

The Township of Cavan Monaghan

By-law No. 2013-53

Being a by-law to require pre-consultation on certain Planning Act applications in the Township of Cavan Monaghan

Whereas Sections 22(3.1), 34(10.0.1), 41(3.1), and 51(16.1) of the **Planning Act R.S.O 1990 c. P.13**, as amended, allow municipalities to pass by-laws to require applicants to consult with the Municipality prior to the submission of an application made under the Act for an amendment to the Official Plan or Zoning By-law, plans of subdivision, plans of condominium, site plan control or consent;

And Whereas Section 8.5 of the Cavan Monaghan Township Official Plan requires applicants to consult with the Township prior to the submission of any development application;

And Whereas the Council of the Township of Cavan Monaghan wishes to require consultation with the Township prior to the submission of applications made to the Township under the Planning Act;

Now Therefore the Council of the Township of Cavan Monaghan hereby enact as follows:

1. That persons intending to make application to the Township of Cavan Monaghan for an amendment to the Township Official Plan or Zoning By-law and/or site plan control are required to consult with Township Staff prior to the submission of the application;
2. That persons intending to make application to the County of Peterborough for an amendment to the County of Peterborough Official Plan, a plan of subdivision, plan of condominium or consent are encouraged to consult with Peterborough County Planning Staff and Township Staff prior to the submission of the application;
3. That the purpose of such pre-consultation meeting will be to review a draft development proposal for the lands affected by the proposed application(s) and to identify the scope of additional supporting information or material required by the Township, the County of Peterborough, the local Conservation Authority and/or other affected agencies to allow full consideration of the development application(s);
4. That in the absence of pre-consultation prior to the submission of an application and the submission of all required supporting information or material, the Township may deem an application incomplete under the provisions of the Planning Act.

5. That the Township Director of Planning or their designate shall have the discretion to waive the requirement for a formal pre-consultation meeting when in her/his opinion, it is deemed to be unnecessary for a complete review of the application.
6. When a consultation meeting is deemed to be necessary, a consultation checklist or letter will be provided by the Township Director of Planning or designate and forwarded to the applicant and other affected agencies prior to the submission of the formal application to the Township.
7. That this By-law shall come into effect on the day of passing by the Township of Cavan Monaghan.

Read a first, second and third time and passed this 6th day of August, 2013.

John Fallis
Mayor

Elana Arthurs
Clerk