

**Being a By-law to require applicants to Pre-consult with the Municipality prior to submitting a Planning Application(s) to amend By-laws passed under the *Planning Act* and to establish policies related to Consent Applications for the creation of new lots.**

**WHEREAS** Pre-consultation between the applicant and the Municipality can help ensure a complete application and provides opportunities for early feedback and information sharing on the proposed concept;

**AND WHEREAS** Sections 22(3.1), 34(10.0.1), 41(3.1) and 51(16.1) of the *Planning Act, R.S.O., 1990*, as amended, requires a Municipality to consult with a applicant to amend by-laws passed under the *Planning Act*;

**AND WHEREAS** Section 10 (2) of *The Municipal Act, S.O. 2001, c.25*, as amended, states that a single-tier Municipality may pass By-laws respecting the governance structure of the Municipality;

**AND WHEREAS** the Council of the Corporation of the Municipality of Magnetawan deems it advisable to establish a policy related to pre-consulting with the applicant to amend By-law(s) passed under the *Planning Act*;

**AND WHEREAS** Council deems it advisable to establish policies related to consent applications within the Municipality of Magnetawan;

**NOW THEREFORE** the Council of the Corporation of the Municipality of Magnetawan hereby enacts as follows:

**1. PRE-CONSULTATION**

- 1.1 Pre-consultation shall occur prior to the submission of a signed planning application and appropriate fees, as per fee schedule, have been submitted. If additional pre-consultations on the same planning application are required additional fees may apply.
- 1.2 The applicant shall pay all costs associated with regard to processing and completing the application, including costs associated with pre-consultation.
- 1.3 No application, to create lots, shall proceed to the Central Almaguin Planning Board (CAPB) prior to pre-consultation.

**2. REQUIREMENTS FOR FINALIZATION OF CONSENT APPLICATIONS**

- 2.1 The Municipality of Magnetawan requires a copy of any and all Central Almaguin Planning Board (CAPB) decisions.
- 2.2 The Municipality of Magnetawan requires four (4) copies of the new survey associated with consent applications.
- 2.3 The Municipality of Magnetawan may require a "Cash-in-lieu of Parkland" payment, based on the provisions of By-law No. 2009-29.
- 2.4 The Municipality of Magnetawan requires that the applicants' property taxes be paid in full to date, prior to granting of consent.
- 2.5 The Municipality of Magnetawan requires payment of all outstanding accounts and invoices incurred by the Municipality during the processing of this account.
- 2.6 The Municipality of Magnetawan requires notification of finalization of all Consent applications from the CAPB.
- 2.7 Any and other conditions may be so directed to the applicant in writing from the Municipality to the CAPB in addition to the above.
- 2.8 All conditions stated herein are required to be completed to the satisfaction of the Clerk of the Municipality within one (1) year of the planning Boards decision. Failure to comply or provide evidence of complying, terminates the Application.

**3. SCOPE OF BY-LAW**

The provisions of this By-law are applicable to all Planning Applications within the Municipality of Magnetawan.

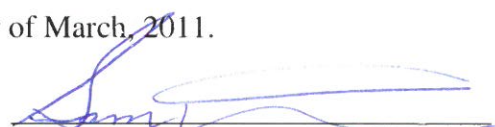
**4. REPEAL OF BY-LAW**

By-law No.2009-35 shall hereby be repealed.

**5. DATE OF PASSAGE**

This By-law shall come into force on the day in which it is read a third and final time and passed in open Council.

**READ A FIRST, SECOND AND THIRD TIME** this 9<sup>th</sup> day of March, 2011.



Sam Dunnett, Mayor



Mark Urbanski, CAO/Clerk