

Consent Inquiries

Why a fee for Consent Inquiries?

A fee of \$95.00 is being charged for determining the consent potential. A number of designations in the official plan limit the number of consents that can be granted. There are also other factors that must be taken into consideration such as agricultural potential of the land, potential for flooding or if it has environmental constraints such as a wetland.

In order to determine if a lot has consent potential, it is necessary to review records to see if previous consents have been granted in the past thirty plus years. Also the official plan and zoning by-law must be reviewed to determine the applicable land use designations and policies and the existing zoning. A review of air photos may also be required to look at potential conflicts such as appropriate setbacks between buildings potentially suitable for housing livestock and residential or other sensitive land uses. A review of the assessment information may also be required.

There are also a number of new provincial policies, guidelines, and regulations that must be considered also. These include the Provincial Policy Statement (PPS) that came into effect in on March 1, 2005, the Growth Plan for the Greater Golden Horseshoe that came into effect on June 16, 2006 and the Oak Ridges Moraine Conservation Act, 2001 and Oak Ridges Moraine Conservation Plan (O. Reg. 140/02) and the Minimum Distance Separation Formula (MDS) in January 2007.

To review all of the above information, takes time to do. The City undertook a review of all the fees being charged and it was determined that the \$95 reflected the average cost for staff to determine the consent potential and prepare a response.

It is not necessary to have a Consent Inquiry prepared. You can apply directly for a consent. However it may be determined that there is no consent potential and staff will recommend that the consent not be granted based on the official plan policies or the various policies established by the Province.