

The Corporation of the Township of North Huron

By-law No. 19-2024

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.

Office Consolidation of By-law

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Printing Date: March 19, 2024

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By-law No. 19-2024

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

WHEREAS Subsection 22(3.1)(b) of the Planning Act, R.S.O. 1990, c.P.13, as amended, provides that Council may require applicants to consult with the municipality before submitting an application to amend the Township of North Huron Official Plan;

AND WHEREAS Subsection 34(10.0.1)(b) of the Planning Act, R.S.O. 1990, c.P.13, as amended, provides that Council may require applicants to consult with the municipality before submitting an application to amend the Township of North Huron Zoning By-law;

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 required 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 required to consult with the North Huron Development Team before submitting such an application.
4. That the Township shall not accept any application for which a person or public body has not consulted with the North Huron Development Team as required under paragraphs 2 and 3 above.
5. That despite the provisions of paragraphs 2, 3, and 4 above, the Director of Legislative Services/Clerk, or their designate, is hereby delegated the authority to waive the requirement for persons or public bodies to consult with the Township if it is determined that there is no need for such consultation prior to the application being filed.
6. That the applicant shall:
 - (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.
7. That the Township shall:
 - (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 required and, if more than one meeting is determined to be required, the Township shall make arrangements with the applicant.

8. 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.
9. 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 18th day of March, 2024.

Read a third time and passed this 18th day of March, 2024.

Paul Heffer, Reeve

CORPORATE SEAL

Carson Lamb, Clerk