

CORPORATION OF THE TOWNSHIP OF CLEARVIEW
PLANNING APPLICATION PRE-CONSULTATION BY-LAW

BY-LAW NO. 08-06

Being a By-law to require applicants for official plan and zoning amendments, plans of subdivision and condominium, and site plan approval to attend a pre-consultation meeting with the municipality before submission of their application.

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, provide that the Council of the local municipality may, by by-law, require that applicants consult with the municipality prior to submitting applications for an official plan or zoning by-law amendments, approval of a plan of subdivision or condominium, and site plan approval;

WHEREAS the Township of Clearview has a long established pre-consultation process intended to benefit applicants in determining and fulfilling submission requirements;

AND WHEREAS the alterations to the Planning Act ,R.S.O. 1990, c.P.13 as amended, make pre-consultation a more important and essential component of the application review and approvals process;

NOW, THEREFORE the Council of the Corporation of the Township of Clearview hereby enacts the as follows:

DEFINITIONS

1. In this By-law:

“Municipality” means the Corporation of the Township of Clearview

“pre-consultation meeting” means a municipal process for fulfilling the consultation requirements set out in the Planning Act ,R.S.O. 1990, c.P.13 as amended, in sections 22(3.1), 34 (10.0.1), 41(3.1), and 51(16.1).

“Act” means the Planning Act, R.S.O. 1990, c.P.13 as amended from time to time.

GEOGRAPHICAL LOCATION

2. This By-law shall apply to all lands within the Township of Clearview.

PRE-CONSULTATION REQUIREMENT

3. Prior to the submission of an application for an amendment to the municipality’s official plan or zoning by-law, an application for approval of a plan of subdivision or condominium, and an application for site plan approval, the applicant shall attend a pre-consultation meeting with municipal staff.
4. Failure to fulfill the requirement to attend a pre-consultation meeting shall result in the municipality refusing to accept the application.
5. Pre-consultation meetings shall be subject to a fee as set out in the municipal planning fees by-law as amended from time to time.

BY-LAW READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 28th DAY OF JANUARY, 2008.



Ken Ferguson, Mayor



Robert Campbell, Clerk

