

## SCHEDULE J – SCHEDULE FOR COMPLETE APPLICATION

<p><b><i>Planning Justification Report</i></b></p>	<p>Any proposal for development or site alteration should demonstrate that it meets goals, objectives and policies of Provincial plans and policy statements, the Regional Policy Plan and the Town of Niagara-on-the-Lake Official Plan and provide an indication of whether it conforms to applicable Provincial plans and policies</p>
<p><b><i>Land Use/Market Needs</i></b></p>	<p>Any proposal for major commercial or residential proposals should consider the existing supply of available land and future land use needs in the local municipality and in the Region.</p>
<p><b><i>Urban Design/Landscape Plans</i></b></p>	<p>Any proposal for infill development, redevelopment or intensification or where a site plan agreement is required should include plans illustrating how the proposal will be compatible with the character of adjacent uses and the surrounding neighbourhood. These Plans and related descriptive details may include building elevations, shadow/wind impacts and streetscaping.</p>
<p><b><i>Archaeology and Cultural Heritage Assessment</i></b></p>	<p>Any development or site alteration proposed in proximity to lands that contain known archaeological resources or areas of archaeological potential</p>
<p><b><i>Heritage Impact Analysis</i></b></p>	<p>Any development or site alteration proposed on or adjacent to lands, structures or buildings designated under the Ontario Heritage Act or listed on an approved heritage resource inventory</p>
<p><b><i>Environmental Impact Study</i></b></p>	<p>Any proposal for development or site alteration within or adjacent to any natural heritage feature or natural hazard identified on the Region's Core Natural Heritage Map, the regulated area of the Niagara Peninsula Conservation Authority or the Official Plan of the Town of Niagara-on-the-Lake shall provide an inventory and assessment of ecological features and functions to determine areas to be protected and any mitigation measures necessary.</p>

<p><b><i>Environmental Planning Study or Sub-Watershed Study</i></b></p>	<p>Any proposal for a secondary plan or an urban boundary expansion shall address the guidelines and terms of reference of any relevant watershed plans and shall include an environmental inventory and assessment with recommendations on where development may take place, features to be protected, appropriate policies for planning documents, and an environmental management plan to maintain, enhance, restore and monitor environmental conditions both during and after development.</p>
<p><b><i>Tree Preservation Plan</i></b></p>	<p>Any development or site alteration that may have adverse effects on a significant tree or group of trees, including a woodland as defined by the Region's Tree and Forest Conservation By-law. A significant tree may be one that because of its size, age or species is considered to be of significance to the neighbourhood, streetscape or cultural heritage landscape.</p>
<p><b><i>Floodplain and Hazard Lands</i></b></p>	<p>Any development or site alteration proposed near floodplain or hazard lands identified by regulations of the Niagara Peninsula Conservation Authority.</p>
<p><b><i>Geotechnical and Slope Stability Report</i></b></p>	<p>Any development or site alteration proposed near valley lands identified by regulations of the Niagara Peninsula Conservation Authority.</p>
<p><b><i>Environmental Site Assessment</i></b></p>	<p>Any development or site alteration on lands or adjacent lands that were previously used for a purpose that may have caused contamination of the property should be accompanied by one or more reports to assess existing conditions and address the need for any further environmental testing or remediation necessary in accordance with Provincial regulations and guidelines.</p>
<p><b><i>Air Quality/Noise &amp; Vibration Study</i></b></p>	<p>Any development for a sensitive land use that is located near a major facility such as a transportation corridor, industrial use, sewage or water treatment facility, pumping station or landfill operation.</p>

<b><i>Agricultural Impact Assessment</i></b>	Any proposed development or site alteration for a non-agricultural use on lands situated outside of the Urban Area shall evaluate the capability of the site for agricultural use including soil, microclimate and drainage conditions, the existing pattern of agricultural or non-agricultural activities, and any potential impacts on surrounding agricultural activities.
<b><i>Farm Operation and Ownership</i></b>	Any development or site alteration for a secondary use to agriculture or an application for consent on lands designated for agricultural purposes.
<b><i>Alternative Sites for Non-Agricultural Uses</i></b>	Where a non-agricultural use is proposed in an Agricultural area it must be demonstrated that there are no reasonable alternative locations available in Urban Areas, Rural Areas or on lower priority agricultural land in the Region.
<b><i>Minimum Distance Separation I &amp; II</i></b>	Any non-agricultural use proposed within 300 metres of an active or potential livestock facility shall include a review of these facilities and calculations to determine conformity with MDS requirements.
<b><i>Mineral Aggregate Resources</i></b>	Where development or site alteration is proposed on lands within or adjacent to an area of known mineral aggregate resources, it shall be demonstrated that the resource use will not be hindered in the future, that the resource use is not feasible, that the proposed development or use serves a greater long term public interest, and that other impacts are evaluated.
<b><i>Municipal Servicing Study</i></b>	Any plan or subdivision or major development proposal should address the availability of adequate municipal services and impacts of existing municipal services and facilities.
<b><i>Stormwater Management Plans</i></b>	Any major development or site alteration proposed should address how stormwater runoff will be handled in terms of water quality and quantity, lot grading and drainage controls, and erosion and sedimentation measures.
<b><i>Traffic/Parking Impact Analysis</i></b>	Any development or site alteration that may have a significant impact on traffic flow and safety, which may include an analysis of parking standards.

<p><b><i>Hydrogeological Study and Private Servicing Plans</i></b></p>	<p>Any development outside of the Urban Area where private sewage disposal and water systems are proposed should provide an assessment of soil and groundwater conditions, an evaluation of the ability of the site to accommodate private services and a plan illustrating the location of the services, drainage and lot grading.</p>
<p><b><i>Financial Impact Assessment</i></b></p>	<p>To address financial implications of a proposed development on the provision of municipal services and utilities that may cause a financial, environmental or economic hardship for the Town and the Region.</p>