

The Corporation of the Township of North Huron

By-law No. 78-2024

Being a by-law of the Township of North Huron to encourage pre-consultation before submission of applications for Official Plan Amendments and Zoning By-law Amendments.

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Printing Date: October 23, 2024

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The Corporation of the Township of North Huron

By-law No. 78-2024

Being a by-law of the Township of North Huron to encourage pre-consultation before submission of applications for Official Plan Amendments and Zoning By-law Amendments

WHEREAS the Council of the Township of North Huron enacted By-law No. 19-2024 on March 18, 2024, being a by-law of the Township of North Huron to require pre-consultation before submission of applications for Official Plan Amendments and Zoning By-law Amendments;

AND WHEREAS Bill 185, Cutting Red Tape to Build More Homes Act, 2024, which received Royal Assent on June 6, 2024 amends Subsection 22(3.1) of the Planning Act, R.S.O. 1990, c.P.13, as amended, to permit but not require applicants to consult with the municipality or planning board, as the case may be, before submitting requests under subsection (1) or (2);

AND WHEREAS Bill 185, Cutting Red Tape to Build More Homes Act, 2024 amends Subsection 34(10.0.1) of the Planning Act, R.S.O. 1990, c.P.13, as amended, to permit but not require applicants to consult with the municipality before submitting applications to amend by-laws passed under this section;

AND WHEREAS it is considered expedient and appropriate by the Council of the Corporation of the Township of North Huron to continue to encourage pre-consultation before submission of applications for Official Plan Amendments and Zoning By-law Amendments;

NOW THEREFORE the Council of the Corporation of the Township of North Huron ENACTS as follows:

1. That the short title of this by-law shall be the "Pre-consultation By-law".
2. That any person or public body intending to file an application to amend the Township of North Huron Official Plan is hereby encouraged to consult with the North Huron Development Team before submitting such an application.
3. That any person or public body intending to file an application to amend the Township of North Huron Zoning By-law is hereby encouraged to consult with the North Huron Development Team before submitting such an application.
4. That the applicant may:
 - (a) Deliver to the Township of North Huron a written summary of the applicant's proposal prior to the date of the Pre-Consultation meeting including a brief description of the site and proposed development, the site details, owner and applicant's name and contact information; and
 - (b) For complex applications, deliver to the Township of North Huron prior to the date of the pre-consultation meeting a conceptual drawing, site plan concept plan or elevation drawings, if available.
5. That the Township may:
 - (a) Determine whether more information or material is required from the applicant before submission of a planning application;
 - (b) Prepare the Record of Pre-Consultation, including the date of the pre-consultation meeting and written notes, and provide a copy to the applicant; and

- (c) Determine whether more than one pre-consultation meeting is needed and, if more than one meeting is determined to be needed, the Township shall make arrangements with the applicant.
6. That the provisions pertaining to the Pre-Application Consultation Requirements within the Site Plan Control By-law as amended from time to time, are also applicable.
 7. That By-law No.19-2024 is hereby repealed.
 8. That this by-law shall come into force and takes effect on the day of the final passing thereof.

Read a first and second time this 21st day of October, 2024.

Read a third time and passed this 21st day of October, 2024.

Paul Heffer, Reeve

CORPORATE SEAL

Carson Lamb, Clerk