Planning & Development Administrative Procedural Manual



Appendix C

Review Checklist for NBMCA Plan Review

NBMCA Review Checklist for Planning Applications January 2019

File Number:



The approval authority for Planning Act applications is a Municipality or Planning Board. The North Bay-Mattawa Conservation Authority (NBMCA) provides plan review and technical clearance—services—to—its member municipalities and one planning board for *Planning Act* applications as per a Plan Review Agreement. NBMCA comments are based on a review of the application with respect to the **mandate** of the Conservation Authority: Ontario Regulation 177/06 Development, Interference with Wetlands & Alteration to Shorelines & Watercourses (DIA) as per Section 28 of the *Conservation Authorities Act* of Ontario and Part 8 (Sewage Systems) of Ontario Regulation 332/12 Building Code. In addition to those comments, the Conservation Authority provides **advice** to the municipality with regard to Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the Provincial Policy Statement (PPS) 2014. NBMCA requires the following information to help ensure a timely response to planning applications. Pre-consultation is encouraged for all applications, particularly for those sites with complex review requirements. The pre-consultation process may result in site-specific requirements.

Type of Application:

Name of Property Owner: Project Location: Pre-Consultation Date: Submission Date:				
SITE INSPECTION CRITERIA	Yes	No	N/A	Notes
Property boundaries are identified in the field				
Wetland Boundaries are identified				
Appropriate zoning by-law setback are identified on the property from natural heritage features				
Location of septic system is identified				
Site plan with dimension and setbacks				
PROPERTY CONSTRAINTS (Ontario Regulation 177/06)	Yes	No	N/A	Notes
Are the subject lands in a "regulated area"?				
Flood Hazard				
Watercourse(s)				
Watershed				
Floodplain study and/or mapping available				
Special Policy Area				
One-zone Floodplain Policy				
Two-zone Floodplain Policy (Flood proofing requirements)				
Large Inland Lake Policy				
Erosion Hazard				
Meander Belt Allowance				
Valley lands - stable top of slope				
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NBMCA Review Checklist for Planning Applications January 2019

Dynamic Beach Hazard (Lake Nipissing)					
Flood proofing requirements	Dynamic Beach Hazard (Lake Nipissing)				
Unstable Soil (leda clay, organic soil)	Erosion Protection Works (valley land and shoreline)				
Geotechnical/Slope Stability Study	Flood proofing requirements				
Unstable Bedrock Geotechnical/Slope Stability Study Steep Slopes Geotechnical/Slope Stability Study Grading Plans Landscaping/Site Rehabilitation Plans Wetland and/or Area of Interference Scoped or Full Environmental Impact Study North Bay Escarpment WATER AND SEWER SERVICING WATER AND SEWER SERVICING WATER AND SEWER SERVICING Water and Services available Individual on-site sewage system (location) Municipal setback for septic system from water/lake PPS 2014 SECTION 2.0 WISE USE AND MANAGEMENT OF RESOURCES Provincially Significant Wetland on or within 120m of the property? Fish habitat on or within 120m of the property? Are the subject lands within or adjacent to habitat of endangered or threatened species? If on a lake or river, is that waterbody at capacity? Is the application on or within 50 meters of an ANSI or significant wildlife habitat? If on a lake or river, is that waterbody at capacity? Is there an existing livestock facility within 750m (for a Type A land use) or 1500m (of a Type B land use) of the proposal? Are the subject lands within an area of known or potential mineral resources? Do the subject lands within an area of known or potential mineral resources? Do the subject lands within an area of known or potential mineral resources? Do the subject lands within an area of known or potential mineral resources? Do the subject lands that were previously used for industrial uses; where filling has occurred, or where there is reason to believe that the soils may be contaminated based on historical land uses; where filling has occurred, or where there is reason to believe that the soils may be contaminated based on historical land uses; where filling has occurred, or where there is reason to believe that the soils may be contaminated based on historical land uses; where filling has occurred, or where there is reason to believe that the soils may be contaminated based on historical land uses; where filling has occurred, or where there is reason to believe that the soils may be	Unstable Soil (leda clay, organic soil)				
Geotechnical/Slope Stability Study	Geotechnical/Slope Stability Study				
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Municipal Services available	North Bay Escarpment				
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Individual on-site sewage system (location)	WATER AND SEWER SERVICING	Yes	No	N/A	Notes
Municipal setback for septic system from water/lake	Municipal Services available				
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