Pre-Technical Conservation Authority Review

PURPOSE:

This document provides guidance 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.

A Pre-Technical Conservation Authority Review provides information in the case 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 landowner.

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);
- wetlands; and,
- stormwater management.

Understanding potential impacts and possible mitigation of those impacts may inform the overall design, siting/location, and built form of a proposed development. A Pre-Technical Conservation Authority Review is identified as a requirement at the Formal Consultation stage. The need for a Pre-Technical Conservation Authority Review is a discretionary submission item within the Urban Hamilton Official Plan and Rural Hamilton Official Plan checklists for the submission of an Official Plan Amendment, Zoning By-law Amendment, Plan of Subdivision, and Site Plan Control Application.

PREPARED BY:

The Pre-Technical Review materials will vary based on the individual development scenario. A high-level development concept must be prepared by a consultant registered as a Professional Engineer, Licensed Architect or Registered Professional Planning in the Province of Ontario. The consultant must affix their stamp and seal and specifically identify the architect, engineer, or planner who prepared the work.

CONTENTS:

The contents of a Pre-Technical Conservation Authority 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.

OTHER INFORMATION

Conservation Authorities Act, R.S.O. 1990, c. C.27 | ontario.ca

O. Reg. 41/24 PROHIBITED ACTIVITIES, EXEMPTIONS AND PERMITS | ontario.ca

Policies and Guidelines - Conservation Halton

Conservation Halton – Policies and Guidelines for the Administration of Part VI of the Conservation Authorities Act and Ontario Regulation 41/24 and Land Use Planning Policy Document

CH-Policies-and-Guidelines-for-the-Admin-of-the-CA-Act-and-OReg-41-24-and-Land-Use-Planning-Policies-last-amended-June-21-24.pdf

REVIEWED AND APPROVED BY:

The Conservation Authority with regulatory authority over the subject lands, namely:

- Hamilton Conservation Authority
- Conservation Halton
- Niagara Peninsula Conservation Authority
- Grand River Conservation Authority

CONTACT:

Hamilton Conservation Authority

nature@conservationhamilton.ca

Conservation Halton

envserv@hrca.on.ca

Niagara Peninsula Conservation Authority

planninginfo@npca.ca

Grand River Conservation Authority

grca@grandriver.ca