc.
- ◆ Locations, dimensions and specifications of all landscaping structures including underground sprinkler systems.
- ◆ Minimum Plant Material Sizes (at planting).
- ◆ Indigenous plant materials are preferred to be utilized for all trees and shrubs. Where non-native species are proposed to be used, a justification must be provided for review by the Township.
- ◆ Higher standards may be required by the Township according to the nature of development.
- ◆ The following note must be included on all landscape plans:
"All plant material substitutions must be approved by the Township prior to planting. All landscaping material must be maintained in a condition satisfactory to the Township of Clearview at all times."

ELEVATION DRAWINGS

Elevation drawings are to be completed by a qualified drafting professional, Architect or Engineer, drawn to scale, showing the character, scale and appearance of all buildings. Other relevant details that must be illustrated on a complete elevation plan include:

- ◆ sustainable design elements
- ◆ the design concept of the building

- ◆ details of public areas and special features
- ◆ entrances, doors, arcades
- ◆ any recesses, projections
- ◆ visible roof areas and rooftop equipment
- ◆ finishing materials
- ◆ existing and finished grade, floor and roof elevations
- ◆ proposed signs, lights, equipment and equipment housing
- ◆ outline of adjacent building elevations drawn to correct relationship to the proposal
- ◆ elevations and cross-sections of interior spaces to which the general public has access to such as malls, courts, foyers, walkways, stairs, and escalators

More information about requirements and standards for specific types of plans and drawings may be available in separate guidelines published by the Township. Contact the Planning Department for more details.

GLOSSARY OF PLANS & STUDIES

The information outlined in this glossary is designed to assist you in understanding what a given study is intended to accomplish or what a plan must illustrate. Each item is to be designed/written by a specified qualified professional, who is responsible for insuring that the item meets all industry standards, applicable policy, and professional codes. The Planning Department should be contacted if you need any additional information or clarification about a required plan or study. Each development proposal will have different requirements for what types of plans and studies are to be submitted. The determination of what studies are required to be submitted with an application is part of the pre-consultation process. Occasionally, a study or plan not discussed in this glossary will be required. In these circumstances, the Planning Department will provide you with more information.

PLANS AND DRAWINGS

Site Sketch

Drawn by hand or digitally to illustrate the subject proposal, and is intended to show all relevant details relating to a proposal. A site sketch is usually only sufficient to accompany very minor development proposals or a pre-consultation request.

Formal Site Plan

To be completed by a qualified drafting professional, architect, or engineer, and is intended to show all relevant site design details relating to a proposal.

Landscape Plans

To be completed by a qualified landscaping professional, and is intended to show the locations and details associated with all new and existing landscaping details.

Elevation Drawings

To be completed by a qualified drafting professional, architect, or engineer, and are intended to show the character, scale and appearance of all buildings in relation to the site.

Draft Plan of Subdivision/Condominium

To be completed by a qualified drafting professional, architect, professional planner, or engineer, and is intended to show all relevant site design details relating to a subdivision or condominium proposal.

PLANNING STUDIES

Planning Justification Report

This study is intended to provide a land use planning justification and an objective planning analysis that evaluates the impacts, implications, and merits of a proposal. The study is to be prepared by a professional planner.

Site Plan Design Brief

This document is intended to briefly describe the site plan design and provided information regarding the rationale for the site design to assist in reviewing the site plan. It explains why the site has been designed in the manner it has. The study is to be prepared by a professional planner or architect.

Land Use Compatibility/Impact Study

This study is intended to examine potential conflicts that may arise as a result of the development, and ways in which compatibility issues can be mitigated. The study is to be prepared by a professional planner.

ENGINEERING STUDIES & PLANS

Stormwater Management Study

This study, and the plans that accompany it, must illustrate that there will be no impact on stormwater quality or quantity as a result of development of the lands. It must recommend appropriate controls, such as low impact development, and stormwater management facilities and infrastructure. Monitoring measures must also be laid out. This study must be prepared by a water resources or civil engineer or hydrologist.

Grading and Drainage Study

This study, and the plans that accompany it, must outline what grading changes are proposed to accommodate development of the lands and how site drainage will be managed. It should also ensure that there is no impact to surrounding uses. This study must be prepared by a civil engineer.

Sediment and Erosion Control Study

This study, and the plans that accompany it, must demonstrate how erosion will be prevented and sediment will be controlled during and after the occurrence of site alterations. This study must be prepared by a civil engineer.

Servicing Study

This study, and the plans that accompany it, must outline how the proposed development will be serviced with sanitary and water services without having a negative impact on existing services, groundwater resources, the environment, etc. The study must demonstrate the availability and adequacy of any existing servicing to withstand the added demand. This study must be prepared by a civil engineer.

Traffic Impact or Transportation Study

This study must demonstrate that the proposed development will not negatively impact traffic flows or conditions, and must outline any improvements that are required to appropriately manage traffic. This study must be prepared by a civil or transportation engineer.

Structural Engineering Report

This study must demonstrate the safety, adequacy, and/or capability of an existing or proposed building or structure to house a proposed use or range of uses. This study must be prepared by a structural engineer.

ENVIRONMENTAL STUDIES

Environmental Site Assessment

This study must establish that the subject site either has no environmental contaminants or that those contaminants can be safely dealt with or removed in order to allow for the proposed development. An assessment is regulated by legislation under the Ministry of the Environment. This study is to be prepared by a geotechnical engineer, hydrogeologist or geoscientist.

Environmental Impact Study

This study must show that there is no negative impact on natural heritage features and functions, including watercourses, soils, vegetation, and wildlife, on and around a site as a result of proposed development of the lands. This study must also outline mitigation measures and monitoring strategies. The study must be prepared by an environmental planner, an ecologist, an environmental/wildlife scientist or technologist/technician, or biologist.

Floodplain Analysis or Hazard Land Study

This study must demonstrate that a proposed development is not susceptible to an unacceptable flood, erosion, or slope instability hazard, and/or that it does not create such a hazard on surrounding lands. The analysis must be prepared by a geotechnical engineer, a water resources engineer, or a hydrologist.

Groundwater Level Assessment

This study must establish the high groundwater level observations and trends across the development area to ensure that all footing drains are located a minimum of 0.3m above the highest observed or anticipated groundwater level. This study is to be prepared by a geotechnical engineer, hydrogeologist, or geoscientist.

Hydrogeological Impact Study

This study is required to demonstrate that a proposal will not negatively impact groundwater resources, which includes an associated impact on existing users and the natural environment. The study is to be completed by a geoscientist, geotechnical engineer, or hydrogeologist.

Water Conservation Plan

This study is intended to outline water conservation measures and target to be achieved by a proposal. The study is to be prepared by a professional engineer or hydrologist.

Landfill Assessment (MOE D4 Study)

This study must demonstrate that a proposed development will not be negatively impacted by, and can safely be developed adjacent to or near an active or former landfill site. The study is to be completed by a geoscientist, hydrogeologist, or geotechnical engineer.

Tree Inventory & Preservation Study

This study must assess any impact on trees located on and adjacent to the proposed development area. It must demonstrate minimal impact, as well as mitigation measures, preservation strategies, and restoration schedules. The study must be prepared by a landscape architect, arborist, environmental planner, ecologist, or forestry technician/technologist.

Stream Corridor Management Study

This study is intended to address issues related to development in, adjacent to, or involving relocation of a watercourse. The study must demonstrate that stream functions can be retained or enhanced as part of the process. This study is to be prepared by a combination of a water resources engineer, hydrologist, environmental planner, ecologist, environmental or wildlife technician/technologist, or a landscape architect.

Risk Assessment for Source Water Protection

This study is intended to assess any potential threats posed to a well-head protection area by a proposed development. It must address specific requirements of the Source Water Protection Plan. The pre-consultation process will identify particular requirements and the expertise necessary to complete this study.

Wind/Micro-Climate Impact Study

This study is required to identify the impact of winds and the creation of micro-climates on adjacent lands, uses, and environments brought about by a development proposal. Mitigation measures are to be identified where impacts cannot be avoided. The study is to be prepared by a professional engineer, architect, or environmental scientist.

CULTURAL HERITAGE STUDIES

Archaeological Site Assessment

This study must identify, preserve, and protect archaeological resources that are located or have the potential to be located on a site. An assessment is to be prepared by a consultant archaeologist.

Cultural Heritage Impact Study

This study is intended to identify and protect cultural heritage structures, landscapes, views, or features located on or round a subject site. The study must be prepared by a heritage planner, architect, or other heritage professional.

AGRICULTURAL STUDIES

- Agricultural Minimum Distance Separations (MDS) Study
The intent of this study is to prevent land use conflicts and minimize nuisance complaints associated with livestock and manure storage and handling facilities through the completion and analysis of one or more MDS calculations. An MDS study is to be prepared by a professional planner or agrologist.
- Agricultural Impact Study
The intent of this study is to assess and minimize the impact of a development proposal on agricultural land uses on the site and surrounding lands. The study is to be prepared by a professional planner or agrologist.
- Agricultural Assessment Report
This study must assess the viability of a property for agricultural production or use. The study is to be prepared by an agrologist.
- Nutrient Management Strategy
A Nutrient Management Strategy is a specific study required to set out a nutrient management plan for manure and fertilizer storage and use in agricultural operations. A strategy must be prepared by someone certified under the Nutrient Management Act and must be approved by the Ministry of Agriculture and Food.

OTHER STUDIES & REPORTS

- Financial Impact Study
This study is intended to examine the potential direct and indirect impacts of a development on the existing local economy. The study is to be prepared by an economist or market analyst.
- Employment Study
This study is intended to outline the impacts of a proposed use on employment areas, employment densities, job creation, and related employment data across a specific area. This study is to be prepared by an economist or market analyst.
- Commercial Market Impact Study
This study is intended to examine the potential impact of a commercial development on the existing local markets of the same or of similar variety. The study is to be prepared by an economist or market analyst.
- Residential Impact Study
This study is intended to examine existing housing stock with respect to absorption and vacancy rates, and how a proposed development will impact housing stock and market activity. The study is to be prepared by an economist or market analyst.
- Affordable Housing Study
This study is intended to demonstrate that a residential development proposal will meet requirements associated with achieving a minimum municipal target for low and moderate income housing supply. The study is to be prepared by a professional planner.
- Industrial Impact Study
This study is intended to provide a basis for determining if an industrial development proposal is appropriate for the development and use of the lands. The study is to be prepared by a professional planner.
- Aggregate Extraction Compatibility Report
This study is intended to demonstrate that an aggregate extraction operation will not have an adverse impact on the lands, residents, infrastructure, and environmental features or functions on and around the subject lands. The study is to be prepared by a professional planner.

Visual Impact Study

This study is intended to demonstrate that there will be no adverse visual impact to sight lines and views on and around the subject lands. The study is to be assembled by a professional planner working with appropriate professionals in applicable disciplines.

Noise & Vibration Study

This study is intended to demonstrate that the operation of the proposed use will not produce any noise or vibration emissions beyond acceptable levels. The study is to be prepared by an acoustics engineer.

Odour, Dust or other Emissions Impact Study

This study is intended to demonstrate that the operation of the proposed use will not produce any odour, dust, or other type of emission beyond acceptable levels. The study is to be prepared by an environmental engineer or scientist.

Illumination Study

This study is to assess the adequacy of lighting to serve a site and to assess the impact of lighting on adjacent properties and uses. The study is to be prepared by a civil engineer or architect.

Urban Design Study

This study is intended to provide information regarding the urban design elements of a development proposal, including an assessment of compliance with the policies and standards of the Township and Province. The study is to be prepared by a professional planner, architect, or landscape architect.

Energy Conservation Plan

This study is intended to outline energy conservation measures and targets to be achieved by a proposal. The study is to be prepared by a civil engineer.