Navigating the Development Approval Process

The first step in any building, development, and/or property transaction is to conduct a pre-consultation with your local Municipality, your local Conservation Authority, and possibly the Niagara Escarpment Commission, depending on your property location. Please be aware that approvals by other agencies may also be required. Any activities with the potential to impact Species At Risk or their habitat will require you to contact your local MEC office. Any works on shorelines, rivers, and streams may also require approvals from MNRF and DFO.

Pre-Consultation

Is Proposal in a Source Protection Vulnerable Area?

NO

Is a NEC Permit Required?

NO

Is a Planning Act Application Required?

NO

Is a GSCA Permit Required?

NO

Proponent submits complete planning application to NEC, including appropriate studies and supporting documentation.

NEC circulates application to various Agencies, including GSCA, for review and comment.

GSCA and other agencies undertake a desktop and site level review of application. GSCA reviews for Natural Hazards, Natural Heritage Features, and Water Management Issues.

Is application consistent with relevant mandate and policies?

YES

GSCA may request additional information or an amendment to the application.

GSCA provides final recommendations to NEC.

If application cannot be made consistent, a hearing may be initiated before the GSCA Board of Directors.

GSCA Permit issued with or without conditions

 Applicant may appeal conditions to GSCA Board of Directors; or, a Denial to Mining and Lands Tribunal

Are any other Municipal, Provincial or Federal Approvals Required?

NO

NO

YES

Contact Municipality or Appropriate Agency to Obtain Necessary Approvals

Commence Project

This symbol indicates where fees may be required.

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Is the Property in a Source Water Protection Vulnerable Area?

YES

What type of Vulnerable Area is the Property In?

- Wellhead Protection Area A-C, E OR Intake Protection Zone 1-2 (Ruhl Lake)
- EBA/IPZ-3
- WHPA-D Significant Groundwater Recharge Area / Highly Vulnerable Aquifer

Applicant Completes a Section 59 Screening Form

NO

Application or proposal reviewed by Risk Management Official (RMO) to determine if prohibition or Risk Management Plan (RMP) policies apply

Applicant provides proposal

Does the Permitted Activity Require Liquid Fuel Storage?

NO

RMO issues letter to applicant saying if activity is prohibited or an RMP is required.

If not prohibited, applicant and Risk Management Official prepare a RMP.

RMO issues a no threat letter to applicant and municipality

YES

Application or proposal reviewed by Risk Management Official (RMO) to determine if prohibition or Risk Management Plan (RMP) policies apply

Does Not Apply

RMO issues a Notice to Proceed to applicant and municipality

Return to Page 1 at point to proceed with normal NEC, Municipal Planning and/or GSCA approval processes

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