



Hamilton

## DEVELOPMENT APPLICATION GUIDELINES

# Pre-Technical Conservation Authority Review

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### PURPOSE:

This document explains the guidelines for the preparation of a Pre-Technical Conservation Authority Review which may be required for the submission of an application under the *Planning Act*. All Pre-Technical Conservation Authority Reviews shall follow the guidelines referenced in this document. Failure to adhere to the guidelines may result in a submission being considered unsatisfactory and a submitted application being deemed incomplete.

Where a proposed development is located within an area regulated by a Conservation Authority, a Pre-Technical Review may be requested by the Conservation Authority prior to the submission of a complete *Planning Act* application.

Conservation Authorities are regulatory authorities under Section 28 of the *Conservation Authorities Act* and responsible for the review of *Planning Act* applications that are located within their area of jurisdiction in the following ways:

- as a technical advisor;
- as a watershed-based resource management agency;
- as a public body under various regulations made under the *Planning Act*; and,
- as a land owner.

Preliminary technical reviews are useful first steps to gather feedback and initial information and technical requirements from the Conservation Authority. In addition, it assists the applicant and Conservation Authority to resolve any major concerns a proposed development may have on a range of matters including, but not limited to:

- natural hazards (flooding, erosion, dynamic beach hazard, unstable soils, or bedrock);
- natural heritage;
- water quality and quantity; and,
- stormwater management, etc.

Understanding potential impacts and possible mitigation of those impacts may inform the overall design, siting/location, and built form of a proposed development. As such, if a Pre-Technical Conservation Authority Review is identified as a requirement at the Formal Consultation stage, this must be completed to the satisfaction of the applicable Conservation Authority in advance of submitting a formal complete *Planning Act* application.

## Pre-Technical Conservation Authority Review – Development Application Guidelines

**CONTENTS:**

The contents of a Pre-Technical Review will be established through a preliminary meeting or consultation with the applicable Conservation Authority. It should be noted that each Conservation Authority has their own application, application fee, and process.

As part of a complete *Planning Act* application, City of Hamilton Staff will require documentation of the comments and decisions made by the Conservation Authority as part of the Pre-Technical Conservation Authority Review and a response to all the comments and concerns identified by the Conservation Authority, including a description of how their requirements and concerns were addressed.

**CONTACT:**

Hamilton Conservation Authority: <https://conservationhamilton.ca/>

Conservation Halton: <https://www.conservationhalton.ca/>

Grand River Conservation Authority: <https://www.grandriver.ca/en/index.aspx>

Niagara Peninsula Conservation Authority: <https://npca.ca/>

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